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# YOUR PLACE YOUR PLAN.

Winchester District Local Plan  
LOCAL PLAN 2019 - 2039



REGULATION 18 CONSULTATION PLAN

NOVEMBER 2022





## FOREWORD

### Welcome to Winchester City Council's Local Plan



**Cllr Martin Tod,**  
Leader of the  
Council



**Cllr Jackie Porter,**  
Cabinet Member for  
Place and Local Plan

#### 1.1

The Local Plan sets out our vision and objectives for future development across the Winchester district outside the South Downs National Park – in Winchester itself, our market towns, villages and countryside. It includes new Development Management policies against which planning proposals will be assessed for housing, employment and open space as well as the specific sites needed to deliver the growth we have to accommodate over the next 15 years or more.

#### 1.2

Our new Local Plan, which will run until 2039, will represent a significant change from our previous plan. It has to address major new challenges:

- The biggest challenge we face is climate change. Our area has an above average carbon footprint. We are seeing the direct impact of climate change locally – with flash flooding, extreme temperatures and water shortages affecting our health, our homes and businesses, chalk streams and rivers and the unique countryside that make our district so special.

This draft plan addresses this challenge head-on. To support our goal for the district to be carbon neutral by 2030, it sets amongst the highest standards possible for environmental design for homes and for commercial development – designed to cut carbon and cut bills. The draft plan's policies also ensure development is designed to help make it attractive, safe and easy to walk, cycle and use other low carbon methods of transport.

## BE HEARD

## HAVE YOUR SAY





- We also face a challenge of affordability. It's harder and harder for all ages, and especially younger people, to find a suitable house they can afford. In the past, developers have often raised viability issues at the planning application stage to reduce their contribution towards affordable housing.

This draft plan takes a new approach to affordable housing targets – replacing an 'expectation' that was too often missed, with a minimum requirement that developers have to achieve.

- Finally, we face the challenge of protecting our natural environment. Our city, towns and villages are surrounded by beautiful green spaces and countryside.

This local plan takes the approach of 'brownfield first' – both in prioritising the use of previously developed land over green fields, but also in the phasing of development. The sites proposed are those which have the best sustainability, can deliver affordable homes, and have the least environmental impact on our district. Over 90% of the sites that developers put forward have not been included in this plan.

### 1.3

The draft in front of you is not the final plan: our clear expectation and hope is that the input we receive through the next stage of consultation will help make it better and stronger. All the feedback that we have received from our earlier engagement on the Strategic Issues & Priorities consultation was extremely helpful in setting a clear direction of travel for the contents of this draft Regulation 18 Local Plan consultation. Your input on this next stage of the process will be equally important. We look forward to hearing your views.

**Cllr Martin Tod,**  
Leader of the Council

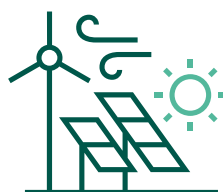
**Cllr Jackie Porter,**  
Cabinet Member for Place and Local Plan

Deadline for responses to this draft Local Plan is  
**23:59 hours on the 14th December 2022**

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## INTRODUCTION

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# YOUR PLACE YOUR PLAN.

## Winchester District Local Plan



### What is the Winchester District Local Plan?

#### 2.1

The Winchester District Local Plan 2039 sets out how development will be planned and delivered across the whole of the Winchester District outside of the South Downs National Park as the South Downs National Park Authority has responsibility for planning in that area.

#### 2.2

All local planning authorities in England and Wales are required by Government to have an up to date Local Plan. The Local Plan addresses a range of matters such as the climate emergency, local housing need, the economy, environmental considerations, community infrastructure as well as strategic infrastructure needs. The plan has been prepared to be consistent with the Government's National Planning Policy Framework (NPPF) and associated Government legislation.

#### 2.3

Once the Local Plan has been adopted, it will be used to assess and determine planning applications together with any relevant policies in neighbourhood development plans. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

### What area is covered by the Winchester District Local Plan?

#### 2.4

The Winchester District Local Plan covers the whole of the Winchester District with the exception of the area of the South Downs National Park, which is a separate local planning authority. The plan to the right illustrates the extent of the area covered by the Winchester District Local Plan.

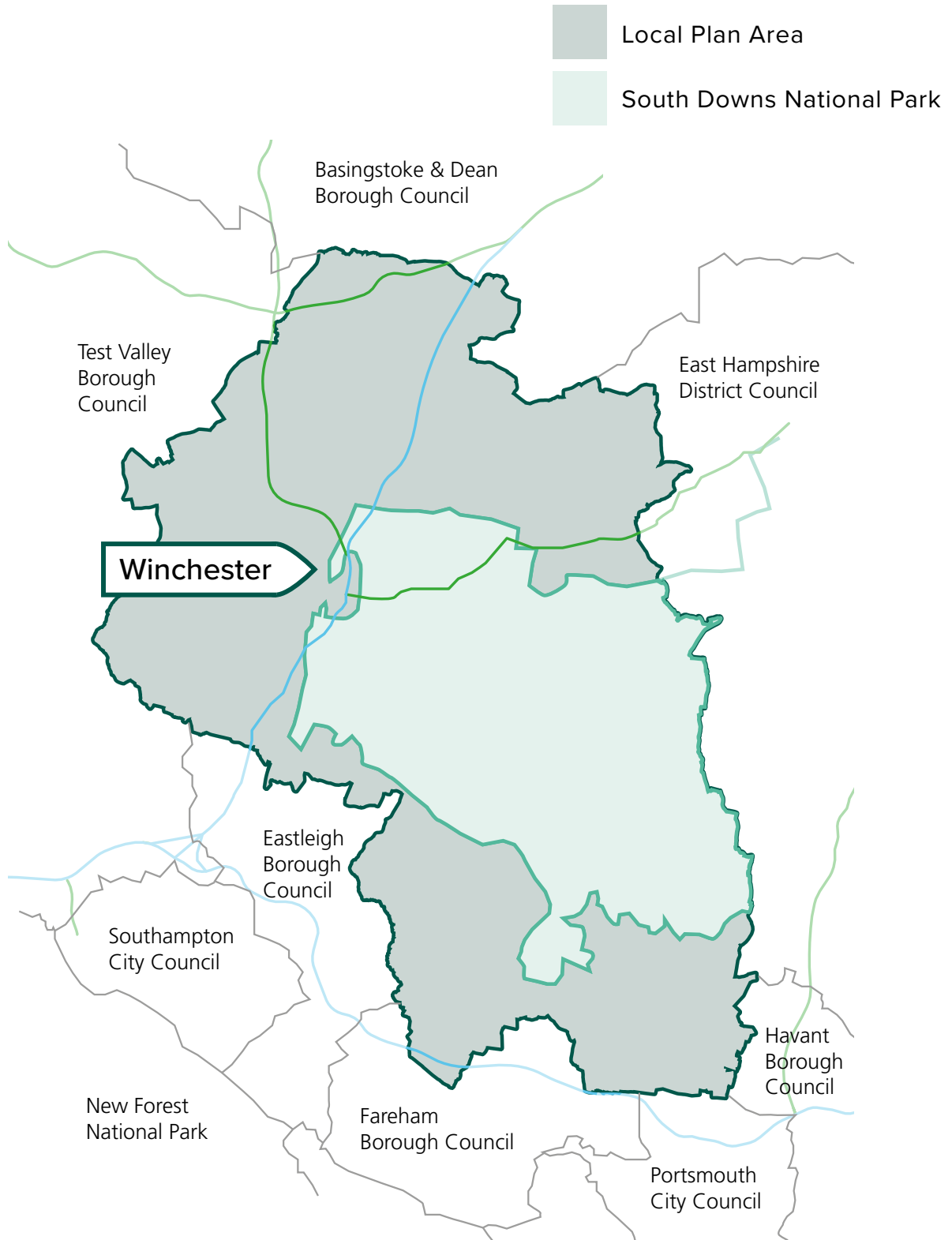
#### 2.5

**The plan covers the period up to 2039 and it is important that it is read as a whole.**

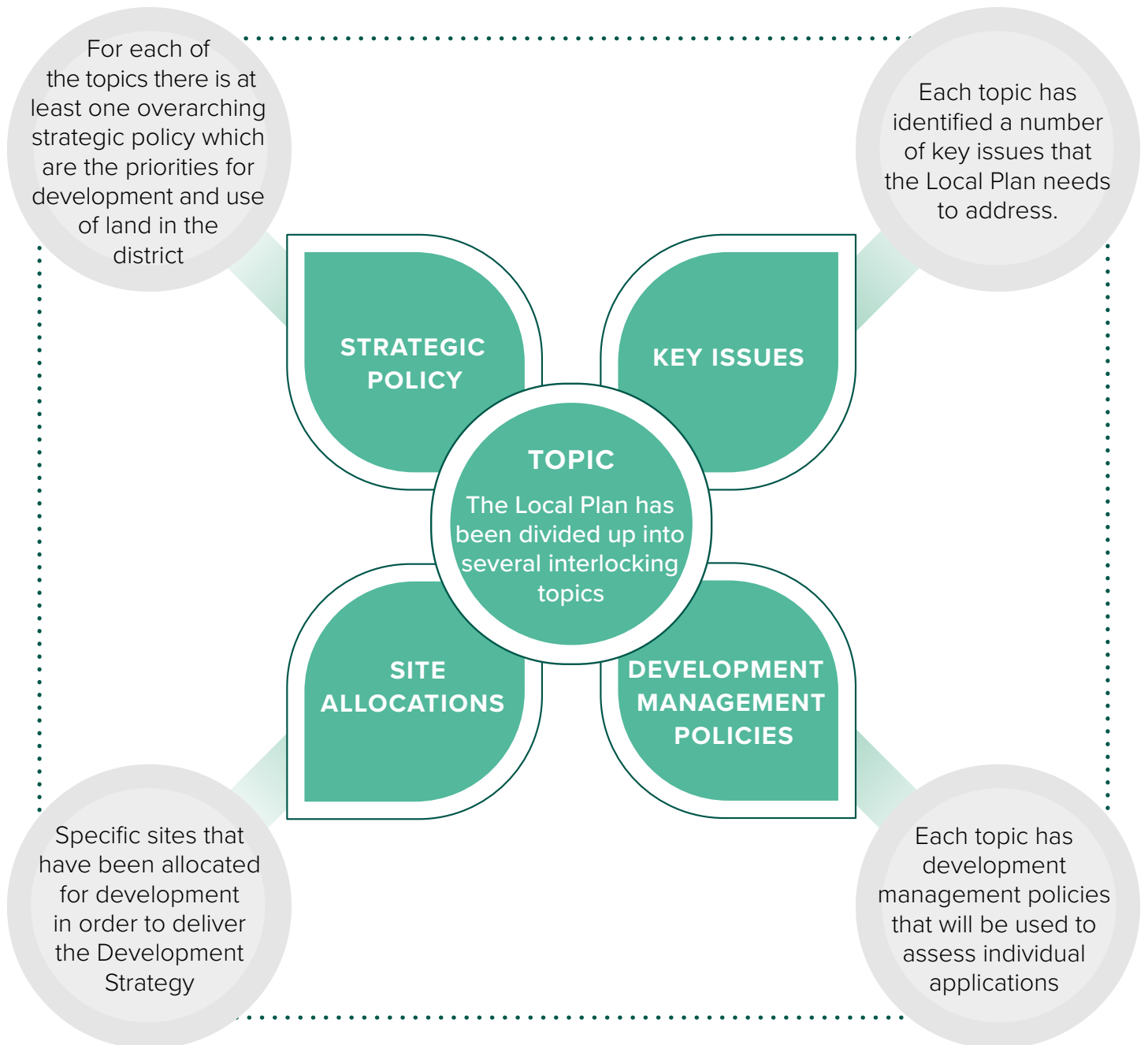
**All Local Plan policies should be considered together and not in isolation in the preparation and consideration of planning applications. The policies in the Local Plan do not list or cross reference to all other policies that may be relevant.**



# LOCAL PLAN GEOGRAPHIC AREA



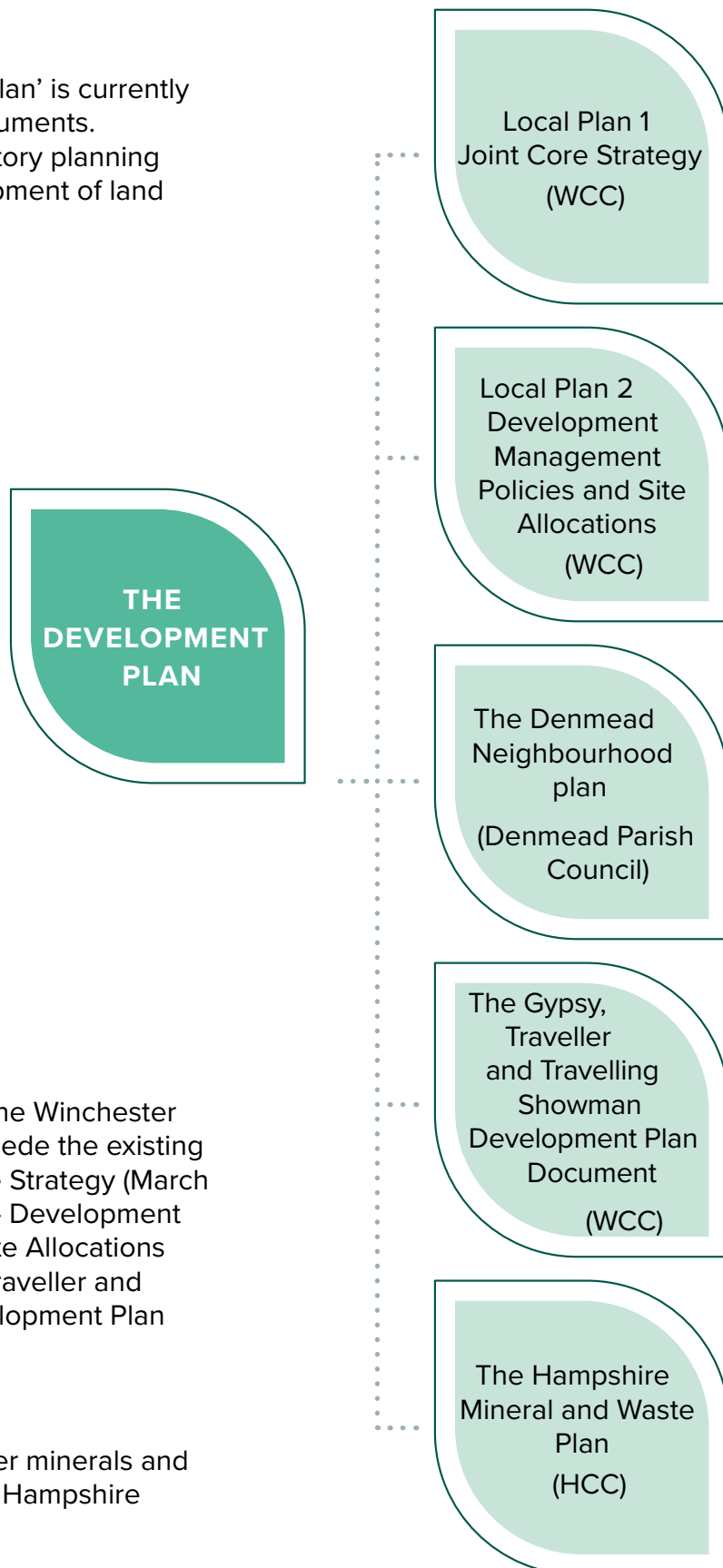
## WHAT IS THE STRUCTURE OF THE DOCUMENT?



## WHAT IS THE EXISTING DEVELOPMENT PLAN?

### 2.6

The existing 'Development Plan' is currently made up of a number of documents. Together they form the statutory planning framework for future development of land and buildings.



### 2.7

When it has been adopted, the Winchester District Local Plan will supersede the existing Local Plan Part 1 – Joint Core Strategy (March 2013) and Local Plan Part 2 – Development Management Policies and Site Allocations (April 2017) and the Gypsy, Traveller and Travelling Showperson Development Plan Document (February 2019).

### 2.8

The Local Plan does not cover minerals and waste as this is dealt with by Hampshire County Council.

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## WHAT IS THE RELATIONSHIP WITH NEIGHBOURHOOD PLANS?

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### 2.9

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They may also include more detailed planning policies such as how new development should be designed so that it protects the character of the area. Neighbourhood Development plans must be in general conformity with the strategic policies in the adopted Local Plan.





## Existing

Neighbourhood  
Development Plans



## In Preparation

Neighbourhood  
Development Plans



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## HOW DO WE PREPARE THE LOCAL PLAN?

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### 2.10

The diagram below shows the individual stages of the Local Plan process. We are now at stage 4 on the diagram.



# Where we are with the LOCAL PLAN



## HOW HAS THE DOCUMENT BEEN PREPARED?

### 2.11

The Local Plan is supported by an evidence base covering matters such as housing, design, economy, the environment, recreation and leisure, transport and infrastructure and has been informed by public consultation that took place in 2018 and more recently during 2021, in relation to Strategic Issues and Priorities – (SIP)

affecting the district outside the South Down National Park. The feedback received from the SIP consultation has been used to develop more detailed policies for the emerging Local Plan. All the evidence base and the feedback that we have received has been used to help us inform and develop the Local Plan.

HCC air quality framework	Settlement Hierarchy Review 2022
Winchester City Council playing pitch strategy and action plan	Windfall assessment report
Green infrastructure framework	Employment Land Study
Natural England – GI mapping	Retail, Leisure and Town Centre Study
Local Plan transport assessment stage 1 report	Review of the need for nutrient neutral development in the Budds Farm Wastewater treatment works
Sustainability appraisal	Local Plan Design South East workshop reports
Habitats Regulation Assessment	Local Plan Viability Assessment
Public consultation	LETI Net Zero Energy Target Report
Winchester District Strategic Housing Market Assessment	Winchester City Council Open Space Assessment
Future Local Housing Need and Population profile assessment	Winchester City Council Landscape Character Assessment
Strategic Housing and Employment Land Availability Assessment	Gypsy and Traveller Accommodation Needs Assessment
Interim Position Statement of student accommodation in Winchester to inform local on 2038	Green Economic Development Strategy
Integrated Impact Assessment	Winchester Movement Strategy



EVIDENCE BASE

**LOCAL PLAN  
2019 - 2039**

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## THE PREPARATION OF THE LOCAL PLAN

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### 2.12

The preparation of the Local Plan has also been informed by the Council Plan. The Council Plan is a high level document covering the period 2020 to 2025. It sets out what the council wants to achieve and informs other strategies and plans including the Local Plan and individual service plans.

### 2.13

The Local Plan has also been prepared alongside and been informed by the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). The SA is an integral part of the process and is used throughout the development of the new Local Plan. This is under the umbrella of the Integrated Impact Assessment. It assesses the significant social, environmental and economic effects of the plan to ensure that decision are made that contribute to achieving sustainable development. The HRA identifies whether the plan is likely to have a significant effect on sites of national importance and helps to show that such significant impacts on nature conservation will be avoided or mitigated.

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## WHAT IS INCLUDED IN THE REGULATION 18 CONSULTATION LOCAL PLAN?

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### 2.14

Since the adoption of the last Local Plan in 2013 (Joint Core Strategy) and 2017 (Development Management and Site Allocations), a number of factors have changed, several of which are outside the control of the council, that have important implications for the way that this Local Plan has been prepared and the policies that have been included within it particularly in relation to development viability. These are set out below:

- The City Council has declared a climate emergency and its ambition to have a carbon neutral district by 2030;
- The government has introduced a number of changes to the planning system including amendments to the Use Classes Order and Permitted Development Rights;
- There is a new national requirement for biodiversity net gain;
- There are new requirements and associated costs to mitigate the impacts of additional nutrients on the quality of the water environment of nationally protected sites; and
- Local Planning Authorities now need to assess the financial costs of the policies within the Local Plan at the Plan-making stage rather than leaving viability matters to be resolved at the planning application stage.

## 2.15

Whilst a number of the above factors deliver wider environmental and other benefits they also provide new challenges which affect development and need to be accommodated in the plan. Generally these factors add to the cost of development – even where they might reduce ongoing costs for occupants – so it is necessary to balance all of these requirements and make choices about what to prioritise in the Local Plan. In recognition that there is a climate emergency, which sits at the heart of the Regulation 18 Local Plan, the proposed plan embeds carefully designed new energy efficiency standards developed by the London Energy Transformation Initiative (LETI). The inclusion of these energy efficient standards will ensure that most new residential developments permitted under the plan are built to be net-zero carbon with the advantage to occupiers that the running costs of these homes will be much lower than homes that are built to the current Building Regulations. This also means that homes will not need to be retrofitted when for example, the use of gas boilers is phased out by the government in 2025.

The situation regarding the delivery of affordable housing remains a key priority of the Local Plan and the overarching requirement will be to achieve 40% as a proportion of market schemes. Local Plans are now required to assess the viability of affordable housing provision and other plan requirements when drafting policy, including setting the proportion of provision expected in each case for

market housing developments, rather than viability assessments being considered at the planning application stage which then determines the number of affordable homes that can be delivered. It has been necessary to carefully assess the percentage of affordable housing which can be provided taking account of the nature of the site in question and its location in the district. Both of these factors affect viability.

Work therefore that has been undertaken as part of the Local Plan Viability Assessment has indicated that the affordable housing percentages that are included in this Local Plan need to reflect the development cost in terms of whether the site is located on greenfield, or previously developed land (brownfield sites) and whether the development is expected to mitigate the impacts of phosphorus and/or nitrogen. The minimum requirement of affordable housing has had to be reduced for brownfield sites and then further reduced where phosphorus mitigation is needed in order for development to remain viable. While the policy takes our current understanding of the costs associated with phosphorus mitigation as a starting point, it intended to increase proportions of affordable housing in these areas as costs reduce over time as anticipated.

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## WHAT IS INCLUDED IN THE REGULATION 18 CONSULTATION LOCAL PLAN?

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### 2.16

#### Stage of the process

We are now at the next important stage of the local plan making process (Regulation 18). The draft Plan sets out:

- The proposed development strategy (how the development we have to plan for will be distributed across the areas of district that lie outside the South Downs National Park);
- The specific sites to be allocated for development in order to deliver the growth that we need to accommodate; and
- A set of strategic policies and development management policies that are needed to support the implementation of the new Local Plan against which planning proposals will be assessed.

### 2.17

Any feedback that we receive from this public consultation will be analysed and assessed before we prepare a further version of the Local Plan. Once we have reviewed all of the feedback from consultation at the Regulation 18 stage there will then be another opportunity to comment on the draft plan (Regulation 19) before it is submitted to the Planning Inspectorate for an independent public examination.







## DUTY TO COOPERATE

### 2.18

The city council has worked positively and collaboratively with neighbouring local planning authorities and other bodies to identify and seek to address any strategic, cross-boundary matters. How the council has engaged with neighbouring bodies and other bodies will be set out in Statement of Common Grounds which will be published on the WCC website before the Regulation 19 stage.

### 2.19

The council and a number of neighbouring authorities are members of the Partnership for South Hampshire (PfSH) which seeks to encourage sustainable, economic led growth and regeneration of the South Hampshire sub-region. Whilst this work is non-statutory (i.e. not part of the formal development plan) it has helped to inform decision making for the development of the Regulation 18 Plan and helps to fulfil the council's duty to cooperate. Members of PfSH have entered into a Joint Position Statement. There are currently a number of work streams currently in preparation, including an analysis of Strategic Development Opportunity Areas (SDOAs) to meet the PfSH unmet housing need, a Transport Assessment of potential SDOAs, and an economic analysis. Further details on PfSH has been included in the Homes for All topic.

### 2.20

The Localism Act 2011 stresses the importance of community involvement in the planning system, and of enabling communities to make a significant contribution towards shaping the places where they live. The Plan has been developed in accordance with the city council's adopted Statement of Community Involvement.

### 2.21

The allocation of sites to deliver the proposed Development Strategy has been formulated in consultation with the parish and town councils, Ward Councillors and informed by the Sustainability Appraisal.

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## DUTY TO COOPERATE

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### How to engage in the conversation

We would like as many residents, as well as businesses and all those with an interest in the future of our district, to take part in this consultation. All responses will be analysed and will be used to help to shape the next draft of the Local Plan (Regulation 19).

This is your opportunity to help shape the future development of the Winchester district.



Deadline for responses to this draft Local Plan is **23:59 hours on the 14th December 2022**

The consultation on the draft local Plan is open from 2nd November

To comment on the document, find out more about the consultation go to [www.localplan.winchester.gov.uk](http://www.localplan.winchester.gov.uk)

# VISION FOR THE AREA



# YOUR PLACE YOUR PLAN.

Winchester District Local Plan



### 3.1

This plan covers Winchester District, except for that part which falls within the South Downs National Park. The plan area itself contains a variety of communities and places which perform distinct roles and have their own context and relationships with their surrounding areas. For the purpose of the Local Plan, the District has been divided up into the same broad geographical areas in the same way as the previously adopted Local Plan:

**Winchester Town** - As the largest settlement in the district and county town, Winchester is an important centre for housing and employment activities. There are significant patterns of in and out commuting due to the mis-match of workers and residents and its strong travel links to London. It is a hub for many services and facilities which benefit residents and businesses in the District and beyond, and is a sustainable location for growth and change. The historic, cultural, aesthetic, visual and nature conservation elements of Winchester and its setting are of exceptional quality.



**South Hampshire Urban Areas** – This spatial area has been defined as a local response to planning for the part of the District which lies within the Partnership for South Hampshire (PfSH) area, with strong economic and social ties to the urban areas to the south. The key communities of North Whiteley and West of Waterlooville, including Newlands have seen significant growth in response to development needs and relatively constrained opportunities in neighbouring areas, and this is expected to continue during the Plan period as those proposals continue to be built out.

**Market Towns and Rural Area** - This area includes many smaller settlements, which range from larger villages to small hamlets. The rural nature of this part of the plan area is a constraint, but there are numerous opportunities to address local needs and maximise attractive rural settings. The mobile nature of the population adds a further complexity as residents travel to alternative destinations, whether by necessity or choice.

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## ISSUES

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### 3.2

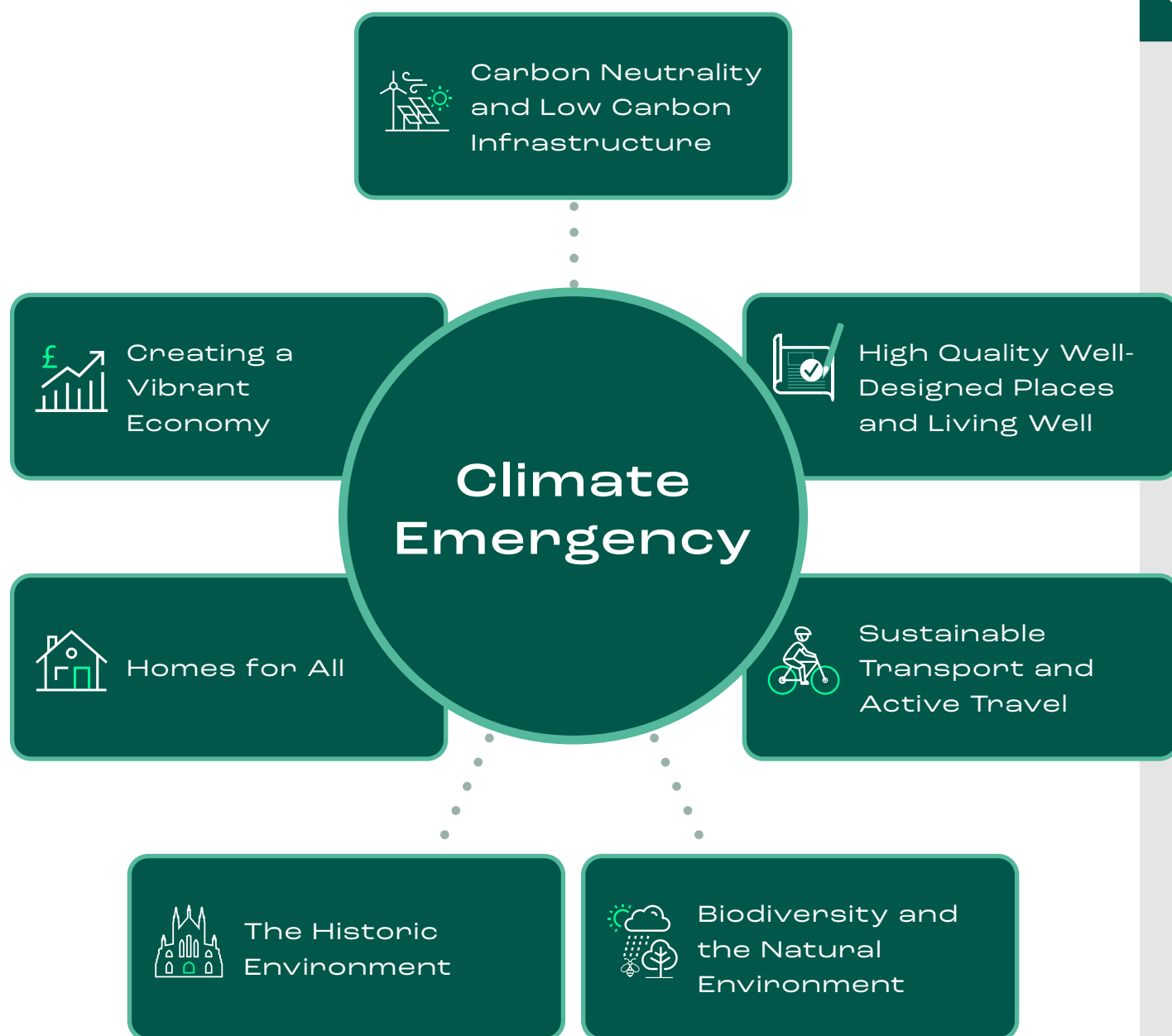
Since the adoption of the previous Local Plan, there has been a range of new evidence produced to support the development of the new plan (the evidence base). The council declared a climate emergency in 2019, work has taken place at a local level on a Winchester Town Vision, and local communities have commenced work on a number of neighbourhood development plans in Denmead, New Alresford, Hursley along with new and updated village design statements. In addition, economic change and uncertainty has taken place following Brexit, the legacy of the COVID-19 pandemic, which has resulted in changes to shopping and working patterns, and the requirement to consider and address nutrient pollution affecting nationally protected sites within and around the district at both a plan making stage and when determining planning applications.

### 3.3

The council undertook a 6 week public consultation on the Strategic Issues & Priorities document between February – April 2021. This consultation document sought views on how the District should accommodate the homes that we need to plan for and what our future strategic vision should be for the whole of the District outside of the National Park. Taking on board the feedback that was received from this consultation, the structure of the Local Plan has been arranged around the following topics.



## LOCAL PLANS ISSUES AND STRUCTURE

**3.4**

Under each of the topics, the various challenges have been identified along with the evidence base and how the Local Plan can be used in a positive way to help address these issues.

**3.5**

Further consideration of the responses to the SIP consultation, the requirements of national planning policy and advice from the Planning Advisory Service has resulted in the following draft Vision and Objectives for the emerging Local Plan –

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## WHAT WILL WINCHESTER DISTRICT BE LIKE IN 2039? LOCAL PLAN VISION

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Winchester District has unique natural, cultural and historic assets which means it is an attractive place to live work and visit. The challenges of changes to the environment, economy and lifestyles will be met in a positive manner. The natural beauty, biodiversity and cultural heritage will be enhanced. Key assets such as chalk streams and the setting of the national park will be protected.

New development will address the needs of the area and enhance the sustainability of communities, natural environment and the economy and respond to the wider relationship with neighbouring areas. The District will be better placed to adapt, be resilient to and mitigate climate change and help the council to address its climate emergency declaration through the introduction of energy efficiency standards to ensure that residential development is built to net-zero carbon. We are also promoting the concept of 15 minute neighbourhoods and active travel ensuring that development is connected to public transport, rights of ways and cycleways.

Development in the area will be delivered in a way which achieves the following outcomes –

- The County Town of Winchester will continue to be the cultural and economic centre of the district with a significant range of services, facilities and employment, and as such will be a centre for growth. The high-quality environment will attract a range of new uses as the role of the town evolves. The visitor and tourism economy, and creative and education sectors will be increasingly important. Regeneration will make the best use of previously developed land, which will be delivered while protecting and enhancing the character and the wealth of historic assets.
- Areas in the south including Whiteley and West of Waterlooville, including Newalnds, will continue to grow forming part of the wider south Hampshire economy. Significant housing and employment development will be delivered while protecting and enhancing natural assets. Physical and social infrastructure will be provided to reinforce and maintain a strong sense of community and identity.
- The market towns and rural villages will remain attractive settlements, accommodating changes to support evolving communities and the economy, with modest growth to meet their needs underpinning the resilience of local services and facilities whilst retaining their individual identity, historic assets and rural character.







## OBJECTIVES

### 3.6

The vision will be delivered by the application of the following spatial objectives and policies across the plan area. These collectively will ensure that proper consideration is given to the impact of development on the environment, economy and society to achieve sustainable development.

### 3.7

The objectives have been developed from the previous adopted Plan, taking into account the revised vision set out above and relevant themes in the Council Plan.

#### Tackling the climate emergency and creating a greener district

- i. In recognition that there is a climate emergency, which sits at the heart of the Regulation 18 Local Plan, Energy efficiency standards that have been developed by the London Energy Transformation Initiative (LETI) are embedded in policy. The inclusion of these energy efficient standards will ensure that most new residential developments permitted under the plan are built to be net-zero carbon.
- ii. Maximise the use of land as a resource which is needed to accommodate growth through the promotion and prioritisation of brownfield land, making best and most efficient use of available land which is suitable for development, and achieve high quality design which makes a positive contribution to the public realm.
- iii. Maintain and enhance Winchester District's valuable environments including both the urban and rural areas as well as the built and natural environments and improve wildlife assets through the Biodiversity Action Plan.
- iv. Ensure that development is designed to provide biodiversity net gain, and does not have an adverse impact on landscape character and historic environment and the unique and special characteristics of the South Downs National Park.
- v. Provide, protect and enhance blue/green infrastructure to include open spaces, green links and wildlife corridors with support from the Biodiversity Action Plan.
- vi. Mitigate and protect the area from the impacts of, and adapt to the effects of the climate emergency, by promoting design, lifestyle and business to reduce carbon emissions, promote recycling and minimise waste.
- vii. Maximise the use of low carbon infrastructure and construction methods and drainage systems and encourage the use of locally sourced materials, to protect the integrity of the natural systems and resources.

<sup>1</sup> Blue-green infrastructure refers to the use of blue elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, and green elements, such as trees, forests, fields and parks, in urban and land-use planning.

## OBJECTIVES

### Living Well

- i. Promote health by improving air quality, increasing opportunities for walking and cycling and enhancing access to outdoor recreation and the natural environment.
- ii. Delivering inclusive communities with a range of services and infrastructure in sustainable neighbourhoods, including community infrastructure, blue/green<sup>1</sup> infrastructure and employment.
- iii. Supporting measures which encourage sustainable and active transport and minimising the need to use the private car to travel.

### Homes for All

- iv. Delivering high quality and adaptable new housing to meet local needs, including a range of sizes, types of residential accommodation and tenures.

### Vibrant local economy

- v. Ensuring the economy is able to grow and respond positively to legacy of COVID-19 and other challenges by accommodating changing business needs and opportunities, including supporting agriculture and other rural businesses, growing the visitor and tourism economy the food and drink and creative and education sectors.
- vi. Identify sufficient sites and premises to meet business needs and support the delivery of the infrastructure required to support it, including transport and fibre broadband.
- vii. Supporting the cultural, visitor and tourism economy, including links and access to destinations including Winchester City and the South Downs National Park.
- viii. Support green growth, including the low-carbon economy through encouraging energy efficiency and renewable energy technologies.

### 3.8

The Plan will set out through its policies and monitoring framework how it will contribute towards the delivery of these aims and objectives – see page 512. In order to demonstrate how the vision and objectives

of the new Local Plan will be delivered and how development proposals will be expected to contribute towards these aims, Strategic Policy SP1 sets out an overarching policy for the Plan.

<sup>1</sup> Blue-green infrastructure refers to the use of blue elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, and green elements, such as trees, forests, fields and parks, in urban and land-use planning.

## OBJECTIVES

### Strategic Policy SP1

#### Vision and Objectives

The council is committed to the delivery of the vision and objectives of the Plan and will engage proactively with a range of partners to jointly find solutions to achieve high quality sustainable and inclusive development that is focussed around sustainable travel modes of transport and will use available tools at its disposal in order unlock sites which are key to the Plan's delivery. The Plan will meet the aims set out in the Vision and Objectives by ensuring that new development contributes towards them as follows -

#### **Vision**

Development proposals should demonstrate they contribute towards, and are compatible with, the overall aims of the Plan as set out in the vision, and deliver the aspiration for each sub-area.

#### **Objectives**

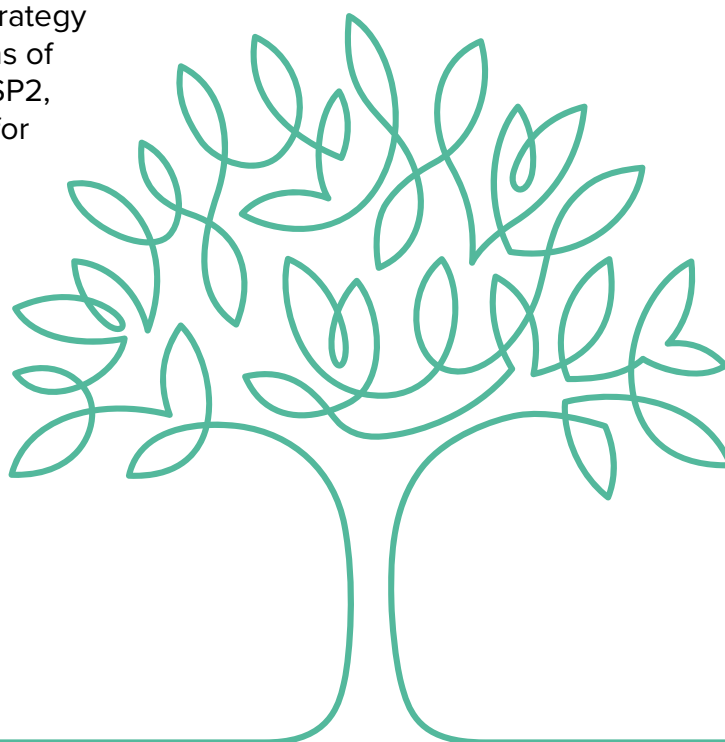
Development proposals should demonstrate how they contribute towards the objectives of the Plan.

STRATEGIC POLICY



### 3.9

The Plan's vision and objectives have been developed into a spatial planning strategy covering the three main spatial areas of the district. This is set out in Policy SP2, along with the broad requirements for development in the Plan area.



## OBJECTIVES

### Strategic Policy SP2

#### Spatial Strategy and Development Principles

The council will support the delivery of new housing, economic growth and diversification, as appropriate for each of the three spatial areas, through the following development strategy:

- i. Winchester Town will make provision for about 5,670 new homes through a range of accommodation, including the completion of the Kings Barton development and the redevelopment of Sir John Moore Barracks, to meet the needs of the whole community and to ensure that the local economy builds on its existing and growing strengths in higher education, creative and media industries, and other knowledge-based activities, whilst respecting the town's special heritage and setting.
- ii. The South Hampshire Urban Areas will make provision for about 5,700 new homes and contribute towards meeting the Partnership for South Hampshire strategy of improving economic performance, primarily by providing major housing, economic growth and community and physical infrastructure in two sustainable new neighbourhoods at West of Waterlooville, including Newlands and North Whiteley (Whiteley).

- iii. The Market Towns and Rural Area will make provision for about 4,250 new homes and support economic and community development that serves local needs in the most accessible and sustainable locations (see the rural settlement hierarchy in Policy H3), which promote the vitality and viability of communities, and maintain their rural character and individual settlement identity.

Development proposals will be expected to make efficient use of land and buildings within existing settlements, and prioritise the use of previously developed land/buildings in accessible locations, in accordance with the development strategies set out in this Plan.

In delivering the District's housing, employment and community requirements development proposals will be expected, where appropriate, to:

- iv. Maintain and enhance the importance of environmental, heritage and landscape assets and make efficient use of scarce natural resources including the recycling of materials on site;
- v. Address the impact on climate change, renewable energy, air quality, green infrastructure, recycling/waste, flooding and surface water and the water environment.



## Strategic Policy SP2

### Spatial Strategy and Development Principles

- vi. Make the use of public transport, walking and cycling easy, and integrate the development of homes, jobs, services and facilities, to reduce car use;
  - vii. Apply a town centres first approach to retail, leisure or other development proposals that are high attractors of people, in accordance with the hierarchy of centres in Policy E3;
  - viii. Achieve high standards of design and sensitivity to character, setting and cultural heritage;
  - ix. Contribute to individual and community wellbeing, health and safety and social inclusivity; and
  - x. Test existing infrastructure and service capacity to serve new development and make arrangements in a timely manner for appropriate increases in capacity or measures to mitigate impact.
- The development strategies for each of the spatial areas are set out in greater detail in other policies of this Plan.

### 3.10

Within the district there are several very small communities which are no more than a collection of houses or isolated dwellings and are considered to be within the wider countryside. Development will be limited to that which has an essential need to be located in the countryside. This may include development which is necessary for agricultural, horticultural or forestry purposes, and certain types of open recreational uses which require a countryside location. In recent years the council has received a number of applications for bespoke dog activity / outdoor play.

### 3.11

In addition, there are a number of existing buildings within the countryside of the District, some of which are no longer in use and others which are occupied by existing users or existing businesses which may need to expand. These existing structures are often an accepted part of the landscape and it is considered appropriate to provide for them to be used productively, through re-use or for them to be replaced if acceptable.

## OBJECTIVES

### 3.12

Priority in the use or redevelopment of existing buildings in the countryside will be given to employment, tourism or affordable housing over general housing provision. These buildings are a limited resource and often in locations that are not well served by sustainable transport, whereas provision is made in more suitable locations

for general housing needs. There may exceptionally be circumstances where residential accommodation may be justified in the countryside, particularly for affordable housing exception sites to meet identified local housing needs, or where traveller accommodation is essential and cannot be provided within built-up areas.

#### Strategic Policy SP3

##### Development in the Countryside

In the countryside, defined as land outside the settlement boundaries, the Local Planning Authority will only permit the following types of development:

- i. Development which has an operational need for a countryside location, such as for agriculture, horticulture, forestry or outdoor recreation; or
- ii. Proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing where they are close to existing settlements or in otherwise sustainable locations<sup>1</sup> which have access to public transport or active travel and avoid the need to travel by private car (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or

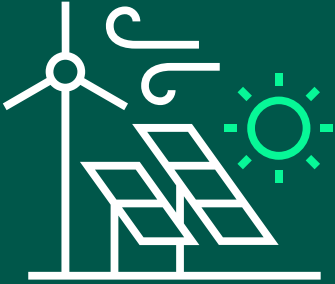
- iii. Expansion or suitable replacement of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or
- iv. Small scale sites for low key tourist accommodation appropriate to the site, location and the setting;
- v. Residential accommodation for which an exceptional need has been demonstrated, in accordance with policies H7 (affordable housing exception sites), H12 and H13 (traveller accommodation), or H11 (agricultural dwellings).

Development proposed in accordance with this policy should not cause harm to biodiversity and the water environment, to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.

<sup>1</sup> For a site to be considered sustainable outside of existing settlement boundaries in respect of accessibility, it will need to be demonstrated that the intended use and occupiers have a reasonable prospect of a choice of sustainable travel modes of transport to key destinations. Where it is proposed to improve the transport credentials of a site by means of contributions to the transport

infrastructure serving it, it would need to be demonstrated that the suggested measures were feasible, viable and are sustainable.

# CARBON NEUTRALITY AND DESIGNING FOR LOW CARBON INFRASTRUCTURE



**YOUR PLACE  
YOUR PLAN.**  
Winchester District Local Plan

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## BACKGROUND

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### 4.1

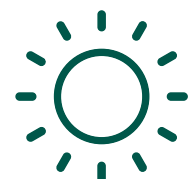
Mitigating and adapting to climate change and designing for low carbon infrastructure are vitally important and defining issues for the council's new Local Plan. This is because the Local Plan has a key role in assisting the council with meeting its net zero target by 2030.

### 4.2

The city council has declared a climate emergency in order to address the fact that our daily activities and lifestyles are not sustainable as the way that we are currently living is releasing greenhouse gases (predominantly carbon dioxide) into the atmosphere. This is resulting in changes to our seasons, increasing frequency of heat waves, droughts, and more extreme weather conditions all of which cause changes to our landscapes and ecosystems. The use of our finite resources combined with the widespread and potentially devastating impacts of climate change places a responsibility on all of us to reassess how we plan, design, construct and occupy our homes and the places that we work. The Local Plan also has a key role in moving residents, businesses and visitors to our district away from using fossil fuels and instead promoting more sustainable modes of transport.

### 4.3

Whilst this section of the Local Plan includes a number of policies to address carbon neutrality and low carbon infrastructure, climate change crosses over with a number of other policies/topics which is why it is important that the Plan is read as a whole.





## CLIMATE CHANGE ACT AND THE COUNCIL'S CLIMATE EMERGENCY

### 4.4

The council as a Local Planning Authority has a legal duty to help meet the requirements of the Climate Change Act 2008 by ensuring the Local Plan includes policies designed to mitigate and adapt to climate change.

### 4.5

According to the council's Carbon Neutrality Action Plan (2020 -2030) which has been prepared in direct response to the council's declared emergency <https://www.winchester.gov.uk/climate-change-and-energy> the predicted consequence of climate change is that there will be increased extreme weather events, and in many areas this is already being seen:

- Flooding – damage to property, disruption to business, health and wellbeing of displaced residents;
- Heat and cold – health risk for vulnerable people, pressure on emergency and health services;
- Drought – pressure on river system health, depleted aquifer/reservoir volumes, negative impact upon agriculture, fire risk; and
- Impact on ecosystems – in terms of altering the water cycle, habitats, animal behaviour and the timing of natural processes such as flower blooms which can have any impact on terrestrial, freshwater, and marine species who rely on food supplies as part of their migration patterns.



4.1  
-  
4.5



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## THE ROLE OF THE LOCAL PLAN

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### 4.6

It is important to note that planning does not have control over all of the actions that are needed in order to encourage us to live a more carbon neutral lifestyle. Change will be required across many areas that fall outside matters that spatial planning can influence or control.

### 4.7

The Local Plan does have a vital role in making a valuable contribution and creating a positive planning framework by requiring a higher quality and healthier environment for all of our residents and visitors. It can be used in a positive way to preserve and enhance the existing ecosystems and the creation of new wildlife habitats (Policy NE5 Biodiversity Net gain).

### 4.8

In order to meet our net zero target by 2030, the policies that are included in the Local Plan also have an important promotional role in terms of encouraging renewable energy proposals to come forward for development and as well as supporting and encouraging green business opportunities in line with the council's Green Economic Development Strategy. All of this will assist the district moving towards a green economic economy.



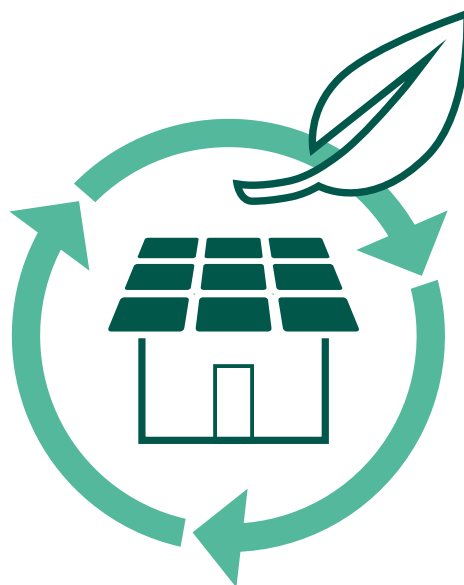
## PLANNING AND DESIGNING FOR CARBON NEUTRALITY AND ADAPTING FOR CLIMATE CHANGE

### 4.9

It is vitally important that planning for carbon neutrality and mitigating and adapting for climate change are fully considered as part of development schemes and it can be demonstrated how they have been addressed right at the start and throughout the design process – see Achieving well designed places and living well topic. This is to ensure that development that we are planning for now is fit for purpose in the long term.

### 4.10

The city council wants carbon neutrality and sustainability issues to be right at the forefront of developers/architects minds by requiring them to demonstrate at the planning application stage how carbon and climate change issues have been fully considered and corresponding measures integrated into the design process. By taking this approach it will help to reduce greenhouse gas emissions, slow down climate change but it can also stimulate investment in new green jobs and businesses where the local environmental impact is acceptable. All of the above will require the support and involvement of local communities.



### 4.11

It is also equally important that opportunities are explored as part of the design process to maximise the natural processes that can take carbon out of the atmosphere, known as ‘carbon sequestration’. For example, the provision of Green/Blue Infrastructure (Policy NE4) is equally as important as new development needs to be designed in a way to help to mitigate the impacts of high temperatures and overheating (Policy D8), reduce flood risk through use of Sustainable Urban Drainage Schemes (SuDS) (Policy NE6) and increase biodiversity net gain (Policy NE5).



## PLANNING AND DESIGNING FOR CARBON NEUTRALITY AND ADAPTING FOR CLIMATE CHANGE

### Key issues

- i. The Climate Change Act commits the UK government to reducing greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050.
- ii. The council agrees that carbon neutrality is a vitally important issue and is a major urgent priority as it has published its Carbon Neutrality Action Plan 2020- 2030 which sets out how it will deliver against the ambition to be a carbon neutral council by 2024 and district by 2030. Carbon neutrality is an increasingly important issue. It is the council's priority to tackle this and to develop the new Local Plan through lens of the climate emergency in order to ensure that it supports and aligns with the council's Carbon Neutrality Action Plan 2020-2030 which sets out how it will deliver against the ambition to be a carbon neutral council by 2024 and district by 2030.
- iii. All activities and services delivered have a role to play in assisting us with moving towards carbon neutrality and factors which may lead to exacerbate climate change (through more greenhouse gases) should be avoided (e.g. pollution, habitat fragmentation, loss of biodiversity) and the natural environment's resilience to change should be protected.
- iv. The Local Plan is a really important tool that can be used to change the ways that we do things and the way that the district grows and changes in the future as it looks forward to 2039.
- v. The effects of climate change and adaptation are most likely going to be felt by the most vulnerable members of our society.
- vi. The COVID-19 pandemic has highlighted the important role that planning can have in tackling climate change and it is extremely important that we take some of the key lessons learnt from the pandemic to future proof the district against the impacts of climate change.
- vii. The Local Plan has a role to play in terms of reducing the carbon footprint of the district but also ensuring that new development is directed towards areas where it is fully integrated with existing sustainable infrastructure, services and is not designed around car-dependency whilst recognising that it is a large rural district so inevitably not all development supported by our plan will be low carbon, in a sustainable location (some rural based development like agriculture and tourist accommodation for example).
- viii. The Government requires councils to work closely with a range of infrastructure and service providers as part of the development of the Local Plan and is currently required to prepare an Infrastructure Delivery Plan (IDP).
- ix. Under the current planning system the IDP provides a comprehensive understanding of the existing infrastructure and any new infrastructure that will be required to support the proposals that are included in the new Local Plan.

- x. The recognition that infrastructure has both a direct impact on the environment through its footprint, and indirectly through people's use of it e.g. use of roads for vehicles leading to air pollution.
- xi. When new infrastructure is required, it is important that the Local Plan supports proposals for low carbon energy infrastructure which will assist the council moving towards the target of carbon neutrality.
- xii. Ensuring that when infrastructure is needed, the timing and the delivery of infrastructure is aligned with the development allocated by the Local Plan.
- xiii. The Local Plan needs to be clear how it can achieve low carbon energy infrastructure but also how it can support the dramatic change in the way that we will all move around in the future.
- xiv. A key part of the Local Plan is that the cost of the supporting infrastructure, including any policies that would support the council's move towards carbon neutrality, are deliverable and how this can be funded needs to be tested through the Viability Assessment.



## Definitions:

### Climate change mitigation –

this describes the range of measures that can be taken to reduce the impact of climate change in terms of locating, designing, constructing and occupying new development.

### Climate change –

this is about how we need to as part of the planning and design process take into account the effects of climate change in terms of managing the impact of extreme and changing weather conditions and using resources efficiency.

### Carbon neutrality –

refers to the idea of achieving net zero greenhouse gas emissions by balancing those emissions so that they are equal (or less than) the emissions that are removed through the planet's natural absorption

### Low carbon infrastructure –

these are proposals that generate fewer carbon emissions than using fossil fuels by generating power from solar, wind and other green energy proposals.



Key  
Issues

## STRATEGIC POLICY

Minimising carbon emissions and ensuring climate change and adaptation issues are embedded in the Local Plan

### What are we aiming to achieve



In order to respond to the council's climate emergency declaration, applicants will be required to provide evidence on how carbon neutrality issues have been fully integrated into scheme as part of the design process. This starts at the initial project inception stage in

terms of the site selection, the orientation of buildings on a site, site layout, and the design of the buildings, the type and source of building materials using the fabric first approach and ultimately, how a particular building will be used by the end occupiers.

#### 4.12

The NPPF and the associated PPG indicates that Local Plans should take into account the need for renewable and low carbon energy and heat. Local plans need to include a positive strategy for the delivery of these matters and consider the identification of suitable areas for renewable and low carbon energy sources and supporting infrastructure.

#### 4.13

In order to ensure that the Local Plan supports the aims of the NPPF and the council's climate emergency declaration, the preferred approach is to include a strategic policy that sets out the council's overarching strategy for addressing climate change and adaptation.

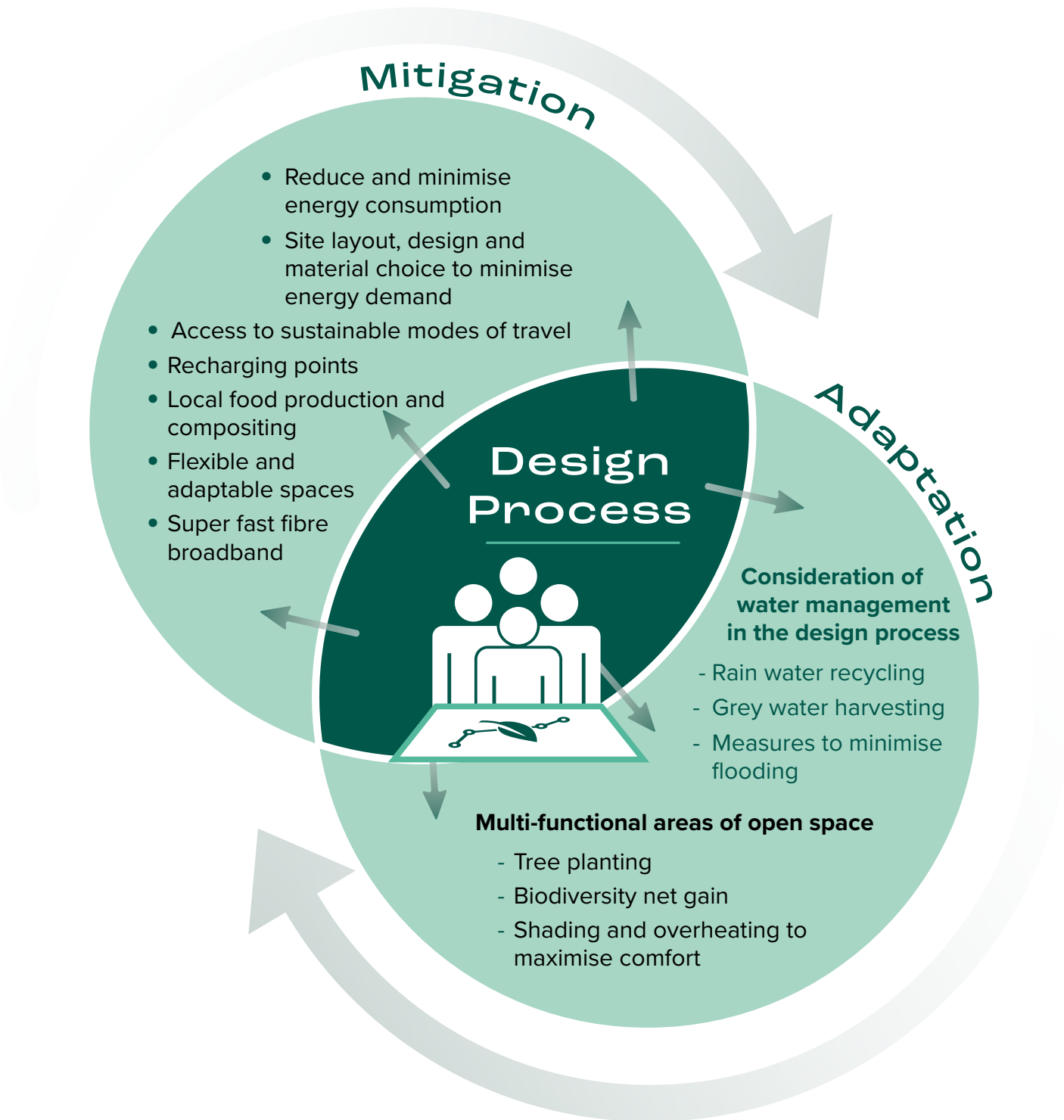
#### 4.14

As technology in this area is rapidly changing, if a development proposal is phased it will be important that the Energy and Carbon Statement is updated to reflect the up to date baseline circumstances and any new or emerging opportunities to address climate change issues that will take place over the local period to 2039.





4.12  
-  
4.14



This diagram shows how Policy CN1 should be applied

## STRATEGIC POLICY

Minimising carbon emissions and ensuring climate change and adaptation issues are embedded in the Local Plan

### Strategic Policy CN 1

#### Mitigating and adapting to climate change

The plan will help to meet the targets in the council's Climate Emergency Declaration and reduce the district's carbon footprint by responding to the changes that are currently occurring to the climate and ensuring that new development is designed in a way that adapts to challenges of climate change in a comprehensive and integrated way by:

#### Mitigating against climate change

In order to mitigate against climate change, development proposals (excluding household extensions) will need to demonstrate through the design process that:

- i. Low carbon solutions have been incorporated that reduce and minimise energy consumption through the energy hierarchy classification of energy options (Policy CN2) and how carbon emissions have been considered at every stage of the design process;
- ii. Carbon emissions have been considered as part of the identification of sites for development, and it has been demonstrated that as part of the design process, how site layout and the orientation, fabric glazing ratio and the choice of construction materials for the buildings proposed have been designed to minimise energy demand;
- iii. Sustainable travel modes of transport has been fully incorporated into the layout in a way that encourages people to use more sustainable forms of transport such as buses, cycles or walking and reduces car dependency;
- iv. Recharging points for sustainable modes of transport are considered early on in the design process (Policy T3) and they are provided in a conveniently located positions within the development;
- v. Opportunities have been incorporated within residential development for local food production and composting;
- vi. Flexible and adaptable space has been incorporated into the design of residential development that facilitates the ability for people to be able to work from home and to adapt to changing lifestyles; and
- vii. Development (where it involves the creation of new residential development) is connected to super-fast fibre broadband that reduces the need for people to travel and is capable of being connected to SMART technology.



**Strategic Policy CN 1 - continued**

## Mitigating and adapting to climate change

In order to adapt to climate change, development proposals (excluding household extensions) will need to demonstrate through the design process that:

viii. Water use management and conservation (e.g. rainwater recycling and greywater harvesting) has been fully considered as part of the design process and what measures have been taken to minimise the risk and the impact of flooding and extreme weather conditions through the design of the building and reduce surface water run off through the use of SuDS and Rainwater gardens (Policy NE6); and

ix. The layout has incorporated multi-functional areas of open space, tree planting, biodiversity net gain (Policy NE5) and has addressed the role of shading and overheating of the built and natural environment so as to maximise the comfort and well-being of residents, visitors and wildlife in a changing climate (Policy D9).

Developers will be required to submit an Energy and Carbon Statement, which is proportionate to the nature of application, to demonstrate how the design process has addressed the above requirements.

In the case of a phased development, the Energy and Carbon Statement will need to be updated at each phase to reflect the up to date baseline circumstances and any new or emerging opportunities.



**The Energy and Carbon Statement should be proportionate to the nature of application**

further details and checklist will be available on the council's website.



## DEVELOPMENT AND RE-USE OF BUILDINGS

### 4.15

LETI is a network of over 1000 built environment professionals that are working together to put the UK on the path to a zero carbon future. The voluntary group is made up of developers, engineers, housing associations, architects, planners, academics, sustainability professionals, contractors and facilities managers, with support and input provided by the GLA, Local Authorities and other organisations.

### 4.16

Recycling has become part of everyday lives and this equally applies to the opportunity that may arise to re-use/refurbish existing buildings on a site to make them more energy efficient rather than just demolishing them. This is on the grounds that existing buildings have embodied carbon within them (carbon dioxide (CO<sub>2</sub>) or greenhouse gas emissions associated with the manufacture,

construction and use of a building). If buildings are demolished and new buildings are constructed on a site this will require carbon to build them. It is, however, fully recognised that there may well be good place making reasons as to why buildings cannot be retained/refurbished on a site. This needs to be balanced against the fact that planning permission is not generally required to carry out most demolitions apart from if a building is located in a conservation area or is a listed building (Policy HE14). However, whilst this is the case as the city council has a climate emergency declaration, the Local Plan encourages developers to consider the role of embodied carbon as part of the design process and whether the buildings could be reused/refurbished and the energy performance of them can be improved as part of the design and layout of a development – see Policy D1.



## ENERGY HIERARCHY

### What are we aiming to achieve



We want applicants to assess through design process the impact that a development will have in terms of energy use and require them to demonstrate

through the planning application process how they have used the energy hierarchy to help inform and develop their design.



4.15  
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4.18

### Policy CN 2

#### Energy Hierarchy

All development shall accord with the following energy hierarchy (in order of preference):

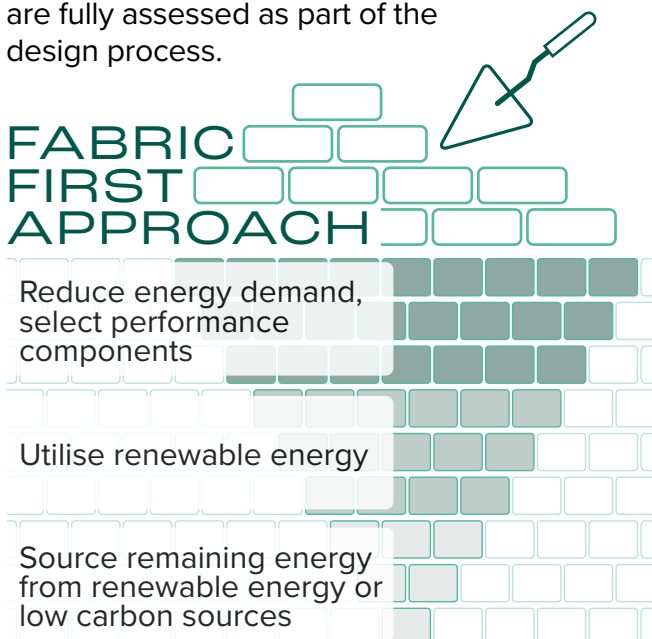
Minimise energy demand by employing the ‘fabric first approach’;

- Maximise energy efficiency;
- Utilise renewable energy;
- Utilise low carbon energy; and
- Utilise other energy sources as a very last resort.

POLICY

#### 4.17

The way in which buildings are designed and constructed all have an impact on carbon emissions. It is therefore vitally important that sustainable energy options are fully assessed as part of the design process.



#### 4.18

Policy CN2 sets out an energy hierarchy which is a classification of energy options, prioritised to focus developers to think about and embed more sustainable energy options right at the start of the design process and is one of core principles of the Local Plan. It is a similar approach to a waste hierarchy where the least favourable option is located at the bottom of a triangle. The development industry often refers to this as a ‘fabric first approach’. This means that before considering renewable and/or low carbon energy sources, energy demand must first be reduced by maximising performance of the components which make up the building fabric (i.e. consider the materials and design of the environment and then move down the energy hierarchy). Not only is the ‘fabric first’ approach the most sustainable and environmentally best approach, but it can also make an important contribution to addressing fuel poverty and improving social equity.

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## IMPROVING ENERGY EFFICIENCY STANDARDS

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### What are we aiming to achieve



In order to ensure that ensure development is sustainable and minimises greenhouse gas emissions to meet the Council's climate emergency target of 2030 we want to set out a

positive policy approach on energy efficiency standards that we would require residential and commercial development proposals to meet.

#### 4.19

As well as considering how new development will need to address climate change and adaptation as part of the design process (Policy CN1) it is important that the Local Plan addresses the future environmental impact of new residential

development in terms of the amount of carbon emissions that are associated with the development including specifically CO2 emissions. This is important as CO2 emissions are one of the main greenhouse gases that contribute to global warming.

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## CHANGES TO THE BUILDING REGULATIONS

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#### 4.20

Since the Code for Sustainable Homes was withdrawn by the Government, higher energy efficiency standards for residential buildings have been introduced by making changes to the Building Regulations which are intended to deliver a reduction in carbon emissions, while ensuring the delivery of high-quality homes. New homes in England currently need to be constructed to meet Part L of the Building Regulations which covers the conservation of fuel and power in the building of new homes and establishes the national standard for energy efficiency levels.

## FUTURE HOMES STANDARD

### 4.21

There are further proposed changes to the Building Regulations that are due to be introduced in 2025 under the Future Homes standard. It is anticipated that the Future Homes standard will deliver 75% carbon dioxide emission reductions compared to 2013 Building Regulations. Homes that are built to the 2025 Future Homes standard will not be net-zero carbon.



4.19  
-  
4.21



## RAISING THE BAR ON ENERGY STANDARDS

### 4.22

The Planning and Energy Act 2008 gives Local Planning Authorities the power to set local energy efficiency standards in their Local Plans subject to assessing the cost of these measures through the Local Plan Viability Assessment.

### 4.23

The Council recognises that improving energy efficiency standards when it comes to conversions and extensions can in some situations be more problematic than a new build. However, in the case of extensions, a bigger home means more space to heat and more lighting which could increase the carbon dioxide (CO<sub>2</sub>) emissions. In order to ensure that these proposals also assist with the Council's climate emergency target, as part of the design process, applicants will be expected to demonstrate what opportunities have been explored and taken to improve the energy efficiency and performance of a building especially when this involves a conversion of non-residential premises to a residential use.

### 4.24

As Local Plans can set energy standards that are higher than Building Regulations, the City Council commissioned a consultant

team led by Elementa to clarify and assess the cost implications associated with meeting net-zero carbon for new residential dwellings. The 'Net Zero Carbon Targets' Report by Elementa, Etude and Currie & Brown assessed the financial costs that are associated with building a residential dwelling to Part L of the current Building Regulations, the Future Homes standard 2025 and the cost of introducing energy efficiency standards that have been established by London Energy Transformational Initiative (LETI).

### 4.25

The outputs from the LETI Net Zero Carbon report from Elementa, Etude and Currie & Brown has been combined with the cost modelling and analysis that has been undertaken for the Local Plan Viability Assessment. The Local Plan Viability Assessment has taken the information from Elementa to assess the financial impact that any improvements to energy efficiency standards over and above Part L of the Building Regulations would have and analysed the financial implications for other policy requirements in the Local Plan such as the policy on affordable homes.



## LETI ENERGY STANDARDS

### 4.26

LETI have calculated that the average home that is built to the current Building Regulations (Part L) has an energy efficiency of 95kWh/m<sup>2</sup>/year. Key elements of the LETI next generation energy standard for residential homes is the need for low energy use in new buildings, a low carbon energy supply with no use of fossil fuels for heating, hot water and cooking and opportunities for on-site renewable electricity is maximised. The LETI energy efficiency target for residential dwellings is based on a total energy use of <35 kWh/m<sup>2</sup>/year and has the major advantage that it is a lot clearer to understand than using a comparison to the notional building in the Future Homes standard.

### 4.27

Using the LETI energy efficiency standards for residential dwellings in the Local Plan is not only the most effective approach to address climate emergency but it will also assist the district to become net-zero by 2030. It also has the added advantage of reducing the running costs of residential dwellings which is becoming an increasingly important issue for all households especially those people on lower incomes. Designing in energy efficiency measures when a residential dwelling is planned and constructed can increase the lifespan of the property. It can also be significantly cheaper than retrofitting energy efficiency improvement measures after a property has been completed.

### 4.28

In simple terms, to meet net operational net-zero carbon, the amount of energy required on-site should be balanced by installing on-site renewables to supply the equivalent amount of energy across the course of a year.



4.22

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4.30

## ENERGY EFFICIENCY – NON-RESIDENTIAL DEVELOPMENT

### 4.29

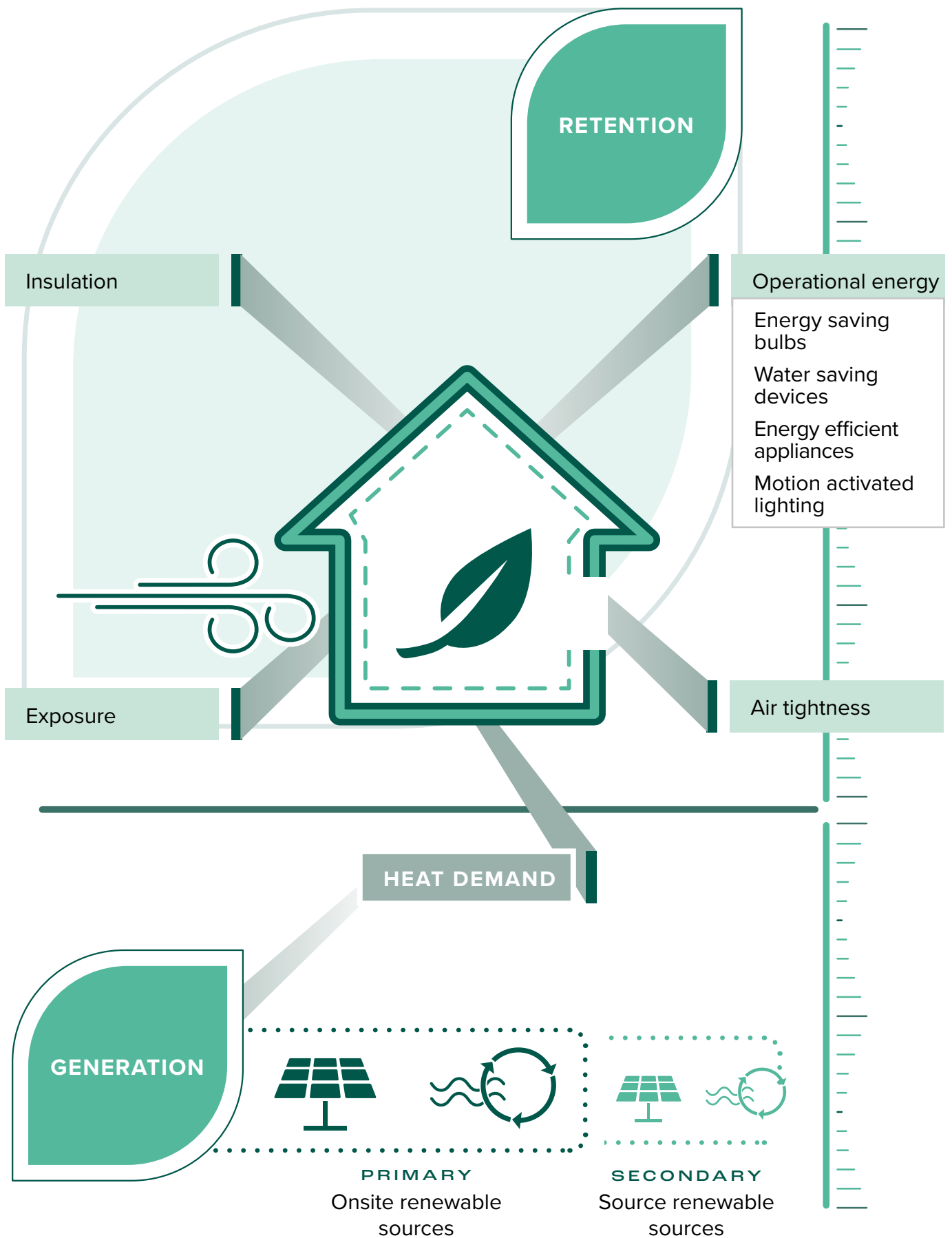
In the case of non-residential development proposals, these proposals will need to be to demonstrate through the design process that have used the energy hierarchy (Policy CN3) and they can meet at least BREEAM<sup>1</sup> certificate Excellent standard by an accredited assessor.

### 4.30

One of the key ways that this can be achieved is to ensure that the proposal has been designed in a way that includes the maximum amount of photovoltaic (PV) solar panels on the roof or it incorporates other suitable forms of renewable energy generating schemes that are appropriate for the location or the setting.

<sup>1</sup>: BREEAM is a tool for assessing the environmental sustainability of a development. For further information on BREEAM please refer to

<https://bregroup.com/products/breem/>





**Policy CN 3**

## Energy efficiency standards to reduce carbon emissions

The Council has declared a climate emergency and has committed to providing the leadership for the district to be carbon neutral by 2030. This will contribute to the UK's legally binding target of net zero carbon by 2050.

In order to achieve this all new developments should seek to demonstrate the lowest level of carbon emissions in line with the requirements set out below unless there are exceptionally clear and compelling reasons that have been established through the design process that demonstrate that achieving these standards produces a development that would be harmful to its setting or the character of the wider area:

**All new residential dwellings**

All new residential dwelling should not burn any fossil fuels on site for space heating, hot water or used for cooking. New residential dwellings will need to be able to demonstrate net-zero operational carbon on site by ensuring:

- i. The predicted space heating demand of the homes based on predicted energy modelling such as Passivhaus Planning Package (PHPP) or CIBSE TM54, showing that the target of <15 kWh/m<sup>2</sup>/year is met.
- ii. The total kWh/yr of energy consumption of the buildings based on predicted energy modelling tools such as Passivhaus Planning Package (PHPP) or CIBSE TM54 showing that the target of <35 kWh/m<sup>2</sup>/year is met.
- iii. The total kWh/yr of energy consumption of the buildings on the site and the total kWh/yr of energy generation by renewables to show that the balance is met.
- iv. Onsite renewables to provide 100% of the energy consumption that is required by residential buildings, for example through the installation of photovoltaic solar panels or other suitable forms of renewable energy generating schemes that are appropriate for the location or the setting.

**Non-residential development**

- v. Non-residential development should meet the 'BREEAM Excellent' standard. A pre-assessment should be provided at planning submission.

**Measurement and verification**

Applicants should confirm the metering, monitoring and reporting strategy as part of the detailed planning application. The energy efficiency calculations should be carried out as part of the outline and detailed planning submissions and be reconfirmed at the pre-commencement stage.

An explanation should be given as to how figures have been calculated as part of the planning application.

It is envisaged there will be an electronic form to complete post-completion to monitor. This will be prepared once the Plan is adopted.



## WATER EFFICIENCY IN NEW DEVELOPMENT

### What are we aiming to achieve



In recognition that the district is located in a water stressed area we want to reduce personal water consumption in all new

development proposals to 100 litres per person/per day unless impractical for this standard to be met for technical reasons.

#### 4.31

Water is a finite resource and one of the key issues facing our environment is fresh water scarcity. The South East of England is classified as a seriously water stressed area by the Environment Agency as it has the lowest levels of rainfall and high population density. Southern Water are currently investigating ways to tackle leakage, targeting households to save water and investigating new areas of investment to safeguard future water supplies. Nutrient pollution (phosphorous and nitrogen) is also causing a significant issue in district and wider Solent area – see Policy NE16.

#### 4.32

This all comes at a time when climate projections point to drier and warmer summers with more extreme weather events and more frequent/severe droughts. These events are expected to result in a higher demand for water whilst adversely impacting supply.

#### 4.33

The more water that is abstracted from the ground to meet this growing demand the less water there is for rivers, streams and wildlife. This means that there are a number of competing demands on the use of water. This balancing act is anticipated to become even more challenging in the future, when taking into account an increased population (through additional development) and the likely effects of a changing climate on the availability of water resources. This means that the Local Plan has a key role in ensuring that new development is designed to be water efficient.



4.34

The city council currently requires developers (via policy CP11) in Part 1 adopted Local Plan (Core Strategy) to achieve code 4 of the Code for Sustainable Homes which means developers have to achieve less than 105 litres per person per day. Southern Water has a ‘T100 target’ which is based on a maximum water capacity use of 100 litres per person per day whilst at the same time reducing

leakage by 15% by 2025 and 40% by 2040. Given that the South East of England is located in a water stressed area, Policy CN4 is aligned with the Southern Water T100 target. Water efficiency measures beyond this requirement will be encouraged. All developments must meet the requirement of Policy NE6 on Sustainable Urban Drainage Systems (SuDS).



**Policy CN 4**  
Water efficiency standards in new developments

POLICY

Developments will be required to meet a high standards of water efficiency:

- i. Residential developments should be designed to achieve a maximum water capacity use of 100 litres/ person/day from mains/private water supply in order to help manage the demand for water unless it can be demonstrated that this is not feasible.
- ii. Any refurbishments and other non-domestic development would be required to meet BREEAM water efficiency credits.
- iii. Water use management and conservation (e.g. rainwater recycling and grey water harvesting) is dealt with under Policy CN1.



4.31  
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4.34

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## LOW CARBON INFRASTRUCTURE

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### 4.35

The Local Plan has a key role in helping to promote the use of low carbon infrastructure which will assist with meeting the council's climate emergency.

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## RETROFITTING TO REDUCE CARBON EMISSIONS

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### 4.36

A study on climate change<sup>1</sup> suggests that 12% of all direct carbon emissions (those harmful greenhouse gases) in the district are produced by domestic gas, and another 7% from using heating oil and other fossil fuels. This means that there is considerable potential to reduce emissions if owners of the older housing stock can be encouraged to install energy efficiency measures and renewable energy technologies can be installed and/or be linked to decentralised energy schemes as part of new or refurbished developments. Water efficiency measures can also be retrofitted. There are a range of benefits to retrofitting homes which include:

- Assisting with meeting the council's climate emergency;
- Improving the health and wellbeing of residents as a result of living in homes that are warmer and less damp in the winter;
- Keeping houses cooler in summer when there are heatwaves;
- Financial savings from more efficient energy uses for the occupiers of the buildings, which is particularly relevant for the 'fuel poverty'; and
- Improvements to air quality in terms of a reduction in emissions.

### 4.37

Fuel poverty<sup>1</sup> is defined as a household that has above-average energy costs, and if paying those costs would push it below the poverty line as far as its remaining income is concerned.

### 4.38

The council will, therefore, as part of climate emergency declaration encourage and support the sensitive retrofitting of energy efficiency measures which will be considered against national planning policy. Proposals for retrofitting Listed Buildings (which are more sensitive to retrofitting options) will be assessed against Policy HE14.



## RENEWABLE AND LOW CARBON ENERGY SCHEMES

### What are we aiming to achieve



We aim to offer a supportive planning policy that actively encourages and supports renewable and low carbon

energy schemes to come forward for development in order to meet the council’s climate emergency declaration.



4.35  
-  
4.41

#### 4.39

The generation of renewable and low carbon energy will help to contribute to national targets and the council’s climate emergency. A Renewable Energy Study that was undertaken for the council forms part of the evidence base of the Local Plan. This calculated that there was target potential for renewables equating to 17% of current energy demand. However, a large proportion of this potential was in connection with large-scale wind turbines which due to the topography, would be located in the South Downs National Park (SDNP). This means that the greatest potential for renewable and low carbon energy schemes in the part of the district that is located outside of the SDNP, is from solar energy generation.



#### 4.40

According to the study<sup>1</sup>, in order to meet the council’s climate emergency:

- It would require a sixfold increase of local solar farm capacity and about 2,500 acres of land to meet the council’s climate emergency targets;
- Approximately 11,000 further homes and businesses will need to install rooftop panels;
- A sixfold increase in existing solar capacity is very significant, beyond the scope of suitable roof space, even if the necessary subsidies become available; and
- Utility scale ground-based solar will deliver a major share of the capacity requirement, as in the past.

#### 4.41

The city council has a strong track record of supporting green energy schemes in the district and as such has included Policy CN5 which is a permissive policy to help support the delivery of these schemes.

<sup>1</sup> Winchester Action on the Climate Crisis, Report 2021

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## COMMUNITY ENERGY SCHEMES

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### 4.42

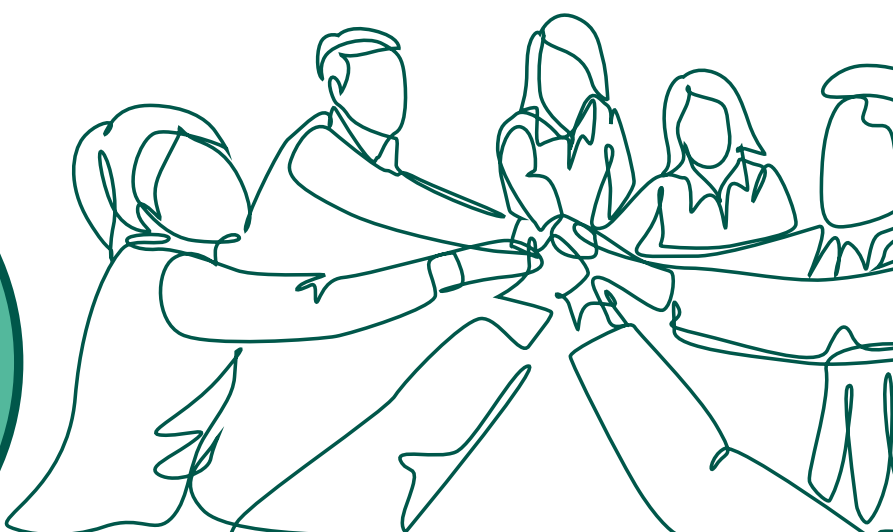
‘Community energy’ refers to the delivery of demand reduction and energy supply projects that are either wholly owned and/or controlled by communities or through a partnership with commercial or public sector partners. Community-led action, which brings people together to tackle energy issues, has the major advantage that they are well placed to understand their local areas and can bring people together with common purpose and this can have a key role in helping to address the council’s climate emergency.

### 4.43

In collaboration with Community Energy South, Hampshire County Council is providing support to establish new community energy groups and projects throughout the county <https://www.communityenergysouth.org/hampshire>

### 4.44

District Energy Systems have a central energy centre serving a range of buildings through a network of underground pipes and cables. These systems are widely recognised as a sustainable, cost-effective solution for the provision of heating, cooling and power for homes and businesses. The city council will be supportive of district energy schemes which tend to be an appropriate energy solutions on larger schemes in urban areas.



**Policy CN 5**

## Renewable and low carbon energy schemes

Development proposals for the generation of renewable and low carbon energy will be supported especially where it can be demonstrated that it is community energy scheme.

When assessing proposals for the generation of renewable and low carbon energy proposals should demonstrate how they have taken account of the following:

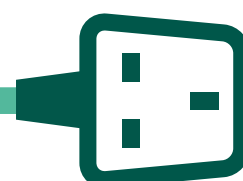
- i. The potential loss of the best and most versatile agricultural land;
- ii. The need to avoid an unacceptable impact on landscape and visual amenity of areas designated for their local, national or international importance, such as the South Downs National Park (including its setting), conservation areas and heritage assets, including their setting by undertaking a Landscape Visual Appraisal/Impact Assessment;
- iii. The location, scale, design and other measures to avoid or mitigate any adverse effects on the built environment, biodiversity, landscape and neighbouring uses in terms of cumulative impacts;
- iv. Potential to integrate with new or existing development, whilst avoiding harm to existing development and communities;
- v. Benefits to host communities;
- vi. A management plan that identifies the opportunities for environmental/wildlife enhancement;
- vii. Proximity to biomass plants, fuel sources and transport links;
- viii. Restricting lighting to emergency use only;
- ix. Connection to the electricity network;
- x. An emergency plan for the battery storage facility to address the risk of fire; and
- xi. The need to demonstrate through the submission of a restoration plan how the materials on the site will be recycled/re-used if the site reverts to its former use as a result of the proposal ceasing to be operational.



4.42

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4.44



# ADOPTING A POSITIVE STRATEGY FOR MICRO ENERGY GENERATION

## What are we aiming to achieve



We aim to offer a supportive planning policy that actively encourages and supports micro generation schemes

to come forward for development in order to help meet the council's climate emergency declaration.

### 4.45

Small-scale energy production is called micro-generation. It refers to systems under 50kW for electricity or 45kW in the case of heat. The opportunities for micro energy as an alternative to using fossil fuel can include any of the following technologies:

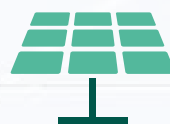
### 4.46

Micro-renewable energy generation offers potential to supplement and meet some of the district's energy demands. When choosing a micro-renewable system it is important to understand the energy needs as well as having a clear understanding of the biodiversity, architectural, historic, and archaeological significance of the location of the installation so that it does not have a detrimental impact on the property or the surrounding landscape or immediate neighbours.



#### Small-scale biomass system

This generates heat for hot water and space heating by burning organic matter. Although carbon dioxide is released in the process, this is balanced by the amount absorbed during the growth of the plant matter. This gives the system potential to be close to being carbon neutral.



#### Solar hot-water panels

This is currently the most common type of micro-generation technology currently used due to their relatively low cost and ease of installation. They can be used to produce hot water and, occasionally, for space heating.



## Policy CN 6

### Micro energy generation schemes

The council will support proposals for micro energy generation. This includes heat and power generated from solar, ground source/air source heat pumps, hydro-electric schemes, small scale biomass schemes and other low carbon heat or power sources providing that it can be demonstrated that:

- i. There is no unacceptable impact on the architectural, historic, archaeological significance or on the natural environment;
- ii. The noise impacts from the operational use of the proposal has been acceptably mitigated; and
- iii. Proposals have been sensitively integrated with the whole building including where applicable its roof profile in order to avoid an unacceptable impact on the appearance of the building and the surrounding landscape.



### Heat pumps

**Ground source heat pumps** - these work on the principle of absorbing heat from one place and releasing it in another. Heat is collected from one of three sources: the air, the ground or a body of water. The heat is transported around a sealed system by a refrigerant, which is circulated by a compressor. The system operates in a continuous cycle while the pump is running. These tend to be more common with new build rather than retro-fitting as the cost of the necessary boreholes or installing ground arrays can often be reduced by incorporating them into general groundworks at an early stage of a project.

**Air source heat pumps** – these typically comprise an outdoor unit around the size of a fridge, which is usually ground-mounted. Whilst many recent models are very quiet, some occupants or neighbours may be aware of noise produced by older units that it is not possible to attenuate through siting or screening. These heat pumps may not be an appropriate solution for every type of building or it may not be possible to site the air source heat pump in a particular location.



### Hydroelectric schemes

Have a very long history of use and many water mills are good examples of utilising the power of water to generate electricity/power.

# ENERGY STORAGE

## What are we aiming to achieve



We want to offer a supportive planning policy that encourages as part of the

design process to consider how a proposal can support energy storage.

### 4.47

Over the Local Plan period to 2039 there is likely to be a dramatic shift in the way that people travel in terms of e-mobility (this includes all forms of electric propulsion to power a wide range of transportation). In recognition that there will be a steady and an increasing requirement to smooth out the demand for electricity it is essential that we plan development to incorporate easily accessible power sources to charge and store e-mobility transport – see Policy T3 in the Design topic.

### 4.48

An energy storage facility can be used to store any excess power that is generated from low carbon energy sources and can be used to power a range of e-mobility transport rather than transferring this generated energy back to the grid. It is essential that the design of these energy facilities does not detract from the built and natural environment, have impact in terms of noise and disturbance on neighbours and they are carefully planned and positioned on a site and they are not just an after-thought at the end of the design process.

## Policy CN 7

### Energy Storage

Development proposals that involve energy storage will be supported subject to meeting the following criteria:

- i. The energy storage facility is co-located with existing and proposed renewable energy development;
- ii. The location, scale, design and other measures in connection with the facility are designed in order

- to avoid or mitigate any adverse unacceptable impact on the built environment, biodiversity, heritage, landscape and the surrounding area in terms of cumulative and indivisibility impact; and
- iii. The proposals are not of a scale that would involve the installation of cooling fans unless the noise impacts from these have been acceptably mitigated.

# HIGH QUALITY, WELL-DESIGNED PLACES AND LIVING WELL



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## BACKGROUND

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### 5.1

Achieving high quality, well-designed places is a critical part of place making and an integral component of climate change and the city council's journey to net zero and the health and well-being agendas.

### 5.2

Good design means delivering high quality and sustainable places. In order to be successful and achieve this, the design of new development needs to respond positively to local distinctiveness, have active frontages and encourage residents to cycle and walk through the development, as well as providing strong connections to existing communities, with access to public transport links whilst enhancing the natural environment and addressing the challenges of climate change and overheating.

### 5.3

Nationally there has recently been a renewed emphasis on achieving good design and beautiful places which is reflected in Government planning policy and guidance. The city council is fully committed to promoting and achieving high quality and well-designed places and wants to ensure that this is an integral part of the Local Plan.

### Achieving Good Design is a Process

The National Planning Policy Framework defines what is expected for well-designed places and explains how local planning policies and decisions should support this. Well-designed places and buildings come about when a rigorous design process evolves into a design proposal. This starts with an analysis of the design brief and site context which influence the layout, form, appearance and details of the proposed development. Underpinning this must be a set of local design policies which provide clear and unambiguous guidance to inform the design process and to appraise the outcome.



**DESIGN  
PROCESS**

5.4

It is important to stress that high quality design is not just about aesthetics (i.e. how a development looks). This is important but good design is much more than that. It is as much about how a building is constructed and used, and the arrangements of the spaces and the uses around a building, and how this responds and connects to the setting of the development to produce an integrated scheme which reflects local distinctiveness. This can only be achieved by following a contextual process which allows the design to evolve and develop leading to a high quality, well-designed place.

5.5

**Community engagement** is also integral to the design process as it leads to a better informed scheme which identifies and addresses local issues. Good design will rarely be achieved where this iterative and inclusive process is not undertaken from the beginning and setting pre-determined outcomes at the outset of the project, before community engagement has started, will be unlikely to be a success in place making terms.

**HIGH QUALITY,  
WELL-DESIGNED PLACES AND  
LIVING WELL**



Components of a good design process



5.1  
-  
5.5

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## BACKGROUND

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### 5.6

The topic of design encompasses the process of looking at the existing context, needs and issues affecting existing places and reflecting this in new developments, but also includes supporting the ‘living well’ outcome of the plan. We need to think about places first, and the outcomes that we want to achieve from new development, and how the development connects and plays a positive role with the surrounding built and natural environment for the benefit of future occupiers and existing residents.

### 5.7

One of the core planning principles of the NPPF is to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs. Section 8 of the NPPF deals specifically with the topic of healthy communities. National policy and guidance on design has been published in the past few years. The NPPF was amended July 2021 to make explicit reference to beauty, an expectation that local planning authorities will produce local design guides or codes, and confirms the importance which should be given to design in the planning process. The National Design Guide was amended in 2021 alongside the publication of a National Model Design guide.

### 5.8

The issue of living well encompasses a range of issues, including

- Connectivity;
- Access to open space;
- Ensuring homes are suitable and accessible to all;
- Have access to services and facilities they need;
- Promoting local food production and is all part of creating high quality;
- Well-designed places and living well;
- Good local access to recreational facilities and
- New development should place active travel at its heart to promote walking and cycling.



5.6  
-  
5.8

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## THE ROLE OF THE LOCAL PLAN

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### 5.9

The NPPF requires the Plan to set out a clear design vision and expectations so that applicants have as much certainty as possible as to how the council expects them to approach the key issues of design when developing their schemes and what therefore is likely to be acceptable.

### 5.10

The Plan should also be clear in setting out requirements for new open space and other detailed design matters to provide guidance for developers.

### 5.11

The city council will require development of a high quality, which respects and enhances the district's varied local character and contributes positively to public realm, landscape and townscape, with strong permeability and connectivity to facilitate active travel, in order to create sustainable communities. Whilst this section of the Local Plan includes a number of policies for achieving high quality, well-designed places and living well, this topic crosses over with a number of other policies/topics which is why it is important that the Plan is read as a whole.

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## VILLAGE AND NEIGHBOURHOOD DESIGN STATEMENTS

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### 5.12

These are produced by local groups within each parish/residents group. Design statements are adopted by Winchester City Council as Supplementary Planning Documents to the Local Plan.

[winchester.gov.uk/planning-policy/monitoring-and-other-planning-documents/village-and-neighbourhood-design-statements](http://winchester.gov.uk/planning-policy/monitoring-and-other-planning-documents/village-and-neighbourhood-design-statements)

Many Parish Councils have now started the process of developing a village design statement (VDS) or are thinking about updating their existing VDS. The aim of the Plan is to reflect, without repeating, those aspects and aspirations of VDSs while providing the flexibility for communities to update their current design statements as appropriate.





## DESIGN CODES

### 5.13

The National Planning Policy Framework set out expectations that local planning authorities will produce design guides or codes which reflect local character and design preferences. This approach is proposed to be amplified in the Levelling up and Regeneration Bill in the Queen's Speech that is currently before Parliament which intends to improve the built environment nationally. It is envisaged that as existing local design guidance, such as VDSs are updated they will be consistent with National Design Code and will move towards the form of local design codes once further details are available from the a series of Government pilots or 'pathfinders' from around the country.



5.9  
-  
5.14

## HIGH QUALITY PLACES SUPPLEMENTARY PLANNING DOCUMENT (SPD)

### 5.14

The city council has produced a SPD that sets out the principles of good urban design that applies to the area of Winchester District which lies outside the South Downs National Park. The intention is update this SPD to bring it in line with the National Design Code and the council's climate emergency that would then be supported by Local Design Codes as and when they have been consulted on and adopted.



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## PRE-APPLICATION SERVICE

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### 5.15

The city council offers a pre-application advice service. The service encourages early proactive engagement with the city council to share and develop ideas. As part of this service potential issues will be raised with the aim to give more certainty by indicating likely outcomes where possible.

### 5.16

We want you to help you to ‘get it right’ before applicants submit a planning application which will:

- Be more efficient
- Save on costs
- Reduce multiple plan production
- Improve design quality
- Improve place making and value

### 5.17

Further details about this service is available via the following link

[winchester.gov.uk/planning/pre-application-service](http://winchester.gov.uk/planning/pre-application-service)

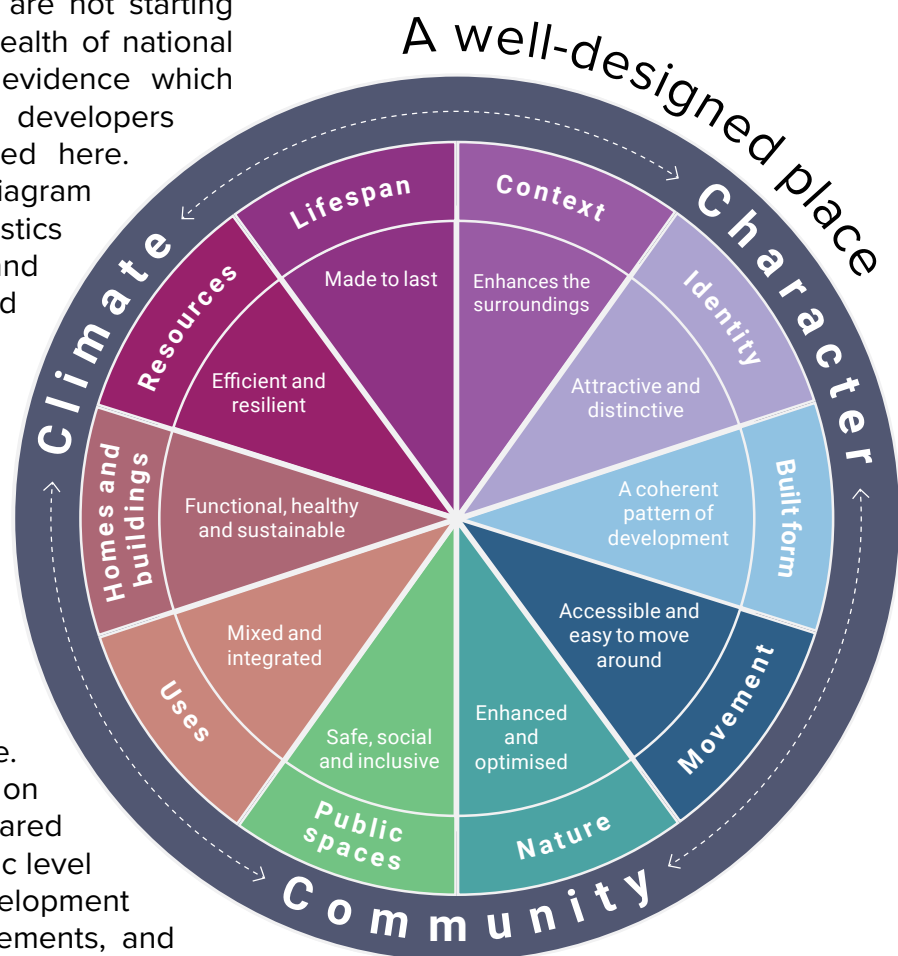


A SERVICE DESIGNED TO HIGHLIGHT POTENTIAL ISSUES AND  
**INDICATE LIKELY OUTCOMES**

## HOW WILL THIS TOPIC HELP TO DELIVER THE VISION IN THE NEW LOCAL PLAN?

### 5.18

Achieving high quality, well-designed development is central to the Vision of the new Local Plan which is reason why there is a specific topic on this issue. It is important to note that we are not starting from scratch. There is a wealth of national and local guidance and evidence which should be followed by developers and need not be repeated here. However, the following diagram sets out the ten characteristics of beautiful, enduring and successful places as defined in the National Design Guide which are included because they are key to achieving high quality places. It then outlines some specific issues to consider in the context of development in the Plan area which have been mapped against the ten characteristics in the National Design Guide. More detailed guidance on design issues can be prepared at either local or site specific level in Neighbourhood Development Plans, Village Design Statements, and development briefs/masterplans that have been prepared and consulted on for specific development sites.



The ten characteristics of well-designed places



5.15  
-  
5.18

## HOW WILL THIS TOPIC HELP TO DELIVER THE VISION IN THE NEW LOCAL PLAN?

### Key issues

#### Design

Whilst the Strategic Issues & Priorities consultation document did include a specific topic on achieving well-designed places, the key issues that came out of the responses received were as follows:

- i. Perceived poor quality of some proposals.
- ii. Perceived lack of response to changes in NPPF and national design guide
- iii. Increasing importance of well-being
- iv. Potential for design to contribute to climate emergency
- v. Potential for regeneration of brownfield sites.

#### Living Well

- vi. We should only be planning healthy environments which have good air quality.
- vii. The current Open Space Standards are being reviewed as the COVID-19 pandemic has reminded us of the value of open space as a community resource.
- viii. Open space can provide space for a variety of uses: physical exercise or for quiet contemplation to improve our mental health and wellbeing, space for play and for social interaction outdoors.
- ix. They form an important part of neighbourhoods and communities.
- x. The Local Plan has a role in protecting existing open space and planning for a range of uses of open space in new developments.
- xi. We need to plan for an ageing population, to ensure our places are accessible to all and people living in

our community have access to the services and facilities they need and opportunities to maintain their health and wellbeing, and reduce social isolation.

- xii. The Local Plan needs to create and support communities where people can undertake journeys, by foot or cycle, to local shops and community facilities within 15 minutes of their home.
- xiii. Opportunities should be explored to promote local food production to provide healthy food, reduce carbon emissions associated with transport of produce, and opportunities for community interaction and reduce social isolation.
- xiv. Homes should be large enough for everyone of working age to work from home if required by their employer.

#### What did the consultation tell us?

In order to address and find more about what people thought about design issues in the district, Design South East were appointed by the city council to hold three workshops relating to how the city council could improve the way that it currently deals with design issues. The key outcomes of those exercises are set out below –

#### Design policy –

- xv. Achieving high quality design is a process.
- xvi. The Report (page 5) includes feedback from the delegates on how well they thought the existing LP created desired outcomes in terms of environmental quality and place making

xvii. Delegates provided feedback on the existing policies in the form of Keep/Delete and Amend which has been used to inform and shape the development of the policies that have been included in this topic.

#### **Winchester Town –**

xviii. Identified 5 Areas of Opportunity in Winchester (Station Area, North Walls, Westgate, The Broadway and Bar End) which have been incorporated in this topic. The workshop identified a number of sites within and close to Winchester that had the potential to be redeveloped/refurbished and considered the existing movement network and the issues around these.

#### **Market Towns and Villages –**

- xix. Successful development:
- xx. Local distinctiveness and materials were key issues
- xxi. Development should respect the rural nature and their setting
- xxii. Integrate landscape and open spaces
- xxiii. Importance of Village Design Statements and using local knowledge to influence the design process
- xxiv. Poor development:
- xxv. Movement network and parking arrangement
- xxvi. Over development
- xxvii. Some new development is bland and lacking local character
- xxviii. Development could be anywhere

#### **Living Well**

Existing local and national policies were not adequate for protecting health and well-being and reducing inequality.

- xxix. Summary of the key points raised:
- xxx. Concern over the design of new developments
- xxxi. Need for smaller housing developments, mixed housing typologies and tenures to create balanced communities and accessibility and lifetime homes
- xxxii. Community Infrastructure – important for social connection and tight supported communities.
- xxxiii. Movement/ Transport (Cycling and Walking infrastructure, Public transport , Air Quality)
- xxxiv. Location of new development (the Development Strategy), and how this indirectly influences health and well-being (15 minute cities, Settlement boundaries, Brownfield first, Inner City accommodation)

#### **What can the Local Plan do?**

The design of the built environment has a direct effect upon where we live, work and spend our leisure time. Given the importance that design has on our everyday lives, the Local Plan has a key role in setting out clear planning policies on how developers need to follow a sound design process and to fully consider and take into account the relationship between buildings, spaces and landscape, and the surrounding area, including good permeability, connectivity and reflecting local distinctiveness, as well as detailed design and materials that are used in the construction of a building.



Key  
Issues



## DELIVERING HIGH QUALITY, WELL DESIGNED PLACES

### Introduction to contextual survey and analysis

#### 5.19

At the heart of the council's approach to achieving high quality, well-designed places is the need for proposals to be suitably informed by and respond positively to the local context.

#### 5.20

The goal is to ensure that a 'sense of place' is created, which is memorable for its architecture, townscape and the high quality of the public realm and responds positively, and is well connected to, its immediate and wider setting. Where appropriate, this can be informed and draw on the previous use of the site in order to help create a sense of place.

#### 5.21

Design solutions need to be informed by a sound process which is informed by contextual survey and analysis, comprising an assessment of the constraints and opportunities of the site and how its surroundings have been used to help inform and influence the principles of the proposed design.

#### 5.22

The goal is to ensure that the approach is process orientated (a creative approach based on the context), as opposed to being product-driven (standard solutions imposed regardless of context) with pre-determined design solutions. Local engagement should be used to inform this approach because it would highlight issues that would otherwise not be apparent to those developing a scheme and helps designers understand how a place works as well as how it looks.

#### 5.23

The Design and Access Statement should include the contextual survey and analysis, as well as an explanation of the principles of design, setting out how the proposal makes a positive contribution to the local environment and creates a contextually designed place with a distinctive local character which sits comfortably within its immediate and broader setting.

#### 5.24

By developing a comprehensive and thorough understanding of the context this should facilitate an original, creative solution rather than simply copying surrounding buildings or relying on standard templates which does not generally deliver good design.



**5.25**

There are nearly always various possible design solutions (there is probably not a single acceptable design option), based on either traditional or contemporary design principles. However, whatever design solution is ultimately proposed, it needs to be contextual in its approach and to explain and justify the choices made which will achieve a high quality outcome.

**How to conduct a contextual survey and analysis****5.26**

The design process starts with a contextual survey and analysis. This is an important task and should be undertaken in a methodical and thorough manner.

**5.27**

Carrying out a contextual survey is a process where the designer spends time recording and mapping what the environment is like in the wider area around the site as well as the analysis of the site itself.

**5.28**

The process involves looking at physical characteristics of the place but should also include social and development viability factors (depending on the scale and nature of the development proposal).

**5.29**

Understanding context includes understanding how the area has developed, which has influenced, and helps to define, its present character. This can be seen as an ongoing process of development resulting in layers of history that are experienced through their continuing influence on the present landscape, townscape and activity in our environment.

**5.30**

Numerous factors may have influenced the present character of an area, including its underlying geology, past economy, landownership and the development of new technologies. In areas with a strong historic character particular attention should be given to exploring the processes and factors that have influenced the form of development, including the settlement morphology, pattern of plots and forms of boundaries, present and past uses of space and the form, materials and detailing of historic buildings. Such assessment is an important stage in good urban design both within and outside designated historic areas.

**5.31**

It is best to present the findings in a report explaining the analysis with supporting plans, drawings and photographs, as these are easily understood and will need to be referred to frequently in order to show how conclusions were reached.



5.19  
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5.31



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## DELIVERING HIGH QUALITY, WELL DESIGNED PLACES

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### 5.32

The results from this study will be used to inform the next stage, which is to establish the design principles and produce a design framework, which in turn then forms the basis for the detailed design.

### 5.33

Good contextual analysis and design will identify key positive factors in an area which gives the locality its identity and character. At the same time it will also identify any negative aspects, consider how to remedy those as much as possible and ensure they are not repeated in the new development.

### 5.34

The analysis will also need to establish the site constraints. These should not necessarily be seen as negative factors, as constraints often have the benefit of shaping the design process, and should stimulate creative design solutions.

### 5.35

The next section looks in more detail at the issues to consider when conducting the contextual survey and analysis.

### Recognising constraints and opportunities

### 5.36

The table overleaf sets out the ten characteristics of design as set out in the National Design Guide. For each characteristic, existing relevant evidence and guidance is set out to assist in informing the design process. This evidence will be updated and evolve as time passes.

Using the ten characteristics of successful places from the National Design Guide and applying them to the Winchester City Council context.





5.32  
-  
5.36

## DELIVERING HIGH QUALITY WELL DESIGNED PLACES (CONTINUED)

Characteristic	To consider and achieve	Existing local evidence (assessments and measures)
<b>Context</b> Enhances the surroundings	<ul style="list-style-type: none"> <li>- Understand and relate well to the site, its local and wider context</li> <li>- Value heritage, local history and culture</li> </ul>	<ul style="list-style-type: none"> <li>- Winchester Future 50 Conservation Area Project 2018-2020</li> <li>- Conservation Area assessments. Character Area Appraisals Winchester District Landscape Character Assessment (2022).</li> <li>- Village Design Statements</li> <li>- Local Area Design Statements.</li> </ul>
<b>Identity</b> Attractive and distinctive	<ul style="list-style-type: none"> <li>- Respond to existing local character and identity</li> <li>- Well-designed, high quality and attractive places and buildings</li> <li>- Create character and identity</li> </ul>	<ul style="list-style-type: none"> <li>- HCC Townscape assessments for Winchester and Whiteley</li> <li>- Local Register of Historic Parks and Gardens.</li> </ul>
<b>Built Form</b> A coherent pattern of movement	<ul style="list-style-type: none"> <li>- Compact form of development</li> <li>- Appropriate building types and forms</li> <li>- Destinations</li> </ul>	<ul style="list-style-type: none"> <li>- High Quality Places SPD</li> </ul>
<b>Movement</b> Accessible and easy to move round	<ul style="list-style-type: none"> <li>- A connected network of routes for all modes of transport</li> <li>- Active travel</li> <li>- Well-considered parking, servicing and utilities infrastructure for all users</li> </ul>	<ul style="list-style-type: none"> <li>- Winchester Movement Strategy</li> <li>- Winchester Local Cycling Walking Infrastructure Plan</li> <li>- Air Quality Action Plan (Winchester City centre).</li> <li>- Hampshire County Council Transport Contributions Policy 2007</li> <li>- Winchester Local Plan 2038 Transport Assessment (2020)</li> <li>- Winchester City Council Residential Parking Standards SPD (2009).</li> </ul>
<b>Nature</b> Enhanced and optimised	<ul style="list-style-type: none"> <li>- Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play</li> <li>- Improve and enhance water management</li> <li>- Support rich and varied biodiversity</li> </ul>	<ul style="list-style-type: none"> <li>- Biodiversity Action Plan 2021</li> </ul>

Characteristic	To consider and achieve	Existing local evidence (assessments and measures)
<b>Public spaces</b> Safe, social and inclusive	<ul style="list-style-type: none"> <li>- Create well-located, high quality and attractive public spaces</li> <li>- Provide well-designed spaces that are safe</li> <li>- Make sure public spaces support social interaction</li> </ul>	<ul style="list-style-type: none"> <li>- Winchester City Council Open Space Assessment 2022</li> <li>- Parks and Open Spaces Survey 2018</li> <li>- Open Space Improvement Action Plan 2022</li> <li>- Winchester Vision</li> </ul>
<b>Uses</b> Mixed and integrated	<ul style="list-style-type: none"> <li>- A mix of uses</li> <li>- A mix of home tenures, types and sizes</li> <li>- Socially inclusive</li> </ul>	<ul style="list-style-type: none"> <li>- Future Local Housing Need and Population Profile Assessment</li> <li>- Winchester District Strategy Housing Market Needs Assessment (2020).</li> <li>- Evidence base that has been prepared to support specific issues or sites</li> </ul>
<b>Homes and Buildings</b> Functional healthy and sustainable	<ul style="list-style-type: none"> <li>- Healthy, comfortable and safe internal and external environment</li> <li>- Well-related to external amenity and public spaces</li> <li>- Attention to detail: storage, waste, servicing and utilities</li> </ul>	<ul style="list-style-type: none"> <li>- Hampshire Fire &amp; Safety Service standards.</li> <li>- HCC Air Quality Framework</li> <li>- Winchester Waste Management Guidelines</li> </ul>
<b>Resources</b> Efficient and resilient	<ul style="list-style-type: none"> <li>- Follow the energy hierarchy</li> <li>- Careful selection of materials and construction techniques</li> <li>- Maximise resilience</li> </ul>	<ul style="list-style-type: none"> <li>- High Quality Places SPD</li> </ul>
<b>Lifespan</b> Made to last	<ul style="list-style-type: none"> <li>- Well-managed and maintained</li> <li>- Adaptable to changing needs and evolving technologies</li> <li>- A sense of ownership</li> </ul>	<ul style="list-style-type: none"> <li>- Winchester Town Vision</li> </ul>



Table

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## 6 STAGES IN THE DESIGN PROCESS

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### 5.37

Design solutions need to be informed by a thorough contextual survey and analysis, clearly identifying the constraints and opportunities of the site and showing how its surroundings have informed the principles of design. Local engagement will help inform this step.

### 5.38

The contextual factors to consider will depend on the characteristics of each site, and the form of development proposed. Matters to assess potentially include: the pattern of development; height, scale, massing and elevational treatment of surrounding development; land uses; movement patterns and routes; relationship with nearby facilities and services; landscape features; open

spaces; topography; orientation; views; neighbouring occupants/uses; protected features; boundary treatments; existing buildings worthy of retention; water features; flooding; microclimate.

### 5.39

The assessment of the contextual factors then needs to inform the principles of design, and lead on to the creation of a design framework which establishes how to achieve a positive response to the context before the detailed design is developed.

### 5.40

The final design solution needs to be a positive, creative and a bespoke response to the site context.

### 5.41

#### Design-led approach

##### **Stage one** - Site analysis

A design proposal must be grounded on the findings of a thorough site context analysis including constraints & opportunities

##### **Stage two** - Community Engagement

##### **Stage three** - Design vision

A design of a site should be based on a clear site specific vision

##### **Stage four - draft** - proposal-based design parameters

A draft proposal and set of design parameters should be produced for the site, reflecting the design vision. This should be based on good design principles and analysis completed during stage one.

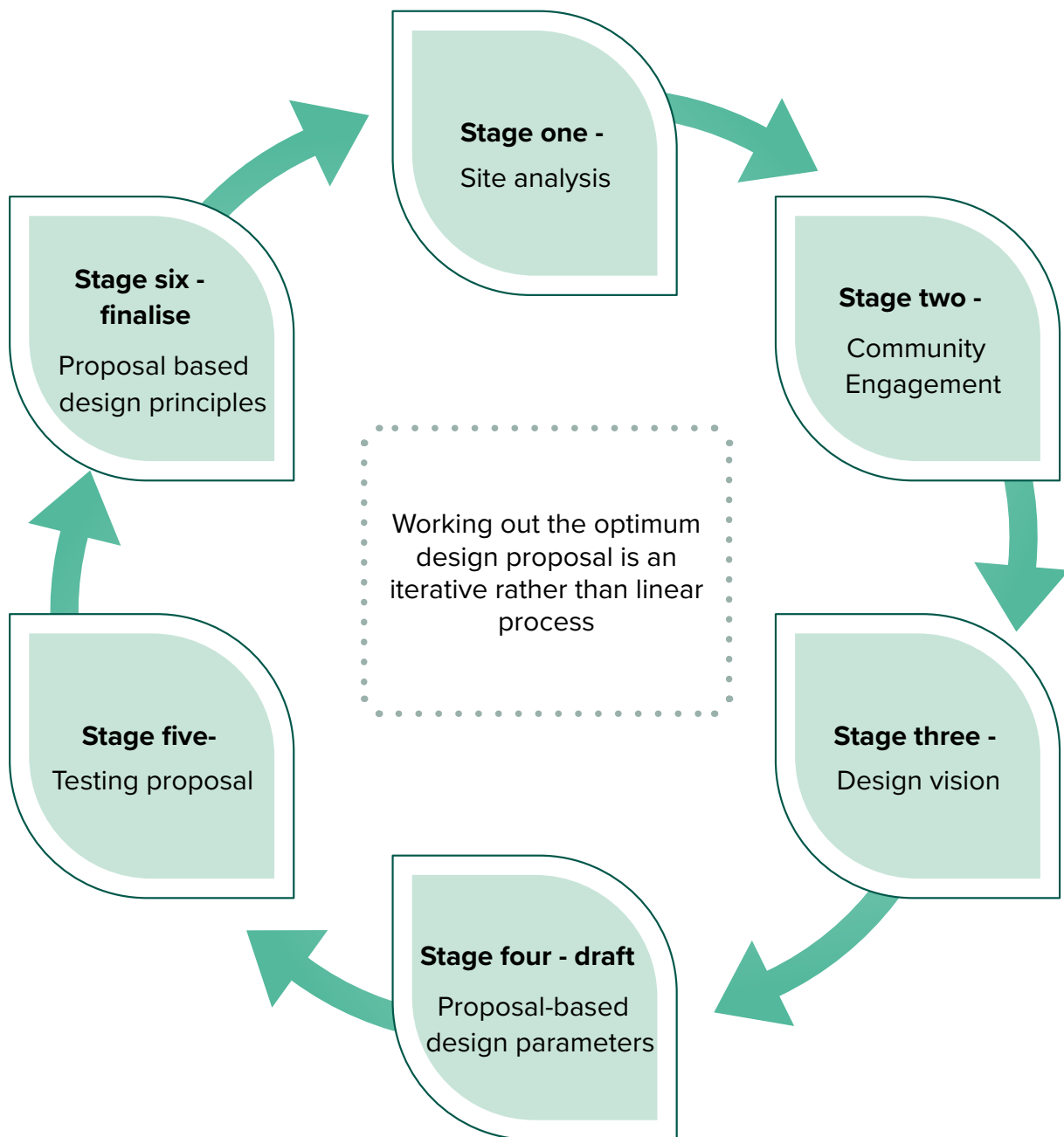
##### **Stage five**- Testing proposal

Working out the optimum design proposal is an iterative rather than linear process

##### **Stage six - finalise** - proposal based design principles

Once a final site layout has been determined, the design parameters and Justification of the proposal should be finalised.

### Design-led approach



5.37  
-  
5.41

### What are we aiming to achieve



As achieving high quality, well-designed places is a critical part of place making and an integral component of climate change and the city council's journey to net zero and the health and well-being

agendas, it is important that there is an overarching strategic policy that clearly sets out the design process that we want all developers to follow.

#### Strategic Policy D1

#### High Quality, well designed and inclusive places

Development should make a positive contribution to the area and be the result of a process which considers and responds to the immediate and wider context of the development site in order to achieve good design.

Proposals should explain each step in the design process followed with justification for decisions made, and how it addresses and responds to the ten characteristics of good design as set out in the National Design Guide, and any relevant local evidence on context and other design issues.

In order to achieve this all proposals for new development (excluding householder applications and changes of use) should demonstrate that:

- i. An analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context;

- ii. The proposal makes a positive contribution to the local environment that responds positively to its immediate and wider setting including good permeability within the site and connectivity to the surrounding area;
- iii. A high quality public realm has been incorporated into the design process to ensure that the proposal is attractive, safe, easily navigable and there are permeable and accessible routes for all users through the development including for those living with dementia, people with disabilities or anyone whose has reduced mobility;
- iv. The proposal is connected to green/blue infrastructure, public places and street patterns, including creating safe and accessible walking and cycling routes to/from existing local services, public transport and green spaces within and beyond the development, to encourage active travel;

**Strategic Policy D1**

## High Quality, well designed and inclusive places

## STRATEGIC POLICY

- v. Buildings have been designed with clearly identifiable and accessibility entrances and larger developments have landmarks and environmental clues to aid with navigation;
  - vi. It has been designed to reduce crime and anti-social behaviour;
  - vii. The accompanying landscape framework has been developed to enhance both the natural environment by maximising the potential to improve local biodiversity, as well as the built environment by providing seating in new public spaces and along longer pedestrian routes in order to provide an interesting and stimulating sensory environment;
  - viii. Car parks, footpaths and public spaces have been designed to support access by people with poor mobility, avoiding uneven surfaces, obstructions or excessive street clutter, minimising steep slopes or level changes;
  - ix. Measures to minimise carbon emissions, utilise passive solar gain to maximise the use of the sun's energy for heating and cooling by promoting the inclusion of renewable energy and reduce impact on climate change form an integral part of the design solutions (Policy CN1); and
  - x. Within mixed use development, locating local services and community facilities in a central or easily accessible part of the development.
- Development proposals should consider the role of embodied carbon as part of the design process and whether any existing buildings could be reused/refurbished and the energy performance of them can be improved as part of the design and layout of a development.

## DESIGN ISSUES ACROSS THE DISTRICT

### 5.42

As the plan area is not homogenous, and comprises of a number of distinct and unique communities which all have their own unique identity and characteristics, the next section of this topic includes strategic Local Plan policies that are based on the three broad geographical areas that have been identified in the Vision.



WINCHESTER TOWN

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SOUTH HAMPSHIRE URBAN AREA

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MARKET TOWNS & RURAL AREAS

PAGE  
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## DEVELOPMENT IN WINCHESTER TOWN AND SURROUNDINGS

### Local Plan Vision – Winchester

As the largest settlement in the district and county town, Winchester is an important centre for housing and employment activities. There are significant patterns of commuting due to the mis-match of workers and residents and its strong travel links to London. It is a hub for many services and facilities which benefit residents and businesses in the district and beyond, and is a sustainable location for growth and change. The historic, cultural, aesthetic, visual and nature conservation elements of Winchester and its setting are of exceptional quality.



5.42  
-  
5.44

### 5.43

Winchester is located in a natural bowl through which the River Itchen flows and is surrounded by high chalk downland. The landform of chalk downland and escarpments is dramatic and affords some spectacular panoramic views across the town, as well as locally distinctive visual corridors and vistas linking the town and countryside. This landscape setting distinguishes Winchester from other English cathedral cities, in that the town and its cathedral are subservient to the landscape, a characteristic which is almost unique amongst these cities. Therefore panoramic views across the town are a defining characteristic of Winchester, and much of its character derives from the roofscape and the juxtaposition of spires, steeples, clock-towers and other tall buildings and significant structures, which pierce the general level of rooftops and the skyline, making them landmarks.

### 5.44

The Cathedral is the most important building within the town and can be viewed from distances well beyond the town boundaries, but its size and architectural qualities can also be appreciated from higher ground on the edge of the town centre. Close to, the Cathedral can be surveyed from relatively few locations, and sometimes not at all, as the tight narrow streets and landform restrict these views. The roofscape is characterised by a closely packed interwoven network of small scale tiled pitched roofs giving an impression of informality, but which in fact has form and order. Views and vistas to and from significant historic buildings that punctuate the generally low rise level of roofs are highly valued and need to be protected from developments that would be out of scale, visually dominant, or incongruous.

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## DEVELOPMENT IN WINCHESTER TOWN AND SURROUNDINGS (CONTINUED)

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### 5.45

It is expected that new buildings should be of a scale which is sympathetic to others in the surrounding area. Where a building of a larger scale may be appropriate it should be demonstrated that important views, especially of landmark features from public places including transport corridors, are retained.

### 5.46

In addition to the general evidence base, the design principles for Winchester Town have been shaped by the following key documents.

#### Winchester Town Vision

### 5.47

Winchester Town Forum, supported by a team of consultants, prepared a vision document for the built up area Winchester town and its immediate surroundings for the period up to 2030. The project began in February 2020 and has involved a number of working groups, dedicated social media channels and 1-2-1 interviews with residents and other stakeholders. The process has been recorded in a number of handbooks as follows which constitute the new Vision for Winchester. Details can be viewed at [www.onegreatwin.com](http://www.onegreatwin.com)



### 5.48

The overarching vision, as set out in Handbook Part 3, revolves around three specific approaches:

- Spatial: The City Made by Walking
- People Power!
- Auditing & Sharing Resources

### 5.49

The Vision document includes a section on the streets and spaces of Winchester and proposed a literal “street map” and a series of solutions to the problem of continued widespread car use in Winchester to be prepared over the next four years. In the meantime, the Vision proposed to “Tackle the negative impacts of car traffic by moving towards the “fifteen minute city model” which favours local walking and cycling access to services and facilities and creates viable, better alternatives to car use that have much wider benefits i.e. creating beautiful streets people enjoy walking down, leads to local town squares where one might encounter friends, a pop-up market stall or a temporary event.

### 5.50

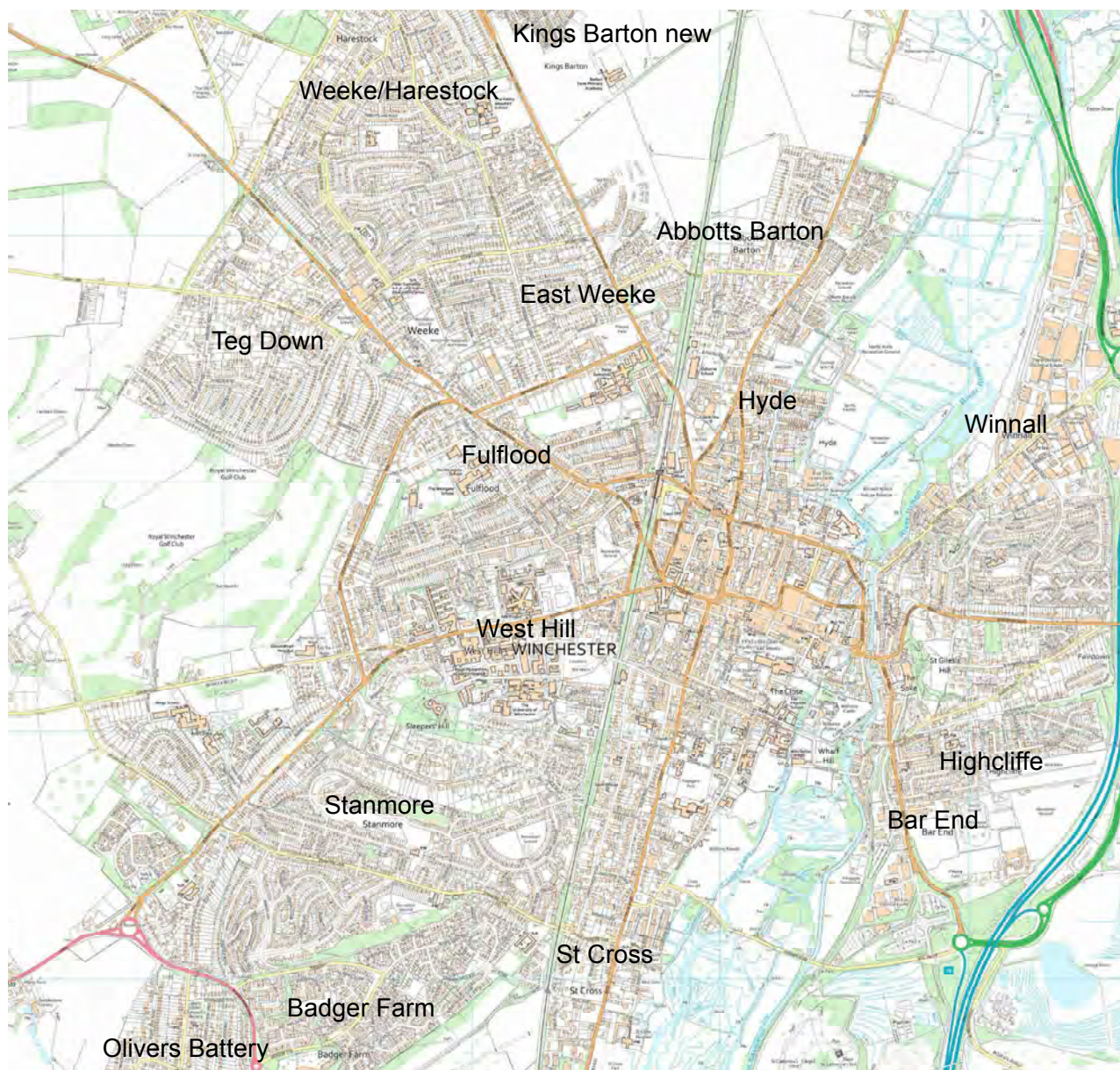
The following pages set out a number of key outputs from the Winchester Town Vision. These set the context for future planning applications, and also provide a framework for subsequent detailed design work such as masterplans, design codes and frameworks, which will be expected to respond to this work to date.

# WINCHESTER TOWN NEIGHBOURHOOD CHARACTER AREAS

## 5.51

In order to clearly set out the design objectives for the Winchester Town Area, the diagram below shows the 15 neighbourhood character areas that came out of the work on the Winchester Town Vision. These neighbourhood character areas should be used as a starting point for

the preparation on any Local Area Design Codes/Design Statements that are prepared and have involved the local community. Developers will be required as part of the design process to demonstrate how they have taken this information in order to influence the design of the development.



**Neighbourhoods of Winchester**  
 The data for this mapped was sourced from One Great Win:  
 Winchester Vision 2020–2030  
 Working Group handbook PART 2

Scale: 1:8,000  
 Paper Size: A3

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 5.51

## WINCHESTER DESIGN WORKSHOP

### 5.52

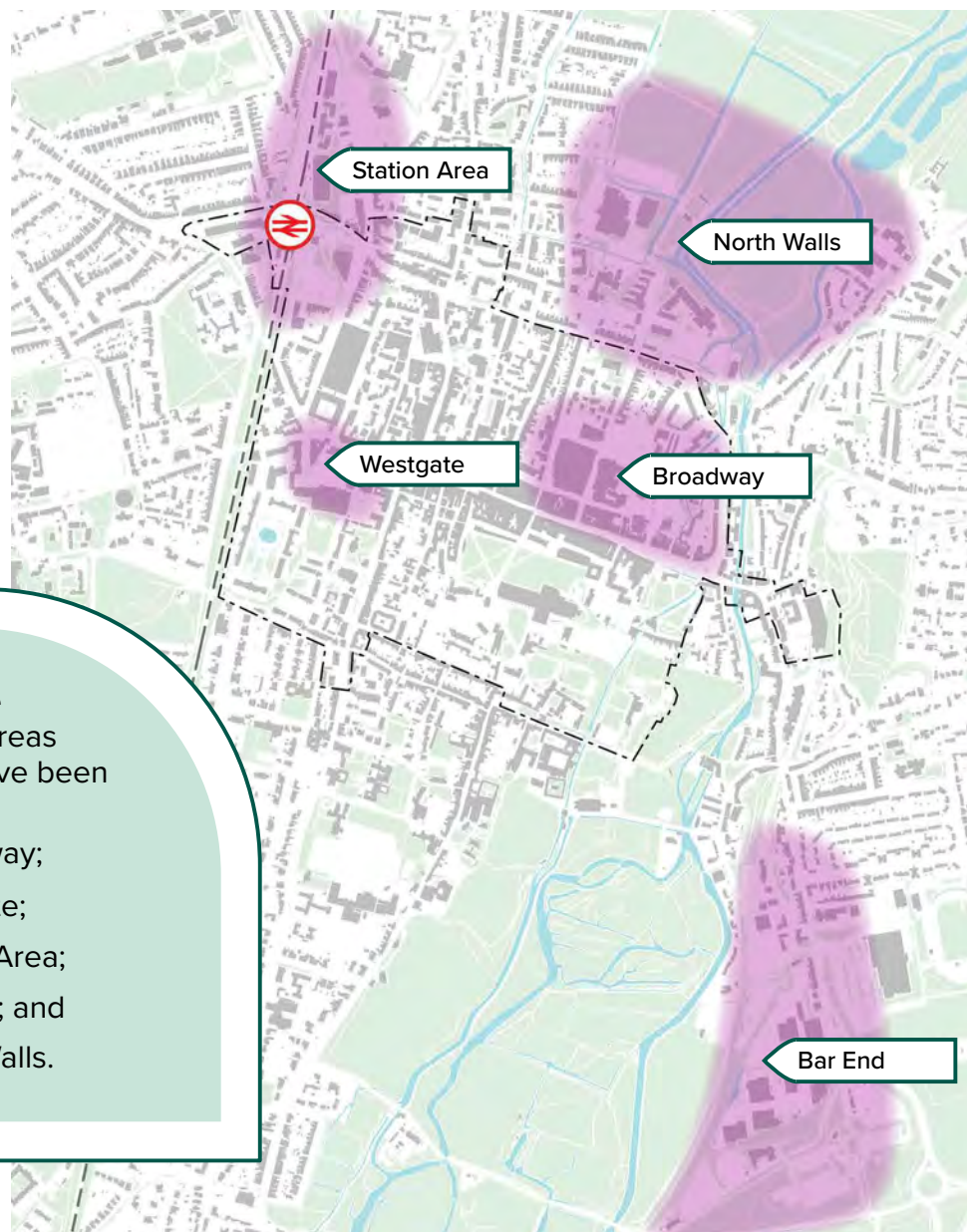
In November 2021 a series of design focussed workshops were held with Design South East. The Second workshop focused on Winchester itself, and highlighted a number of opportunities for the Town area.

### 5.53

Areas of Opportunity are those parts of the city that hold the most potential for transformation, including opportunities for development, connectivity improvements and new open space/ public realm projects.

### 5.54

The Areas of Opportunity do not have distinct or exact boundaries. They are identified as general areas as some of the potential interventions are part of wider projects (particularly around movement and connectivity) that came out of the Design South East workshops. Whilst the Areas of Opportunity do not have specific Local Plan policies they should be used a starting point should any re-development proposals come forward in these areas.



Based on the findings of the workshops, five Areas of Opportunity have been identified:

- Broadway;
- Westgate;
- Station Area;
- Bar End; and
- North Walls.

## THE BROADWAY

### 5.55

The main opportunities identified in the Broadway are as follows –

- a. Redevelopment of the Brooks shopping centre and surrounding car parks.
- b. Move the bus station to the rail station area and develop the site with city centre uses.
- c. Improve the design of The Broadway for pedestrians and cyclists.
- d. Improve the design of the roundabout junction by the King Alfred Statue to provide a safer environment for cyclists and pedestrians.
- e. Improve the design of the junction of Bridge Street and Chesil Street to create a safer environment for pedestrians and cyclists.
- f. Create a new public open space at the King Alfred statue.
- g. Improve the public realm of High Street and Middle Brook Street, including planting street trees.
- h. Create more walking connections from High Street to the Cathedral yard.
- i. Daylight the culverted tributary of the River Itchen at Busket Lane and create a new public space connecting The Broadway to Friarsgate.
- j. Improve the existing open space along the river Itchen to encourage walking and cycling and connect The Broadway northwards to Winnall Moors and southwards.



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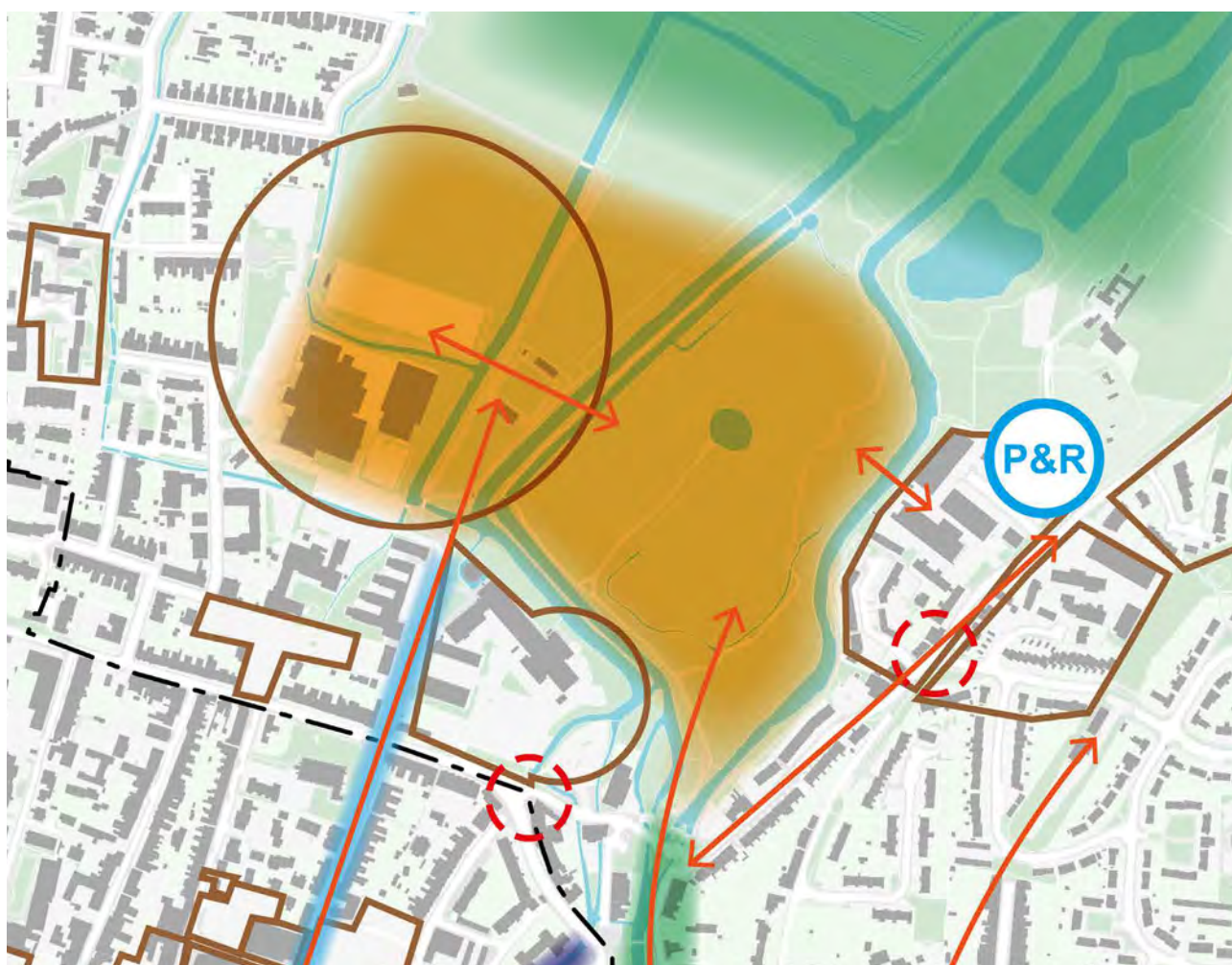
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## NORTH WALLS

### 5.56

The main opportunities in the North Walls Area of Opportunity are:

- a. Redevelop the former River Park Leisure Centre buildings and investigate opportunities around the Winchester School of Art sites to create a more positive interface with the area and increase activity.
- b. Improve the quality of the walking connection between High Street and North Walls via Middle Brook Street and Park Avenue, including tree planting.
- c. Improve the quality and offer of North Walls Recreational Ground.
- d. Improve walking connections east-west across the River Itchen.
- e. Redevelop Retail Park off Easton Lane and open up walking connections between this site and Winnall Moor across the river.
- f. Retail Park off Easton Lane is a potential location for a Park and Ride if walking and cycling connections along Wales Street to the River Itchen and city centre are improved.
- g. Improve the design of the junction of Union Street with North Walls to create a safer environment for pedestrians and cyclists.



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## WESTGATE

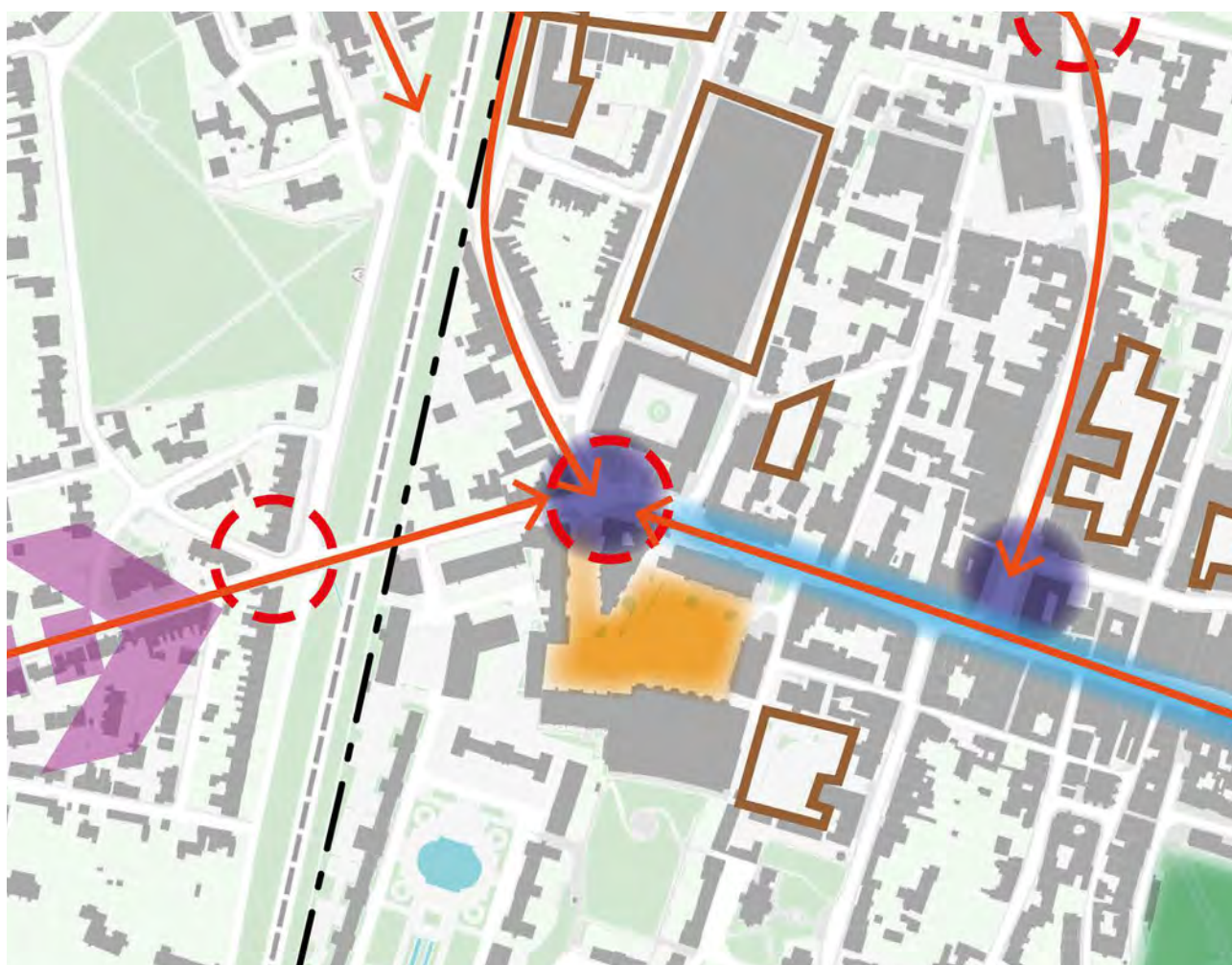
### 5.57

The main opportunities in the Westgate Area of Opportunity are:

- a. Improve the quality and attractiveness of the open spaces outside of the Great Hall and Crown Court by introducing natural features such as trees and planting.
- b. Create a new public open space at the Westgate.
- c. Improve the public realm and facilities for pedestrians at High Street.
- d. Improve the design of the junction of Romsey Road, High Street and Main Upper High Street to create a safer environment for pedestrians and cyclists.
- e. Improve the design of the junction of Romsey Road, Clifton Road and Clifton Terrace to create a safer environment for pedestrians and cyclists.
- f. Improve the walking connection from the rail station to Westgate via Upper High Street
- g. Create a new public space at the junction of Jewry Street and High Street.



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## STATION AREA

### 5.58

The main opportunities in the Station Area of Opportunity are:

- a. Redevelop and make better use of land around the station including retail sites and car parks along Andover Road and Gladstone car park.
- b. Move the bus station from Broadway and co-locate with the rail station to create a transport interchange.
- c. Improve the arrival experience at Winchester Station by creating a new public open space outside the main entrance on Station Hill.
- d. Improve walking connections and wayfinding from the station to the city centre via Station Road/Newburgh Way and Station Hill/City Road/Jewry Street.
- e. Improve the design of the junction of Station Hill and Sussex Street to create a safer environment for pedestrians and cyclists.
- f. Improve the design of the junction of City Road, Jewry Street and Hyde Street to create a safer environment for pedestrians and cyclists



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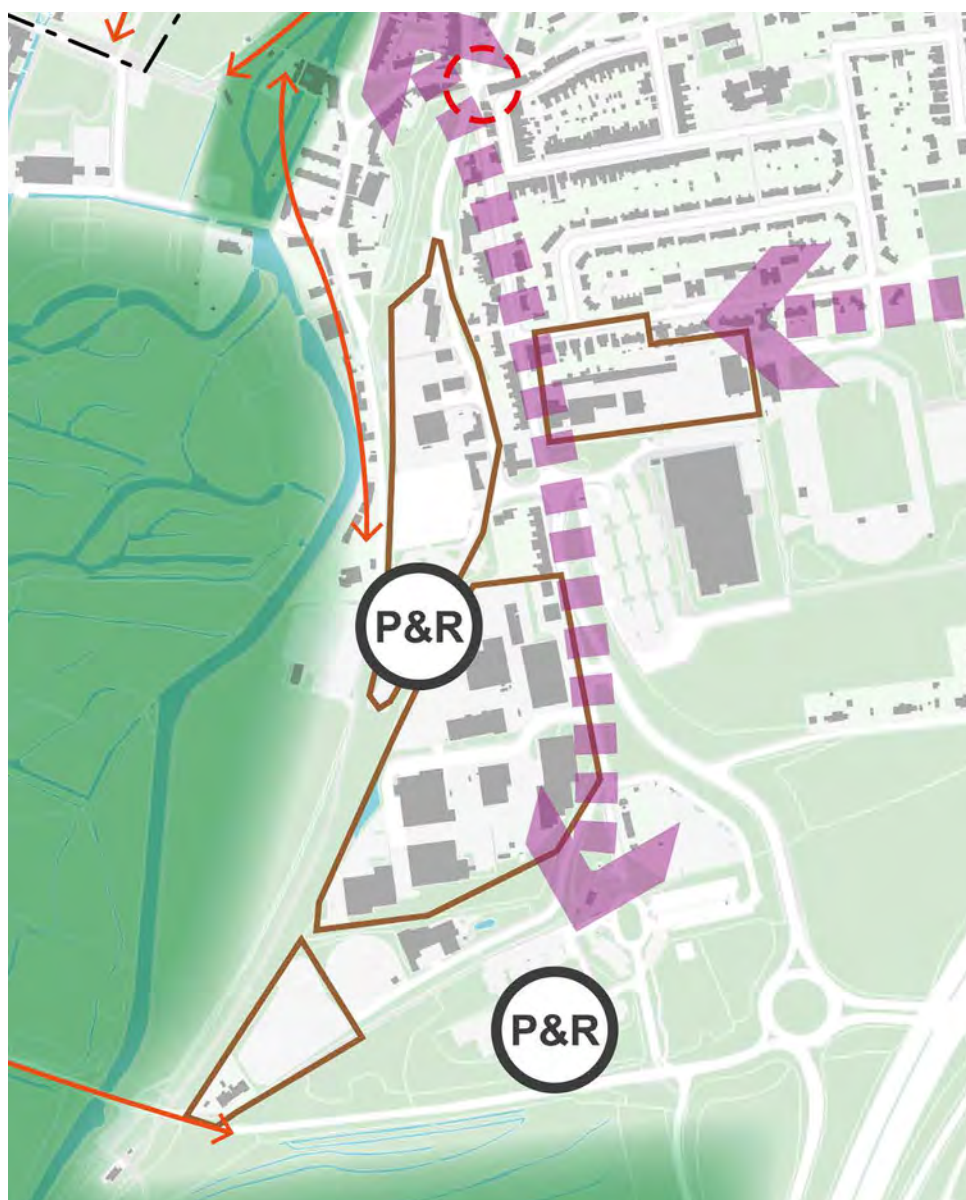


## BAR END

### 5.59

The main opportunities in the Bar End Area of Opportunity are:

- Redevelop the industrial sites along Bar End Road as mixed use development.
- Improve facilities for pedestrians and cyclists on Bar End Road to connect the existing Park and Ride with the city centre.
- Improve the walking connection along the River Itchen to connect the area towards the city centre



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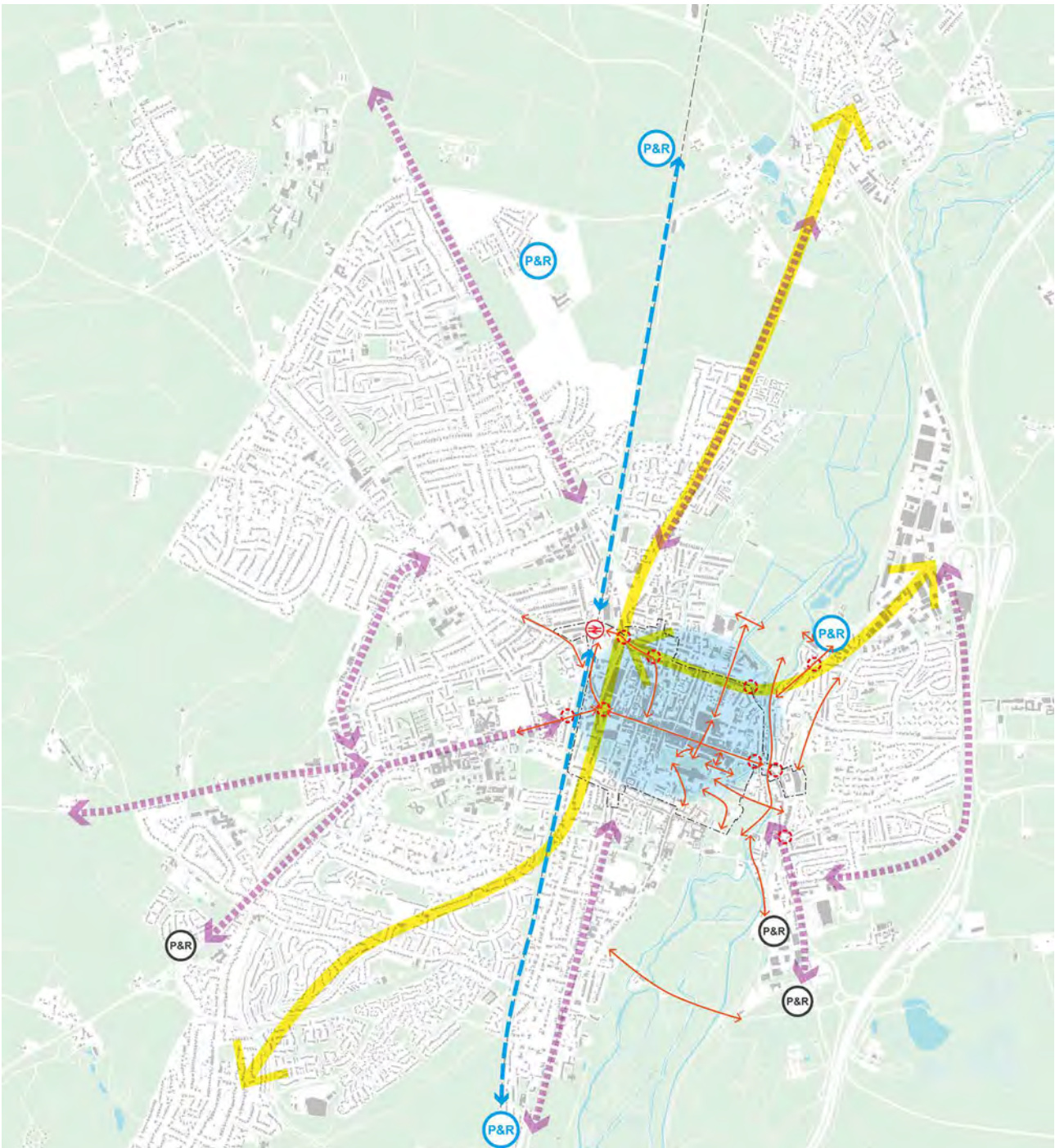
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## REVISING THE MOVEMENT NETWORK

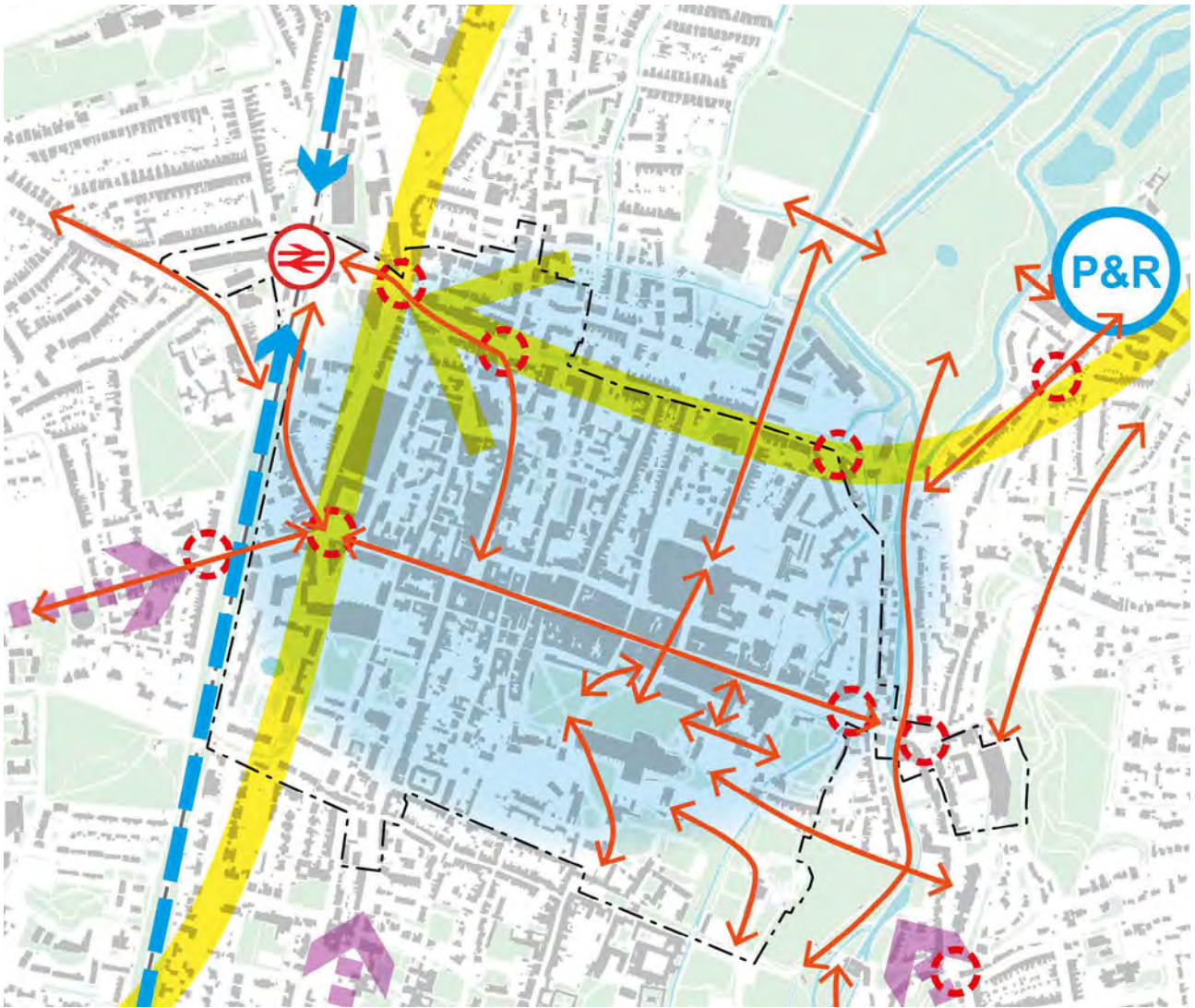
### 5.60

In addition to these areas, the workshop considered opportunities for revising the movement network in the town, including strategic and local connections, creating a better environment for pedestrians and cyclists, and measures to change the role of

traffic in the city itself. These opportunities need to be considered alongside the identified and emerging work through the Winchester Movement Strategy and the Winchester Local Cycling and Walking Plan (LCWIP).



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### 5.61

In addition, the Vision proposed the retention and enhancement of existing green open spaces, the improvement of the public realm including more public spaces, more natural features and tree planting, and the potential for more use of the High Street.

### 5.62

Significant opportunities for the retention and enhancement of open space were identified. For clarity, it is worth noting that the identified opportunity as Bushfield Camp should be delivered by a landscape focused employment led development. See Policy W5.

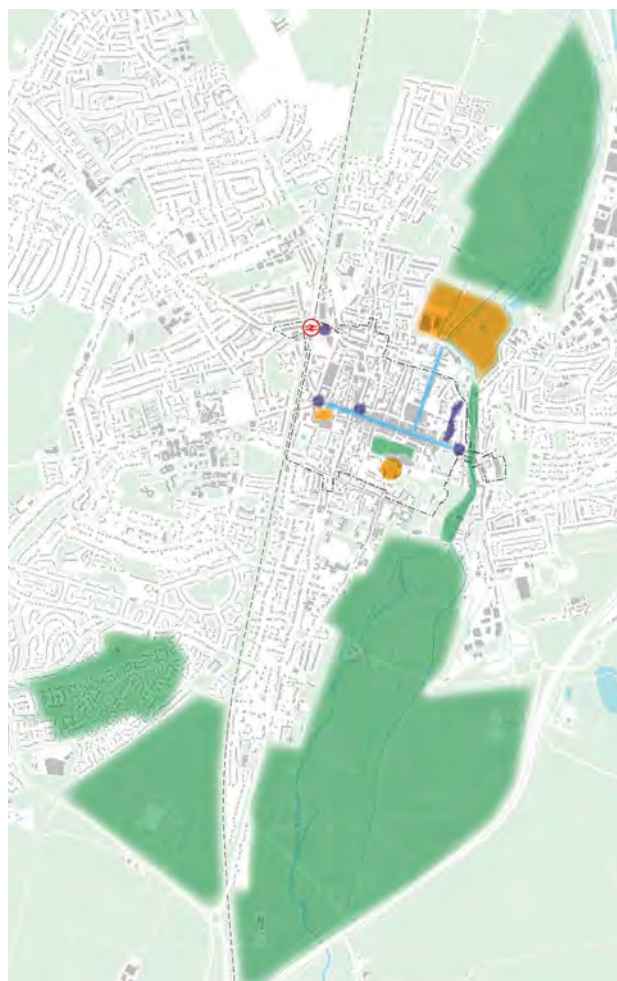
## Landscape and Townscape assessments

### 5.63

The Hampshire Integrated Character Assessment (2010) includes a county wide Landscape Character Areas and Types and Townscape assessment. The Winchester Townscape Assessment identifies local townscape views and longer range views into and out of the city. This should be read in conjunction with the WCC Landscape Character Assessment 2022.

### 5.64

The South Downs National Park have undertaken their own Landscape Character Assessment (2020) and View Characterisation and Analysis (2015). This mapped character areas and identified relevant viewpoints including St Catherine's Hill as an elevated viewpoint with views along the Itchen Valley and over Winchester.



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## What are we aiming to achieve



As Winchester Town has a wealth a historic assets and there are a range of important viewpoints into and out of the

city it is extremely important that there is a policy that sets out a series of principles that new development will need to follow.

### Strategic Policy D2

#### Design Principles for Winchester Town

In order to deliver the Local Plan Vision for Winchester Town, development proposals through the design process will need to demonstrate how they address the following:

- i. Any aspects, characteristics and specific design requirements that have been identified in the relevant site allocations policies including the development of the masterplan which will set the design parameters, framework and place-making principles for developing the whole site in order to deliver high quality places;
- ii. Any relevant aspects , identified characteristics and principles set out in Masterplans, Local Area Design Statements, Conservation Areas, Local Area Design Codes, Planning Frameworks and Design Codes that have been prepared and consulted on with the involved local community;
- iii. How community engagement has been used to inform and influence the outcome of the design process;
- iv. How the distinct character of the local area and will respond positively to, and reinforce, the patterns of development in the neighbourhoods of the city, in particular views of treed skylines which connect Winchester with its immediate and wider landscape setting including the enhancement of key views as identified in the Winchester Townscape Assessment;
- v. Roof designs are sympathetic to the character of the Town's historic roofscape in terms of bulk, grain, form and materials and make a positive contribution to the roofscape of Winchester;
- vi. Opportunities are explored through the design process for including improved strategic and local connections, improving public realm and creating a better environment for pedestrians and cyclists; and
- vii. The retention and opportunities for enhancement of existing green open spaces, and the improvement of the public realm including more public spaces, more natural features and tree planting, and the potential for more use of the high street.

STRATEGIC POLICY



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5.64

## LOCAL PLAN VISION – SOUTH HAMPSHIRE URBAN AREA

Areas in the south including Whiteley and West of Waterlooville, including Newlands, will continue to grow forming part of the wider south Hampshire economy. Significant housing and employment development will be delivered while protecting and enhancing natural assets. Physical and social infrastructure will be provided to reinforce and maintain a strong sense of community and identity.



### 5.65

The South Hampshire Urban Areas have been identified for growth under successive local Plans as a response to challenges presented by a significant part of the district being located within South Hampshire which is an area with high housing needs and limited opportunities within some key urban areas, such as Portsmouth, to accommodate it.

### 5.66

Previous Plans have seen the allocation of strategic development at Whiteley and West of Waterlooville, including Newlands, along with employment development at Solent 2. These developments are still being delivered and together form a significant part of the supply of developable land over the Plan period. However, there are opportunities for intensification and further development in these growth areas.

**Strategic Policy D3**

## Design Principles for South Hampshire Urban Areas

New development will deliver the Local Plan Vision for the South Hampshire Urban Area. Strategic scale developments will need to instead create their own identify, through an inclusive and collaborative design process with the engagement and support of the local community. Development proposals through the design process will need to demonstrate how they address the following:

- i. Any aspects, characteristics and specific design requirements that have been identified in the relevant site allocations policies including the development of the masterplan which will set the design parameters, framework and place-making principles for developing the whole site in order to deliver high quality places;
- ii. Any relevant aspects , identified characteristics and principles set out in Masterplans, Village Design Statements, Local Area Design Codes, Planning Frameworks and Design Codes that have been prepared and consulted on with the involved local community;
- iii. Relevant local evidence set out in the table 10 Characteristics of successful places, in the National Design Guide, including any updates as necessary; and
- iv. How community engagement has been used to inform and influence the outcome of the design process.



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## LOCAL PLAN VISION – MARKET TOWNS AND RURAL VILLAGES

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The Market Towns and Rural Villages are very varied in terms of their size, character and level of service provision. Some have large populations but a poor level of service provision whilst others may have unusually good service provision for their size, often reflecting their historic importance. Many others are very modest both in terms of their population and the level of service provision. This is typical of a diverse rural area where there is a high degree of personal mobility and choice, which creates a complex pattern of settlement dependencies. The diversity of settlements means that some can accommodate more change than others.



### 5.67

Allocations for development in the larger, more sustainable settlements is set out in this Plan. In addition, it is envisaged there will be infilling and redevelopment within settlements, and other development proposals to be considered through rural exceptions or proposals for community supported development.



**Strategic Policy D4**

## Design Principles for Market Towns and Rural Villages

New development will deliver the Local Plan Vision for Market Towns and Rural Villages. Development proposals through the design process will need to demonstrate how they address the following

- i. Any aspects, characteristics and specific design requirements that have been identified in the relevant site allocations policies including the development of the masterplan which will set the design parameters, framework and place-making principles for developing the whole site in order to deliver high quality places;
- ii. Any relevant aspects, identified characteristics and principles set out in, Village Design Statements, Conservation Areas, Local Area Design Codes, Planning Frameworks and Design Codes that have been prepared and consulted on with the involved local community;
- iii. Relevant local evidence set out in the table 10 Characteristics of successful places, in the National Design Guide including any updates as necessary;
- iv. How community engagement has been used to inform and been used to influence the outcome of the design process; and
- v. The key priorities identified in the Design workshop report - preserving history and heritage; relating positively to the immediate and wider setting of the site; responsive to local character and identity; enhancing green/blue infrastructure; providing homes for all including young and old; and supporting and encouraging the use of sustainable modes of transport.



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## DEVELOPMENT MANAGEMENT POLICIES

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### Master planning and Comprehensive Development

#### 5.68

The masterplan will be sought to secure agreement on key development principles when development is proposed on large sites that may be comprised of a number of different development interests and brought forward in phases. The agreement of the masterplan is part of a robust design process for good place-making. They ensures these types of sites are developed in way which follows a clear vision and delivers high quality outputs thereby avoiding ad-hoc and uncoordinated development proposals which do not align with the principles of good design.

#### 5.69

The existence of agreed plans will be able to guide the landowners, developers and the local planning authority when considering any future development proposals for the site(s). The masterplan will not necessarily detail all future development, particularly of a minor nature, however they should provide confidence for landowners and developers to bring forward schemes in accordance with the masterplan and the principles therein and create high quality places. They will also support the efficient processing of subsequent applications, saving unnecessary use of resources for applicant and the local planning authority.

#### 5.70

The masterplan should be prepared before, or in conjunction with, the submission of development proposals. The masterplan should be prepared by landowners and developers with input from the local planning authority, and following community engagement, so that the main principles for developing the land can be identified and agreed. The local planning authority will consider whether the requirement for a masterplan is justified and necessary on a site by site basis unless stipulated by a site allocation policy in the Plan.



## MARKET TOWNS AND RURAL VILLAGES

### What are we aiming to achieve



On large sites is it important that future growth is set out in a masterplan that has involved and had the input from local people and it includes a significant amount of detail to bring forward future development having taken into account

the existing opportunities and constraints. Given the importance of these sites, it is considered important to clearly set out in a Local Plan policy that sets out the requirements that need to be followed for the creation of a successful masterplan.



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## MARKET TOWNS AND RURAL VILLAGES

### Strategic Policy D5

#### Masterplan

In the interests of sustainable development and good quality place-making in order to secure long term benefits for the district, when proposals come forward on larger sites that may be brought forward in phases the local planning authority will seek to ensure that the masterplan is developed and agreed for the site.

Proposals for significant development on sites occupied by major landowners/users will be permitted where they accord with the Development Plan and are consistent with a comprehensive and evidence based site wide masterplan which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and interested. These should be agreed with the local planning authority and show how the wider implications or cumulative benefits of developing the site can be addressed.

Any application for significant development on sites occupied by major landowners/users is preceded by, and is expected to achieve the following proportionate to the scale of the site and proposed development:

- i. Include an indicative development layout and phasing and implementation plan;
- ii. Incorporate high standards of urban design and architecture that respects the character of the landscape, heritage, adjacent and nearby settlements and built development, reflecting the urban to rural transition with appropriate boundary treatment;
- iii. Make effective use of the site through the application of appropriate densities in terms of scale, height and massing, and its relationship to adjoining buildings and landscape;
- iv. Create a strong sense of place, ensuring the proposed development makes a positive contribution to local character and distinctiveness;
- v. Plan for integrated development, providing for a mix of housing that addresses the range of local housing needs, and encourages community cohesion;
- vi. Reduce the need for car use and encourage sustainable modes of travel, including current provision for public transport, cycle routes, footpaths and bridleways;

**Strategic Policy D5**

## Masterplan - continued

## STRATEGIC POLICY

- vii. Create a network of permeable and interconnected streets and high quality public realm that is well integrated into the surrounding area;
- viii. Include measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks;
- ix. Provide for timely delivery of physical infrastructure, including sewage connections and fibre optic broadband to accord with the agreed phasing of development and legal agreements;
- x. Provide for appropriate employment provision and community facilities to serve the new development (e.g. local shops, community halls, schools and health facilities);
- xi. Provide for accessible open space to meet identified local needs and/or increase accessibility to existing open spaces;
- xii. Incorporate a green infrastructure strategy, providing an integrated network of green spaces, taking advantage of opportunities for off-site links to the countryside, South Downs National Park where applicable and wider green network, and where necessary providing alternative recreational space to mitigate potential environmental impacts of development;
- xiii. Provide appropriate measures to mitigate flood risk and ensure that the development is resilient to the potential impacts of climate change (Policy NE6);
- xiv. Assess the potential for including renewable energy schemes (Policy CN5); and
- xv. Demonstrate a good understanding and respect for the natural environment, its heritage assets and their setting both within the site and in the wider locality, whether designated or not, and include details of how the natural environment and heritage assets will be preserved, conserved and enhanced.

A management plan must be produced as part of the master planning process to demonstrate how infrastructure and community assets will be maintained and managed following completion of development.



Policy D5

## BROWNFIELD DEVELOPMENT AND MAKING BEST USE OF LAND

### 5.71

The local planning authority will ensure that a site's development potential is maximised, and higher densities will be encouraged on sites which have good access to facilities, services and public transport whilst ensuring development responds positively to its setting. High density development can also assist in reducing energy usage and promoting centralised sources of

renewable energy. However, density is only one factor to be taken into account and in maximising a site's potential the density will need to be balanced against the quality of the design, good place making and how well it responds to the existing character of the site and wider contextual setting will be a very important consideration.

### What are we aiming to achieve



Given that land is a finite resource, the city council wants to make the best use of brownfield land whilst recognising that in

order to reach the Government housing requirements this will necessitate the release of greenfield land.

### Policy D6

Brownfield development and making best use of Land

In order to ensure that development land within existing settlements is used most effectively, the local planning authority will prioritise development of brownfield land, and expect higher densities on sites which have good access to facilities and public transport, particularly within the urban areas. The development potential of all sites should be

optimised, consistent with the need to promote the delivery of high quality, well designed places.

The primary determinant of the acceptability of a scheme will be how well the design responds to the general character and local distinctness of the area in which it is located.

POLICY



5.71

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## DEVELOPMENT STANDARDS

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### 5.72

Development standards address the impacts and qualities of construction of developments. It addresses a range of issues to be considered. The standards here should feed into the overall design process.

### Pollution

### 5.73

Pollution generating developments have the potential to have negative impacts upon the existing environment, resulting in adverse health or quality of life impacts. Examples of potentially pollution generating uses include industrial and commercial development, educational establishments, health facilities, large community facilities, and some forms of leisure uses. All forms of development, including residential, have the potential to cause pollution by poor location and design, resulting in loss of amenity for neighbouring uses. This can be in terms of air pollution, additional traffic, noise, or odours (including emissions from both stack and fugitive emissions and cooking odours from catering processes).

### 5.74

In addition to uses which have potential for generating pollution, it is important to consider the effects of accommodating new development adjacent to existing uses which generate pollution, particularly noise and smells. Some forms of development will be particularly sensitive to existing pollution, including housing, educational establishments and health facilities.

### 5.75

An assessment should be conducted to demonstrate that adverse impacts on health or quality of life do not arise from placing a development in an existing environment that is potentially unsuitable.

### 5.76

Where a proposal includes the provision of any significant external lighting in proximity to sensitive premises, such as domestic property, an assessment for light intrusion should be conducted. The issue of glare and visual amenity should be considered in areas where any proposed external lighting scheme will result in a significant contrast to the existing surrounding ambient light levels.

### 5.77

Assessment of ambient air quality will be required for developments in any area identified as already failing to meet current national air quality objectives. Similarly an assessment will be required for any pollution generating development, including associated transport impacts, which could have the potential to cause an area to fail such air quality objectives. Advice should be sought from the council's Environmental Health Service regarding the necessity for such an assessment and, where required, the suitability of the proposed assessment methodology. Part of Winchester Town Centre is currently designated as an Air Quality Management Area and development which has the potential to affect this area is subject of a SPD on for Air Quality.



**5.78**

For large or prolonged developments, consideration will need to be given to controlling impacts of construction traffic and smoke, dust, noise and water runoff during the construction phase. A comprehensive construction management plan detailing control measures to be applied will usually be expected.

**Noise****5.79**

Noise generating developments are those with the potential to have adverse impacts upon the existing local sound environment, resulting in adverse health or quality of life impacts. Consideration should not only be given to potential increases in noise levels but also changes in the acoustic character of the local noise environment.

**5.80**

Noise sensitive developments are developments that are particularly sensitive to noise levels. It is important to consider the effects of accommodating new development in an existing sound environment that is unsuitable for the noise sensitive development proposed. Examples of noise sensitive developments include domestic properties, educational establishments and some medical facilities.

**5.81**

Such assessments should follow the principles detailed in the Noise Policy Statement for England (Department for the Environment, Food and Rural Affairs) March 2010, or its recognised replacement. In making such an assessment technical reference should be made to recognised peer reviewed publications that are

relevant to the nature of the potential noise impacts being considered. Advice should be sought from the council's Environmental Health Service regarding the suitability of the proposed assessment methodology being applied. The Environmental Health service also provides updated guidance and these are expected to have been given due consideration when making any such assessments. Specific guidance is available online on the Services Web pages regarding noise, contaminated land, odour and light intrusion/glare.

**5.82**

For large or prolonged development, consideration should also be given to the potential noise impacts during construction as well as the post development phase.

**5.83**

Where it is concluded that a development can meet these objectives only by the implementation of mitigation measures, these should be clearly and comprehensively identified and may be subject to planning conditions.

**5.84**

For developments that fall within the definition of Part A1 processes detailed in Schedule 1 of the Environmental Permitting (England and Wales) Regulations 2010 (as amended) liaison with the Environment Agency (or any subsequent replacement regulatory body) will also be required. However, a noise assessment will still be required as part of the planning application process as the regulatory objectives of the two regimes differ.



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5.84

### What are we aiming to achieve



An important part of the design process is ensuring that we address developments standards in new development and these

requirements are clearly set out in a Local Plan policy.



**Policy D7****Development Standards**

Development proposals will be supported where they meet all the following development standards where relevant –

**Pollution (excluding noise)**

Development which generates pollution or is sensitive to it, and accords with the Development Plan, will only be permitted where it achieves an acceptable standard of environmental quality and avoids unacceptable impacts on health or quality of life.

Proposals should comply with all national statutory standards relating to environmental quality and include a statement setting out how such requirements have been met, where relevant, in designing the proposal. The potential for unacceptable pollution, resulting in adverse health or quality of life impacts, should be addressed by applications. Where there is potential for adverse impacts to occur on the following matters a detailed assessment should be conducted:

- i. Odour;
- ii. Light intrusion/glare;
- iii. Ambient air quality;
- iv. Water pollution;
- v. Contaminated land; and
- vi. Construction phase pollution impacts for large or prolonged developments.

The report should identify and detail any mitigation measures that are necessary to make the development acceptable in respect of the adverse impacts on health and quality of life. The local Planning Authority may require specific mitigation measures to be undertaken in order to make developments acceptable in terms of matters relating to pollution.

**Noise**

Development which generates noise pollution or is sensitive to it will only be permitted where it accords with the Development Plan and does not have an unacceptable impact on human health or quality of life.

A noise generating or noise sensitive development should include an assessment to demonstrate how it prevents, or minimises to an acceptable level, all adverse noise impacts. Assessment of these impacts should have regard to the advice contained within the Department for Environment Food and Rural Affairs (DEFRA) Noise Policy Statement for England (NPSE), March 2010, or its recognised replacement.

Development will not be permitted where levels above the Significant Observed Adverse Effect Level (SOAEL) exist and mitigation measures have not been proposed that will reduce impacts to, or as near to the Lowest Observed Effect Level (LOAEL) as is reasonably possible. Mitigation measures should not render the design and amenity spaces unacceptable.



Policy  
D7

## CONTAMINATED LAND

### 5.85

Within the district there is likely to be land that has been subject to a degree of contamination as a result of current and previous land uses. It is important to identify these sites before any planning proposals are made. The council maintains a register of known sites of contamination; however, this is not a conclusive list.

### 5.86

The responsibility for identifying the presence and extent of contamination, and dealing with it, lies with the landowner or other persons identified under the appropriate legislation. This liability will continue after any proposed development is constructed. It is therefore important to establish the history of a site and the surrounding area before a planning application is submitted.

### 5.87

Parts of the district may be affected by 'natural hazards' such as the emission of radon gas. The requirements of Policy DM21 will be applied to development affected by natural hazards, as well as man-made contamination.

### 5.88

If a previous land use indicates the possibility of contamination, further investigations must be undertaken by suitably qualified and

experienced persons and adequate information submitted as part of the planning application.

### 5.89

It is not only essential that development does not directly cause contamination or disturb previous contamination, but also to ensure that it does not establish a pathway or link with "receptors" (i.e. people, the environment or property) that may be impacted by its effects.

### 5.90

Particular attention should be paid to developments which are sensitive to contamination, such as housing or educational establishments, or those that may impact directly or indirectly on water supplies, including locally and nationally important aquifers.

### 5.91

To enable the significance of contamination and to allow the associated risks to be assessed, advice should be sought from Winchester City Council's Environmental Protection Team, the Environment Agency, or the Health and Safety Executive, as appropriate. The Environmental Health service also provides up to date guidance and this should be given due consideration when making any such assessments.

### Policy D8

#### Contaminated Land

The development of land which is known or suspected to be contaminated, or which is likely to be affected by contamination in the vicinity, will only be permitted where it accords with the Development Plan and there will be no unacceptable impacts on human health, groundwater and surface water, or the wider environment, and:

i. The full nature and extent of contamination is established;

- ii. Appropriate remedial measures are included to prevent risk to future users of the site, the surrounding area and the environment (including water supplies and aquifers); and
- iii. All site investigations, risk assessment, remediation and associated works are undertaken in line with current government guidance and industry best practice guidelines. All assessments must accompany planning applications.

## SITE LAYOUT, LANDSCAPING, URBAN FORM AND BUILDING DESIGN

### 5.92

As part of the design process, the position and orientation of buildings on a site can influence amount of solar gain and natural daylighting that enters a building which are important considerations in terms of potential carbon emissions. Considering these issues early on in the design process it can result in a positive benefit for the owners and occupiers of buildings in terms of lower energy and heating bills as well as having a positive role on people's mental health and physical well-being. However, it is important to remember that there is a balance between maximising solar gain in the winter, and keeping buildings cool in the summer in order to avoid the risk of overheating.



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## THE IMPACT OF OVERHEATING

### What are we aiming to achieve



With changes to the climate, there is a serious risk of overheating to the inhabitants and the surrounding ecosystems. This is, therefore, an important component that needs to be

woven into the design process rather than being considered as an afterthought and to clearly set out these requirements in a Local Plan policy.

#### 5.93

With changing temperatures it is important to consider the risk of overheating as part of the design process. This risk needs to be fully assessed and mitigated against through measures such as the incorporation of passive cooling techniques, ensuring that there is good ventilation to floor space ratio, external shutters, vents, green roofs and green walls covered in vegetation. Equal consideration needs to be given to the design of the external environment that surrounds a building in terms of the types of surfacing, vegetation, tree planting and habitats that are being created as part of the development of a site.

#### 5.94

Tree planting and canopy cover can not only be used to have a positive impact in terms of mitigating the impacts of overheating of a building but trees also have an important role in terms of absorbing carbon dioxide from the atmosphere and creating habitats for wildlife. As trees mature their root system can sometimes have an impact on the stability of buildings. It will, therefore, be essential that as part of the design process consideration is given to providing the suitable rooting environment for trees in order to ensure that this benefit is retained over the longevity.

#### 5.95

Policy D9 requires new development proposals to demonstrate how the development reduces the potential risk of overheating for the inhabitants and the surrounding ecosystems. By taking this approach it will reduce the need for mechanical air conditioning systems in buildings which are a very resource intensive and increase carbon dioxide emissions, and they emit large amounts of heat into the surrounding area.

#### 5.96

The Chartered Institution of Building Services Engineers have published a TM59 'Design Methodology for the Assessment of overheating risk in Homes', which provides further information. As part of the submission of an Energy and Carbon Statement it must be demonstrated how the proposed scheme's layout and design has addressed the orientation, shading, ventilation and impact of overheating.

**Policy D9**

## Impact of overheating

Development proposals (excluding householder applications and changes of use) should address the matter of overheating in accordance with the following:

- i. Design buildings in a way that balances temperature and ventilation throughout the year;
- ii. Reduce the amount of heat that enters a building in the warmer months through the orientation of the building, the planting of additional trees and shading from canopy coverage, consideration of the type of vegetation and planting

around the outside of the building, green roofs and walls that are covered in vegetation, fenestration, insulation, external shutters, and the use of colour of external materials; and

- iii. As a last resort, install mechanical air conditioning systems (ensuring this uses the lowest source of carbon emissions).

This information should be included in an Energy and Carbon Statement that accompanies a planning application (Policy CN1).

POLICY



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5.96



### What are we aiming to achieve



We want to set out the process in a Local Plan policy that needs to be followed for proposals involving alterations and the replacement to shopfronts.

#### 5.97

Shopfronts make an important impact on the street scene in shopping areas and influence the quality of the environment, particularly in conservation areas. Whilst well designed shopfronts make a positive contribution to the appearance of a street, insensitive and obtrusive shopfronts spoil the character of the area. Shopfronts are often regarded as transient features of a building but it is important that historic examples, including the best of those installed in the 20th Century, are retained or restored, and others are sensitively adapted to meet modern needs. Of particular interest will be those historic shopfronts which form part of listed buildings and unlisted buildings in conservation areas, or other undesignated heritage assets.

#### 5.98

The city council produced “Design Guidance for the Control of Shopfronts and Signs” in response to the trends towards standardised shop design and the imposition of corporate identities regardless of the building involved. This document is principally aimed at guiding the design of new shopfronts affecting heritage assets, where the planning authority has greatest control, but is also applicable to shopfront design generally in the district. The High Quality Places SPD also contains useful guidance on design principles and on relationships with the public realm along with the key outputs from the Winchester Future 50 project in terms of the current issues and remedies.

[winchester.gov.uk/historic-environment/conservation-areas/winchester-future-50](http://winchester.gov.uk/historic-environment/conservation-areas/winchester-future-50)



**Policy D10**

Shopfronts

Proposals that alter or replace existing shopfronts which currently contribute to the character and significance of the building or area, will only be permitted if they continue to preserve or enhance the character and significance of the area and are designed to relate closely to the overall character of the building in terms of scale and style.

Blinds and canopies will be permitted providing the size, colours, design and materials are appropriate to the character and significance of the building.

Shutters requiring planning permission will only be permitted where they are designed as an integral part of the shopfront and allow visual permeability into the shop when in use. Solid external shutters which obscure the shopfront will not be permitted.

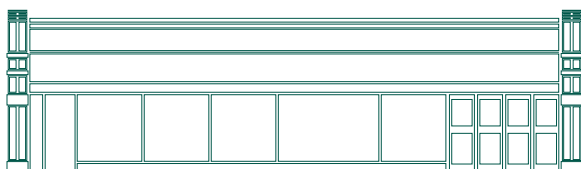
Permanently blanked out shopfronts, or other designs which discourage active frontages, will not normally be permitted. Advertisement on the surrounds of automated cash machines and visual display screens will not be permitted.

New shopfronts in conservation areas should normally incorporate traditional design elements and materials.

POLICY



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5.98



### What are we aiming to achieve



The city council wants to set out a positive approach to signage and ensure that any signage is appropriate for the location.

#### 5.99

Signage on buildings and within the streets normally requires advertisement consent and can, when well designed and located, add vitality and interest to a commercial centre. Poorly designed signage schemes can seriously affect the appearance and character of the area and create physical as well as visual clutter. In conservation areas in particular, careful control over the design, form, size, location and materials used for signs is needed to ensure they are in keeping with the area and the buildings they serve. The use of signs can contribute to visual and physical clutter and this will be a consideration when determining applications for their display.

#### 5.100

Traders which lie off the main commercial thoroughfares of the district's main centres can be at a disadvantage in terms of attracting footfall. Well designed and located signs may therefore be acceptable providing they accord with the "Design Guidance for the Control of Shopfronts and Signs". However, Advanced Warning Signs in close proximity to street furniture, market stalls, The Buttercross or The Pentice (in Winchester) and other architectural features, can cause physical obstructions as well as visual clutter. Premises trading on the main streets will therefore not be

permitted to display Advanced Warning Signs ('A-boards'). Where permitted, Advanced Warning Signs will be limited to one per premises advertised, also taking account of any cumulative impact, and the city council will take appropriate action to remove unauthorised signs within the main town and village centres of the district.

#### 5.101

Advanced Warning Signs (A-Boards and free standing boards) will be permitted only where they conform to the city councils' Design Guidance for the control of Shopfronts and Signs and are directional in their message. General advertising of particular goods for sale will not be permitted.

#### 5.102

Where cafés and restaurants are permitted to locate tables and chairs on the highway, advertisements will not normally be permitted on banners or hoardings surrounding them.

#### 5.103

In Winchester City Centre, Advanced Warning Signs will not be permitted for premises located on the High Street, Broadway, Upper High Street, St Georges Street and Jewry Street.

**Policy D11****Signage**

In order to maintain commercial and visual attractiveness, consent will be granted for advertisements and signs which respect the character and significance and conform to the guidance below and the city council's 'Design Guidance for the control of Shopfronts and Signs'.

Internally illuminated signs will not be permitted within conservation areas.

Where consent is required, hanging or projecting signs will only be permitted where they do not contribute to visual clutter or detract from significant architectural features on the building. These will be expected to be located at fascia level, unless replacing existing historic signs.

Signage and street furniture should be located so as to avoid obstruction to all users.

Signage in conservation areas should take into account identified features in conservation area appraisals.

POLICY



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5.103

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# SUSTAINABLE TRANSPORT AND ACTIVE TRAVEL



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## BACKGROUND

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### 6.1

Mitigating and adapting to climate change and reducing the carbon footprint of the district is an important part of the new Local Plan. There needs to be a step change away from continued reliance on private cars as a main travel solution and the use of sustainable and active means of travel must be prioritised and made more attractive options.

### 6.2

The city council's climate change targets for the district and objectives of the City of Winchester Movement Strategy, Air Quality Action Plan and Carbon Neutrality Plan will only be met by ensuring that we prioritise development towards sustainable transport modes of travel which includes safe and accessible means of transport with an overall low impact on the environment which includes walking, cycling, ultra-low and zero carbon emission vehicles, car sharing and public transport. This is because

transport is one of the highest contributors towards the carbon footprint of the district and the private car is the least sustainable form of transport.

### 6.3

Transport provision and in particular access to sustainable public transport varies considerably across the district, with relatively good accessibility in Winchester Town, ranging to very poor accessibility in some of the more remote rural areas. The main transport issues relate to the need to reduce carbon emissions, road safety, accessibility, congestion and pollution to improve air quality. The biggest challenges in accommodating development will be in relation to ensuring the development generates as little new private car traffic movements as possible and providing the necessary infrastructure to accommodate more sustainable means of travel and ensure access to facilities and services.

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## LOCAL TRANSPORT PLAN, WINCHESTER MOVEMENT STRATEGY AND THE CITY OF WINCHESTER LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

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### 6.4

Hampshire County Council is currently in the process of updating their Local Transport Plan which sets out its vision for future transport and travel infrastructure. The current Local Transport Plan (LTP3) was developed in 2011 but is no longer relevant to today's challenges and opportunities.

#### The draft LTP4:

- Describes our transport vision for 2050, the key transport outcomes we are seeking to achieve, and the principles that would guide future investment and decision making in relation to transport and travel;
- Sets out transport policies covering all aspects of transport planning, delivery, and operation (i.e. the 'rules' about how we would do things and how we want others to do things);
- Presents our approach to delivering the Plan – 'making it happen', setting out a roadmap to 2050 and how we would prioritise, fund and deliver interventions, and monitor our progress; and
- Supports the county council's wider strategies, plans and priorities.

## 6.5

The draft LTP4 reflects extensive scoping and stakeholder engagement work and is now presented for formal consultation, to identify whether any further changes are required before it is considered for adoption.

### Winchester Movement Strategy

## 6.6

Hampshire County Council and Winchester City Council have worked in partnership to produce the Winchester Movement Strategy. This is based around removing constraints to travel and transport around Winchester to enable growth and make the city a healthier and more accessible place to live, work and visit. It identifies these three priorities:

- Reduce city centre traffic;
- Support healthier lifestyle choices; and
- Invest in infrastructure to support sustainable growth.

## 6.7

The City of Winchester Local Cycling and Walking Infrastructure Plan (LCWIP) is one a series of technical studies that have been developed as part of the Winchester Movement Strategy – which focusses on the built-up urban area of Winchester town.

## 6.8

The LCWIP sets out a proposed network of 13 walking routes and 9 cycling corridors where improvements are to be delivered within the city over the next decade or so, and six proposed improvements that have been prioritised for delivery. It also summarises where the main trip generators

are within Winchester, and sets out data about current travel behaviour in the city and where existing cycling and walking infrastructure is located, as well as factors like topography and the likelihood of different routes to be used for cycling. The LCWIP is currently under review and a district wide LCWIP is being prepared.

## 6.9

The above Plan aligns with the Department of Transport ‘Gear Change – a bold vision for cycling and walking

[assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/904146/gear-change-a-bold-vision-for-cycling-and-walking.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/904146/gear-change-a-bold-vision-for-cycling-and-walking.pdf)

and cycle infrastructure design [gov.uk/government/publications/cycle-infrastructure-design-ltn-120](https://gov.uk/government/publications/cycle-infrastructure-design-ltn-120)

### Winchester Vision 2020 – 2030

## 6.10

Whilst the Winchester Vision is solely focussed on Winchester town, the work that was undertaken as part of this commission focussed on the need to reduce the reliance of the private motor car and promoting the concept of the 15 minute cities. Given that there is a climate emergency, it is considered appropriate to embed the concept of 15 minute cities into the Local Plan and apply these principles in the parts of the district where this is achievable whilst recognising that the concept of 15 minute cities does not work for all of the district.



6.1  
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## THE ROLE OF THE LOCAL PLAN

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### 6.11

The Local Plan has a key role to play in promoting sustainable transport modes of travel and how the Local Plan can be used to promote the concept/principles of 15 minute cities and focus new development in the most sustainable locations with high quality infrastructure to promote active travel and access to public transport buses and trains to connect together neighbourhoods, facilities and services. It can focus on streets for people and not cars resulting in a more attractive, cleaner environment accessible to all. It is, however, important to recognise that whilst we want the design process to really focus and prioritise sustainable transport modes of transport over the private car because of the rural nature of the district, it may not be possible to completely rule out the use of the private car.

### 6.12

Coming out of the pandemic there are opportunities for the Local Plan to capitalise on some of the positive changes in peoples' habits that have occurred. More people are working regularly from home reducing the need to travel by private car and for some this will be a long-term change in the way they work.

### 6.13

People have started to walk and cycle more during the pandemic both for exercise and to undertake local journeys possibly encouraged by the reduction of car traffic on the roads. Walking, cycling and other types of active travel are important contributors to health and wellbeing and the reduction of cars on the road has improved air quality particularly in Winchester Town where air pollution from vehicle sources has been an issue. Reduced parking provision in a planned and managed way can facilitate higher density development and support the creation of mixed and vibrant places that are designed for people rather than vehicles. The allocation of sites in the plan and the plan policies can ensure that these sustainable principles are followed.







## 6.14

The National Planning Policy Framework makes it clear that transport issues should be considered from the earliest stages of plan making to allow impacts of development on the transport networks to be addressed, opportunities to promote walking, cycling and public transport are identified and pursued, environmental impacts of traffic are assessed and mitigated where necessary and transport contributes to making high quality places. The council wants sustainability and the aim of carbon neutrality to be at the forefront of developers' minds so that planning applications show that sustainable and active forms of travel are being prioritised over use of the private car which is the least sustainable form of transport.

- The Local Plan can allocate land for park and ride to reduce the number of cars coming into Winchester. As part of an overarching approach to parking and access management the plan can reduce and allocate car parks in towns for example for other uses such as residential development and ensure park and ride sites are located in the areas of most demand.
- Existing car parking standards can be reduced in areas where there are other more sustainable modes of transport which can be addressed this through updating car parking standards.
- The Local Plan can accommodate opportunities for low carbon modes of transport such as hydrogen or electric vehicles and in doing so support the move away from petrol and diesel fuelled vehicles. This could for example, include "last mile" delivery by sustainable movement from vehicle hubs.

## THE ROLE OF THE LOCAL PLAN (CONTINUED)

### Key Issues:

- i. The council agrees that carbon neutrality is a vitally important issue and is a major urgent priority. It has published its Carbon Neutrality Action Plan 2020- 2030 which sets out how it will achieve the aim of being a carbon neutral council by 2024 and district by 2030.
- ii. As result of the climate emergency and the recognition that transport is one of the highest emitters of carbon, the new Local Plan has a role to play in terms of reducing the carbon footprint of the district and ensuring that new development is directed towards areas where it is fully integrated with existing sustainable infrastructure, services and is not designed around car-dependency with the aim of creating 15 minute communities where that is feasible.
- iii. The stage one Transport Assessment has identified opportunities to encourage a shift to more sustainable transport usage (Transport assessment stage 1 report).
- iv. The Local Cycle and Walking Infrastructure Plan for Winchester Town that promotes walking and cycling as the prime modes of transport. (it is intended to extend this to other areas in the district) ([Local Cycling and Walking Infrastructure Plan](#)).
- v. The Local Plan needs to promote places that are less reliant on the private motor car for transport and deliver a transport strategy that offers people a viable and attractive alternative to the private motor car.
- vi. The Local Plan can build on the new opportunities and trends that have been created during the pandemic such as more people working regularly at home and the positive impact of this on for example, air quality and the growth of cycling and walking along with the potential future growth in e-bikes.
- vii. The Local Plan can help to deliver walking, cycling and other active travel opportunities that are safe, secure and where they are needed making connections between where people live and where they need to go to shop, work, school and access facilities.
- viii. The Transport Assessment / Local Plan can try to identify and address the lack of sustainable and active travel options in the rural areas by promoting travel hubs or community travel schemes where new development makes it viable to do so.
- ix. The Local Plan can move away from the “predict and provide” method of increasing the capacity of the road network to accommodate more cars with the associated negative impacts on air quality, health and increased carbon footprint and focus on reducing the need to travel and tipping the balance in favour of walking, cycling and passenger transport.





Key  
Issues

15 MINUTE

**NEIGHBOURHOODS**



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## PROPOSED NEW STRATEGIC POLICY –

Promoting active and sustainable transport and travel and reducing private car use for all new development and plan allocations.

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### 6.15

The National Planning Policy Framework and associated Planning Policy Guidance makes it clear that transport issues should be:

- Considered from the earliest stages of plan making to allow impacts of development on the transport networks to be addressed,
- Opportunities to promote walking, cycling and public transport are identified and pursued,
- Environmental impacts of traffic are assessed and mitigated where necessary; and
- Transport contributes to making high quality places.

### 6.16

In order to ensure that the Local Plan accords with the guidance in the NPPF and supports the aims set out in the council's climate emergency the preferred approach is to include an overarching strategic transport / travel policy that sets out the council's aspirations in respect of promoting sustainable and active travel above the use of the private car.

### 6.17

Planning applications should be supported by a travel plan prepared in accordance with the advice on the Hampshire County council website <https://www.hants.gov.uk/transport/developers/travelplans> Travel Plans should identify the measures taken to facilitate and encourage the use of active and sustainable travel modes thereby reducing the need to travel by private car.

### 6.18

Work on implementing the Local Cycling and Walking Infrastructure Plan (LCWIP) identifies a network of key walking and cycling routes across Winchester and recommends actions along those routes where improvements are needed. Applications will be required to contribute to the delivery of the LCWIP to raise the profiles of cycling and walking as viable alternatives to driving, contributing to the objective of reducing the level of car usage in Winchester.

### 6.19

Where appropriate, relevant and in accordance with other policies in this Plan, the council will seek, by means of legal agreements, implementation through section 278 agreements, or financial contributions through section 106 towards improvements to local transport networks and cycling and walking routes. Contributions may take the form of improvements to infrastructure such as road junctions, cycle and walking routes, enhancement to existing bridleways and footpaths, or the provision of additional or improved public transport services.



## 6.20

Active travel and sustainable transport are an essential consideration when developing a site and determine how the site will function in terms of travel patterns. To encourage the uptake and continued use of active and sustainable modes of transport, the location, design and layout of development will need to demonstrate significant prominence and priority being given to pedestrian and cycle movements and then to sustainable transport initiatives and lastly to private car use, maximising integration with bus or other public transport networks.

## 6.21

For a site to be considered sustainable outside of existing settlement boundaries in respect of accessibility, it will need to be demonstrated that the intended use and occupiers have a reasonable prospect of a choice of sustainable travel modes of transport to key destinations. Where it is proposed to improve the transport credentials of a site by means of contributions to the transport infrastructure serving it, it would need to be demonstrated that the suggested measures were feasible, viable and are sustainable.

## 6.22

It is essential that new developments provide safe and suitable internal layouts and access to the highway network and provide an internal layout that minimises the likelihood of conflict between road users, whether vehicular, pedestrian or cyclist. Where new accesses or additional use of existing unsatisfactory access(es) or minor roads are required, the Highway Authority will need to be satisfied that it is safe and that the appropriate visibility for all highway users can be provided.

## 6.23

The technology around electric and hydrogen vehicles is changing rapidly and new requirements will need to be incorporated into the layouts of schemes when they become available to ensure that the most sustainable development is being achieved.

## PROPOSED NEW STRATEGIC POLICY –

Promoting active and sustainable transport and travel and reducing private car use for all new development and plan allocations.

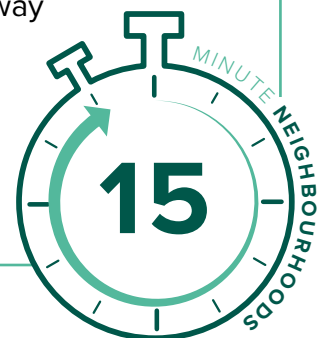
### What are we aiming to achieve



As result of the climate emergency and the recognition that transport is one of the highest emitters of carbon in the district, the new Local Plan has a key role to play in reducing the carbon footprint of the district and improving air quality. In order to achieve this new development needs to be directed to areas where it is fully integrated with existing sustainable infrastructure and active travel opportunities and ensuring that the design and layout of a development is not designed around car-dependency.

The strategic policy needs to enable a step change away from continued reliance on private cars as a main travel solution and promote the use of sustainable transport modes of travel. It is, however, to recognise that as a large

percentage of the district is rural in nature we cannot totally rule out the use of the private car but we can use the design process to actively encourage people to use sustainable transport modes of travel where they are available. It needs to achieve the provision of high quality public realm and landscape design, to create streets where people can enjoy and will chose to walk and cycle rather than use a car. Delivering on this ambition will lead to improved health through an increase in physical activity; reduced congestion on the highway network by providing more sustainable travel choices; improved air quality and safer active travel.



## PROPOSED NEW STRATEGIC POLICY –

Promoting active and sustainable transport and travel and reducing private car use for all new development and plan allocations.

### Strategic Policy T1

#### Sustainable and Active Transport and Travel

Planning applications for the development that would increase travel must be supported by a travel assessment to quantify the amount and type of travel and should prioritise;

- i. Offering a genuine choice of sustainable and active transport modes of travel; prioritising walking, cycling and public transport, followed by car clubs, electric/hydrogen vehicles and lastly private fossil-fuelled vehicles;
- ii. Designing development so that it minimises the need to travel by private car;
- iii. The concept of 15 minute neighbourhoods;
- iv. Incorporating sustainable and active travel routes into the layout with connections to the wider network, which must be made available and usable at all stages of development particularly on large or phased sites, in a way that results in a safe, attractive, secure and convenient way that encourage all users, including those with disabilities and reduced mobility, to use more sustainable forms of transport such as walking, cycling or buses, at every stage of the development; and
- v. The continued safe and efficient operation of the strategic and local road networks;
- vi. Any proposed new accesses and intensified use of existing accesses onto the road network can demonstrate that they will not result in reduced highways safety or a significant traffic congestion/delays.

STRATEGIC POLICY



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6.23

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## PARKING STANDARDS FOR NEW DEVELOPMENTS

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### 6.24

The council's current residential parking standards are set out in the Residential Parking Standards SPD adopted in 2009. As these car parking standards predate the climate emergency these standards will need updating as they currently provide fairly generous parking standards for new residential development where the onus was on the developer to justify why they could not meet the standard or considered that an alternative approach might be more appropriate. To enable a step change away from planning for the private car the approach needs to be turned around and developers will need to demonstrate why they are planning for the number of car parking spaces in their developments. With new development being focussed on sustainable settlements it should be possible to see a reduction in the number of car parking spaces being provided for each dwelling. Parking for residential properties must be considered after active and sustainable travel options have been catered for. The SPD on Residential Parking Standards will be updated to align with the climate emergency and will be consulted on in due course.

### 6.25

Residential development proposed with no parking provision will be supported where it is located in easy walking distance of a range of services and facilities, there is suitable access to non-car based modes of transport, and it is demonstrated that the lack of provision will not be to the detriment of the surrounding area.

### 6.26

As part of the design process, the location and treatment of car parking should be carefully assessed and it should be demonstrated through the Design and Access Statement how the scheme has promoted car-free environments, minimised on-site parking provision and justify the reasons for how the car parking has been laid out and the number of car parking spaces that have been provided on the site.

### 6.27

It is essential that the Design and Access Statement also demonstrates how cycling (including cycle parking) has been prioritised in the design process along with parking associated with all other forms of active travel. Development will also need to show how they cater for those with mobility issues needing to use some sort of specialised modes of transport such as mobility scooters including storage arrangements. There will also need to be consideration of secure storage and parking facilities for cycles and other forms of e-mobility (for example, e-bikes and e-scooters).



**6.28**

Safe, secure, undercover parking for non car methods of travel will be prioritised and should be considered at the early stages of the design process.

**6.29**

Parking standards for other forms of development will be considered on a case-by-case basis, based on the anticipated trip generation of the proposal and will take account of local circumstances including the layout of the development, the mix of uses, the character of the local area and the proximity of public transport. Such schemes may need to be supported by a travel plan.

**6.30**

The development of transport hubs in which enable “last mile” delivery by sustainable transport will be supported where the location is suitable in all other respects.



6.24  
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6.30

## DEVELOPMENT MANAGEMENT POLICIES PARKING STANDARDS FOR NEW DEVELOPMENTS

### What are we aiming to achieve



We want to ensure that applicants consider a new travel hierarchy which puts all forms of sustainable transport modes of travel at the heart of design process to ensure that there is a step change away from site layouts which are designed around the needs of the private motor car.

Active, sustainable development and mobility travel needs must be planned at the initial site design stage.

This parking policy will form part of the move away from private car dependence by making car parking lower down the travel hierarchy than active travel and access to public transport.

Built in flexibility will allow each development to be considered on its own merits with less parking required in more sustainable locations.



**Policy T2**

## Parking for New Developments

New development will only be permitted where;

- i. The applicant can demonstrate in the Design and Access Statement and the Travel Plan, how the needs of sustainable transport modes of transport have been prioritised in the design process and provide justification for the level of car parking provided on the site;
- ii. The parking provision on residential development including for visitors shall take account of local circumstances including the layout of the development, the mix of dwellings, the character of the local area and the proximity of public transport, and,
- iii. Residential development proposed with no parking provision will be supported where it is located in
  - easy walking distance of a range of services and facilities, or there is suitable access to non-car based modes of transport, and it is demonstrated that the lack of provision will not be to the detriment of the surrounding area or the need of those with limited mobility;
- iv. Secure parking for cycles, e-mobility, mobility scooters or any other form of non car transport must be provided in a safe and convenient location and should be undercover, with charging points and provided according to the relevant standard or locally specific demand; and
- v. Parking for commercial uses will be considered on a case by case basis.



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## DEVELOPMENT MANAGEMENT POLICIES

### DESIGN AND LAYOUT OF PARKING FOR NEW DEVELOPMENTS

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#### 6.31

Planning applications will be required to demonstrate through the design process how sustainable transport modes of travel, mobility parking, access to public transport has been prioritised over private car parking and access. The design and layout should be safe, attractive and functional. It should avoid potential conflicts between the various users and make car travel the lowest priority and be designed in a way that connects together the new development to the Public Rights Way network and the nearest public transport facility.

#### 6.32

Car parking areas in particular should include a detailed landscaping and maintenance scheme which will show how the areas will be managed in the longer term.

#### 6.33

Applications will also need to be supported with a lighting and signage statement and plan if they are proposed.

### What are we aiming to achieve



To ensure that car parking in particular is provided to a high standard of design and layout including landscaping to achieve a high quality, safe and accessible environment for all users.

To ensure that parking areas do not detract from the overall quality of the environment.

**Policy T3**

Promoting sustainable travel modes of transport and the design and layout of parking for new developments

New development will only be permitted where;

- i. Provides priority parking for active and e-mobility travel and car clubs;
- ii. Has facilities for charging of plug in and other ultra-low emission vehicles in safe, accessible and convenient locations in accordance with the Building Regulations;
- iii. Incorporates parking provision, including drop off spaces and vehicular access. Consideration should be given to opportunities for shared spaces where appropriate;
- iv. As part of the overall design of the scheme takes account of the character of the surrounding area in accordance with High Quality Places SPD;
- v. Provides attractive, landscaped and safe parking areas which are overlooked by dwellings or other areas of active public use providing surveillance and accompanied with associated long term maintenance plans;
- vi. signage and lighting where it is both necessary must be of a high quality design appropriate to the location;
- vii. Includes permeable parking surfaces unless there are overriding evidenced reasons that prevents their use; and
- viii. Any surfaces used should be appropriate to the site context and expected level of use.



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## ACCESS FOR NEW DEVELOPMENTS

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### 6.34

To achieve the aim of carbon reduction through prioritising active and sustainable modes of transport over travel by private car it is fundamental that the needs of active and sustainable travel are prioritised at the earliest stages of site design. It is important to ensure that the needs of all users are considered but that the needs of private car users does not dominate the layout.

### 6.35

It is important in giving the private car least priority that the needs of those with disabilities or reduced mobility are not overlooked. Private car parking for such users will be supported.

### 6.36

Any access and internal arrangements must be safe for all users including those off site at new junctions. The needs of emergency service and other service providers such as bin lorries should be incorporated into the layout in a design led manner.

### 6.37

Any new or amended site access must in accordance with any highway requirements on the grounds of safety, including the provision of gateways, visibility splays, access to adopted highways and accompanying signage that may be required. This is essential for the safety of all users.

## What are we aiming to achieve



This policy is needed to ensure that developments requiring new or altered accesses are provided in a safe and effective manner and take into account all the necessary highways safety requirements.

New or amended accesses also need to provide for a range of users and with the exception of the strategic road network, they need to be designed to prioritise the needs of pedestrians, cyclists and other non-car users.

**Policy T4**

## Access for New Developments

New development will be permitted where it accords with the development plan and where it: ;

- i. Prioritises the needs of pedestrians, cyclists, people with reduced mobility, including safe and attractive routes to, from and within the site which connect to existing Public Rights of Way network outside the site boundary and the nearest public transport stop, minimising the scope for conflicts between all users;
- ii. Addresses the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- iii. Allows for access to, and movement within, the site in a safe and effective manner, having regard to the amenities of occupiers of the site and adjacent land and to the requirements of the emergency services and service providers, including turning facilities as appropriate; and
- iv. Makes provision for access to the site in accordance with any highway requirements on the grounds of safety, including the provision of gateways, visibility splays, access to adopted highways and accompanying signage that may be required.

POLICY



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# BIODIVERSITY AND THE NATURAL ENVIRONMENT



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## BACKGROUND

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### 7.1

The council has declared a Climate Emergency and has set an ambition for the wider district to become carbon neutral by 2030. A high quality natural environment is a key contributor to sustainable development and can support a wide range of biodiversity and contributes to human health and wellbeing.

### 7.2

Access to the countryside / areas of green space, and particularly those within walking distance of residential neighbourhoods and settlements, have become increasingly important during the pandemic when people have sought opportunities for exercise and recreation closer to home. The value of access to the countryside and green space has increased greatly for much of the population and has been linked to good physical and mental health.

### 7.3

It is one of the aims of the Council Plan is to ensure that “The natural and built environment is protected, maintained, sustained and enhanced” and the Local Plan can help to achieve this aim and also deliver the actions in the Biodiversity Action Plan which focuses on four habitats (species-rich grassland, trees & woodland, chalk rivers, and hedgerow and arable field margins) and 22 species.

### 7.4

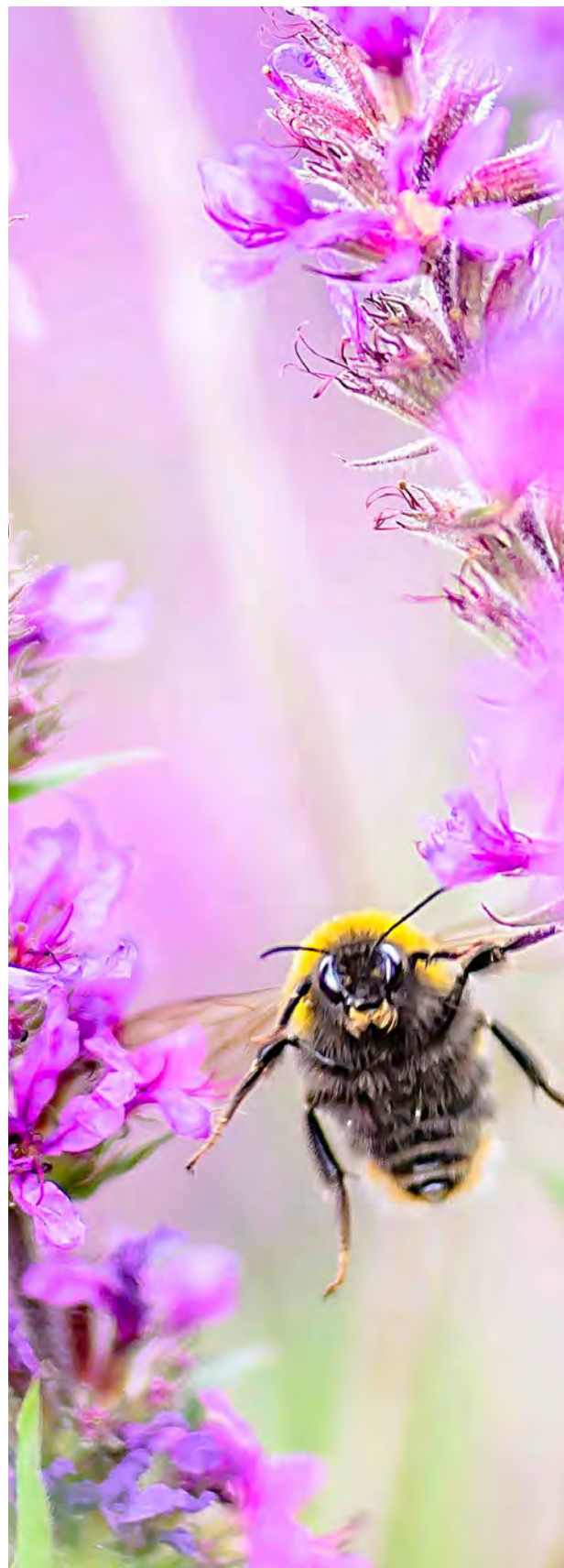
The district has around 250 square miles of rolling Hampshire countryside which is an irreplaceable natural resource supporting biodiversity, the rural economy, including agriculture and recreational uses. Around 40% of the district is within the South Downs National Park that is afforded the highest landscape protection. The district covers a large and diverse area of wildlife habitats, including the Rivers Itchen and Meon, the Forest of Bere and the estuary of the River Hamble some of which are internationally protected sites.

### 7.5

The district’s countryside is a key natural asset, sustaining biodiversity, offering tranquillity and providing an important resource for carbon storage. It provides for agriculture and rural businesses, as well as tourism and leisure activities. It comprises a range of landscape types including chalk downland, river valleys, and farmed agricultural areas interspersed with villages, hamlets and some larger market towns as well as the city of Winchester.

## 7.6

The countryside has many benefits for the residents of and visitors to the district including beautiful and distinctive landscape features, natural green spaces and places for recreation. The countryside within the district includes unspoilt landscapes, waterways and landscapes that have been managed in sensitive ways for many decades supporting the rural economy. The need to protect our countryside from unplanned and large-scale development that would change its nature forever is recognised by national policy. The NPPF states that planning policies should contribute to and enhance the natural environment by recognising the intrinsic character and beauty of the countryside. To support this, development in the countryside will be managed to resist the spread of development into less sustainable areas and to protect landscape quality. However, development which is in keeping with the countryside and needed in order to support good landscape management and the rural economy will be acceptable in principle.



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7.6

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## BACKGROUND

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### 7.7

One of the key aims of the existing Local Plan is to concentrate development within the most sustainable locations and to protect the countryside from unnecessary development. The remaining area outside defined settlement boundaries are defined as ‘countryside’ and planning policies generally resist built development here, other than for specific needs. These policies have generally worked well in protecting the district’s countryside, while enabling planned growth to meet development requirements and support the rural economy. In addition to the countryside protection policies, the city council has identified ‘Settlement Gaps’ which are a number of areas of undeveloped land which help to define and retain the separate identity of settlements.

### 7.8

Whilst the current Local Plan has been largely successful in preventing development that adversely affects the countryside and protected sites by restricting the type of development that can take place there, some additional challenges for the next Local Plan have been identified. On one hand, increased levels of development and in particular housing are needed to meet the targets set by government, but there are also changes in legislation (some still awaited) which require more of our district to be safeguarded and used to meet the needs of biodiversity net gain, the multi-use of green infrastructure, open spaces and to help development achieve nutrient neutrality.

### 7.9

The Environment Act 2021 will introduce (post 2 year transition period) a requirement for developers to submit and have approved as part of their proposals a biodiversity gain plan showing how at least a measurable 10% net gain in biodiversity value will be achieved. This will be the minimum requirement from that point on but it may be that a higher percentage could be justified in the district if it can be evidenced.

### 7.10

The National Planning Policy Framework (Chapter 15) makes it clear that planning policies should contribute to and enhance the natural environment, recognise the intrinsic character and beauty of the countryside and provide biodiversity net gain (as well as other matters). The Local Plan should have a clear hierarchy of sites from internationally important down to locally important and ensure they are maintained and enhanced.

### 7.11

The district contains a range of important natural assets that are valued by residents and visitors. It can be seen from annual monitoring that the current Local Plan policies are working well in protecting the environment and therefore it is suggested that these policy approaches are broadly carried forward to the new Local Plan.

### 7.12

However, in light of some changes to national planning guidance, and also the introduction of the Environment Act, there is an opportunity to strengthen some policy areas.

## THE ROLE OF THE LOCAL PLAN

### 7.13

The Local Plan has a key role to play in resolving the many competing demands made on the natural environment and biodiversity and ensure any unavoidable impact caused by development is mitigated on site, or offset as a last resort, or where local conditions indicate that this would be the most beneficial approach.

### 7.14

The Environment Act 2021 also emphasises the importance of nature in the drive to tackle climate change and sets clear statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water and waste and includes an important new target to reverse the decline in species abundance by the end of 2030.

### 7.15

The Local Plan has a key role to play in achieving these aims for the natural environment and biodiversity. It is responsible for allocating the sites needed to provide the housing, employment and other requirements of the district up until 2039. It can ensure that new development is focused on sustainable areas using a brownfield land first approach and through policies which ensure that all aspects of the natural environment and biodiversity are protected and enhanced.

### 7.16

The Local Plan can allocate land for offsetting, mitigation, designate Local Areas of Green Space, settlement gaps and Green Belts. The Environment Act, once the transition period has expired, will make it mandatory for new developments to provide a minimum of 10% biodiversity net gain.

### 7.17

The Local Plan can allow development that maintains, protects and enhances biodiversity and the landscape. It can promote active travel routes and ecological connectivity across the district and look for ways to link habitats, sites and species to ensure that the ecosystem thrives to benefit both the natural environment and the people living and visiting the district.

### 7.18

The Local Plan policies can seek to provide open space and easy access to the countryside for health and wellbeing of the resident population and visitors to the district where appropriate.

### 7.19

The Local Plan can limit the potential for adverse impacts on biodiversity and geodiversity as well as important landscapes including those that are designated and higher value soils. The plan area provides the setting for the South Downs National Park and contains a number of and nationally important statutory and non-statutory designated sites which will need to be protected through planning policy.



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## THE ROLE OF THE LOCAL PLAN

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### 7.20

The plan should also take into account non-designated landscapes identified to be particularly sensitive to development and non-designated habitats which form part of wider ecological network. The plan also presents opportunities to promote the requirement for net gain in biodiversity. It can also encourage the re-use of brownfield land and protect more valuable agricultural soils from development. Benefits may also be achieved by directing development to less sensitive locations. The allocation of new sites for development and updated planning policy support habitat connectivity through the provision of new green infrastructure.

### 7.21

The proposed policies have been developed to protect and enhance the natural capital of the district (this is a term for the collection of the natural resources within the district and includes biodiversity, vegetation, soils, air, water, habitats and geology). Increasing our natural capital and strengthening eco-systems will help to improve long-term adaptability to climate change by reducing and absorbing carbon emissions and increasing resilience to anticipated extremes of weather. The policies support and reinforce each other with Green and Blue Infrastructure and Biodiversity Action Plan requirements for new developments reducing the impact on the environment and providing biodiversity Net Gain. They will also ensure that open space, Biodiversity Net Gain, Nutrient Neutrality are provided in new developments requiring planning permission.

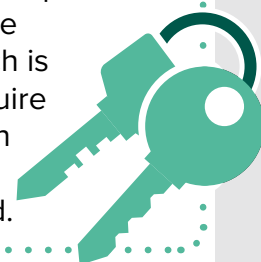


**Key Issues:**

- i. The council has declared a Climate Emergency and has set an ambition for the wider district to become carbon neutral by 2030. The council recognises that a high quality natural environment is a key contributor to sustainable development and can support a wide range of biodiversity and contributes to human health and wellbeing.
- ii. The Local Plan is an important tool in ensuring that development is planned with minimum impacts on the natural environment and biodiversity and that any adverse impacts are mitigated. It can also give a vital overview of green and blue networks across and beyond the district to help direct offsetting contributions to areas needing intervention. It can direct development to brownfield sites first wherever possible taking into account the availability of such sites in the district.
- iii. The Local Plan can ensure that increases in net gain in biodiversity are achieved by new developments.
- iv. The Local Plan helps to ensure that the landscape and natural environment of the district which is valued so highly is protected and enhanced.
- v. The COVID – 19 pandemic has increased the importance and value of easy access to the countryside and good quality green space in settlements for improving the physical and mental health of the population.
- vi. The need for access to the countryside and green spaces needs to be balanced against the need for some areas to remain undisturbed to allow fauna and flora to thrive.
- vii. The need for new development to achieve nutrient neutrality to avoid harming the quality of the water environment in nationally protected sites, particularly in relation to the potential impacts of nitrogen and phosphorus resulting from the production of wastewater, has become a major issue for the district. This has real potential to constrain the ability to provide housing and certain other types of development that needs to be planned for unless these impacts are avoided or mitigated. This could lead to a requirement to allocate land for these purposes in the Local Plan to allow housing and other development to proceed.
- viii. There is a need to prioritise the use of brownfield land over green field sites whilst accepting that there is unlikely to be sufficient brownfield land in the district to meet its development needs. This reflects the sustainable development aims of the plan.
- ix. The air and water quality in the district must be protected and improved.
- x. There may be a need to consider allocating Local Green Spaces.
- xi. The settlement gaps need to be strengthened to avoid the coalescence of towns and villages and ensure suitable separation is maintained between them and new ones may be needed.
- xii. The matter of allocating a new greenbelt in the district is being examined by the Partnership for South Hampshire and the outcomes of the research is awaited. This would require an allocation designation in the plan if it were evidenced to be justified.



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7.21



## PROPOSED NEW STRATEGIC POLICY –

Protecting and enhancing Biodiversity and the Natural Environment in the district.

### What are we aiming to achieve



A high quality natural environment is a key contributor to sustainable development and can support a wide range of biodiversity and contributes to human health and wellbeing. The Local Plan can promote access to the countryside / areas of green space and particularly those that are within walking distance of residential neighbourhoods and settlements to encourage people to use them for exercise and recreation beneficial which is supports good physical and mental health.

It is one of the aims of the Council Plan is to ensure that “The natural and built environment is protected, maintained, sustained and enhanced” and the Local Plan can help to achieve this aim and also deliver the actions in the Biodiversity Action Plan.

Protecting and enhancing the natural environment and biodiversity should be at the heart of planning for the district recognising the huge contribution it makes towards the physical and mental health of its residents and visitors.

### 7.22

The National Planning Policy Framework and associated Planning Policy Guidance makes it clear that:

- Safe and accessible green infrastructure can support and enable healthy lifestyles.
- The designation of Local Green Space allows communities to identify and protect green areas of particular importance to them.
- Inappropriate development in areas at risk of flooding should be avoided.
- Planning policies should contribute to and enhance the natural and local environment.
- Valued landscapes, sites of biodiversity or geological value and soils should be protected and enhanced (including trees and woodland).
- The intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services should be recognised.
- Impacts on biodiversity should be minimised and net gains sought.
- Development should not contribute to or be put at risk from soil, air, water or noise pollution or land instability.
- Degraded, derelict, contaminated land should be mitigated and remediated.
- Biodiversity and geodiversity should be protected and enhanced including looking for opportunities for net gains for biodiversity.



## 7.23

In order to ensure that the Local Plan accords with the guidance in the NPPF and supports the aims set out in the council's climate emergency declaration the preferred approach is to include an overarching strategic policy that sets out

the council's aspirations in respect of promoting the protection and enhancement of biodiversity and all aspects of the natural environment. Measures could include hedgehog highways, swift bricks, bat bricks / boxes and appropriate planting.

**Strategic Policy NE1**

Protecting and enhancing Biodiversity and the Natural Environment in the district

Development will only be permitted where it demonstrates that it will protect and enhance the natural environment and biodiversity including the natural beauty of the landscape, all natural resources, habitats and species; and

- i. Avoids significant harm to the natural environment, biodiversity and geodiversity or can adequately mitigate any harm arising and can clearly demonstrate that there will be no adverse impact on the conservation status of key species, nationally protected designated sites, or locally designated sites and there will be no net loss or deterioration of a key habitat type including irreplaceable habitats and the integrity of linkages between designated sites and key habitats;
- ii. Safeguards features of the natural environment and nature conservation interest and should include measures to retain, conserve and enhance habitats, including, nationally and locally designated sites, priority habitats, networks of ecological interest, ancient woodland, water features, hedgerows and wetland pastures as corridors and stepping-stones for wildlife;
- iii. Does not harm/degrade the Ecological Network or result in its fragmentation;
- iv. Development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, will only be permitted in exceptional circumstances where the public benefit would clearly outweigh the loss or deterioration and where a suitable compensation strategy exists;
- v. Normally any mitigation, compensation and enhancement measures are required to be delivered on-site, unless special circumstances dictate that off-site compensation is more appropriate. A financial contribution - in lieu of on-site mitigation - will only be considered in very exceptional circumstances and where it is demonstrated that the proposed mitigation is deliverable and effective; and
- vi. Protects, conserves and enhances ecology and the air and water environments in the district.





## DEVELOPMENT MANAGEMENT POLICIES



## POLICY NE2 MAJOR COMMERCIAL, EDUCATIONAL AND MOD ESTABLISHMENTS IN THE COUNTRYSIDE

### 7.24

Across the district there are a number of large commercial and educational/training establishments set in the wider countryside: IBM (Hursley), Defence establishments (Winchester, Worthy Down and Southwick), Sparsholt College (Sparsholt), and Arqiva (Crawley). These establishments are primarily involved in business and training activities which support the district’s economy and it is important that they can continue to thrive. They also employ large numbers of people with a range of skills that the council wishes to retain locally.

### 7.25

Increasingly these organisations are looking to meet modern business needs through adaptation and expansion of their existing buildings. Often these establishments occupy former country estates outside of any defined settlement, where development would normally be constrained. The city council recognises the value of these organisations and their contribution to the local economy and wish to work with them to plan for their future needs.

### What are we aiming to achieve



It is important that the policies in the Local Plan protect the countryside from unnecessary development but the council recognises the very important contribution to the local economy that these large establishments bring and want to accommodate their growth or

development requirements whilst still protecting and enhancing the natural environment. This could be achieved by encouraging the use of masterplans for the establishments and their sites to ensure controlled sensitive growth.

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### Policy NE2

#### Major Commercial, Educational and MOD Establishments in the Countryside

- i. The local planning authority will support the retention and development of existing major commercial, educational and MOD establishments that occupy rural locations in the district, where this will help them continue to contribute to the district’s economic prosperity;
- ii. Any application for development is preceded by, and is consistent with, a comprehensive and evidence based site wide masterplan which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the council.

POLICY

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## POLICY NE3 – OPEN SPACE, SPORT AND RECREATION

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### 7.26

Open space, sport and recreation play an important role in enabling local communities to live active and healthy lifestyles. The Community Strategy identifies the need to provide opportunities for everyone to become more active, to promote not only healthy lifestyles but also improve general well-being. Local communities place much emphasis on retaining existing open space and recreational provision and the need for adequate provision associated with new development. This has become even more important during and since the COVID – 19 pandemic.

### 7.27

The ‘Open Space Standards’ set out in this Plan include public landscaped areas, playing fields, parks and play areas, informal recreation sites, and allotments (see Table 1 below) and also built facilities (see Table 2 below). The council has produced locally derived standards following extensive consultations, which are set out in the following Policy CP7. The policy seeks local improvements where deficiencies have been identified in particular types of facility, when measured against the new standards, with new facilities being provided to meet the needs of larger-scale development or the cumulative needs of smaller-scale development.

### 7.28

Given existing shortfalls in provision, and to achieve the required improvements, it is important that all existing facilities are retained. Therefore all current open space areas and built sports facilities will be protected against development for other uses, unless exceptionally improvements can be achieved by relocating them, it can be shown that they are no longer needed or the benefit of the proposed alternative use to the community outweighs the harm caused by the loss of the facility.

### 7.29

The Open Space Strategy specifies the amount and type of facilities currently available, by Parish, together with an assessment of deficiency which will be updated and proposals made as necessary in the Local Plan.



Table 1 : Open space standards (quantity and access)

Parks, Sports and Recreation Grounds	Natural Green Space	Informal Open Space	Equipped Children's and Young People's Space	Allotments
1.5 ha./1000 population (0.75 ha./1000 for outdoor sport) Access: 650m	1.0 ha./1000 population  Access: 700m	0.8 ha./1000 population  Access: 400m	0.5 ha./1000 population  Access: 480m Toddler and Junior 650m Youth	0.2 ha./1000 population  Access: 480m

Table 2 : Built Facilities Standards (quantity and access by walking or driving)

Facility	Standard per 1000 population	Facility/population	Walking distance	Driving catchment
Sports halls	1.0 ha./1000 population Access: 700m	0.8 ha./1000 population Access: 400m	0.5 ha./1000 population Access: 480m Toddler and Junior 650m Youth	0.2 ha./1000 population Access: 480m
Swimming pools	13m <sup>2</sup>	1 per 25,000	20 minutes	15 – 20 minutes
Fitness gyms	4 stations – 16m <sup>2</sup>	1 station per 250	10 minutes	10 – 15 minutes
Synthetic turf pitches	330m <sup>2</sup> (.05 pitch)	1 per 20,000	20 – 30 minutes	20 – 30 minutes
Outdoor tennis courts	0.8 courts	2 per 2,500	20 minutes	15 – 20 minutes
Indoor bowls	0.05 rink	1 rink per 20,000	15 – 20 minutes	15 – 20 minutes


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7.29

## POLICY NE3 – OPEN SPACE, SPORT AND RECREATION

### What are we aiming to achieve



Open space, sport and recreation is important for the physical and mental wellbeing of the residents in the district. Access to high quality open space has become increasingly important during the COVID – 19 pandemic where people have needed to stay closer to home. Less need for travel also has benefits for helping to achieve climate change

targets. High quality open space encourages opportunities for physical activity which has physical and mental health benefits for the population of the district. It is important that current areas of open space, facilities for sport and recreation are protected from loss unless exceptional circumstances can be demonstrated as set out in this Policy.

#### Policy NE3

##### Open Space, Sport and Recreation

The local planning authority will seek improvements in the open space network and in built recreation facilities within the district, to achieve the type of provision, space required and levels of accessibility set out in the council's most up to date open space and built facilities standards. This will be achieved by new and improved provision, or by improving public access for all to existing facilities and educational provision.

New housing development should make provision for public open space and built facilities in accordance with the most up to date standards (currently set out in Tables 1 and 2), preferably through on-site provision of new facilities where feasible or by financial contributions towards off-site improvements.

There will be a presumption against the loss of any open space, sports or recreation facility (including built facilities), except where it can be demonstrated that :-

- i. Alternative facilities will be provided and are at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or
- ii. The benefit of the development to the community outweighs the harm caused by the loss of the facility
- iii. The facility is no longer required for its purpose or an alternative activity.

## POLICY NE4 – GREEN AND BLUE INFRASTRUCTURE

### 7.30

Green and Blue Infrastructure (GI) describes all of the natural and managed green spaces, features and water bodies that together make up a multifunctional network or grid across rural and urban areas. The GI network includes five key elements:- spaces, links and features such as parks and gardens (on private or public land), and green links between spaces such as hedgerows and rights of way, green roofs/walls and ‘blue corridors’ such as rivers and ponds.

#### 7.31

Together these all provide environmental, economic and quality of life benefits which underpin the principles of sustainability. GI has many benefits, from encouraging people to walk or cycle along routes of local significance bringing local communities together, to increasing health and wellbeing, enhancing landscapes and protecting cultural heritage, providing ecosystem services and linking spaces for biodiversity, managing natural resources sustainably and facilitating adaptation to climate change.

#### 7.32

Well designed GI (in accordance with the GI principles set out by Natural England) can also add value to properties and attract investment in an area by enhancing its character and local distinctiveness.

Key green infrastructure assets and opportunities within the district include:-

- River corridors, tributaries and valleys of the Itchen, Meon, Hamble, Wallington and Dever which are of considerable biodiversity, landscape and recreation value;

- Disused railway corridors (e.g. at Bishops Waltham, Meon Valley, Winchester);
- Important public rights of way such as the South Downs Way, Itchen Navigation Heritage Project, and Keats Walk, Winchester;
- Natural and semi-natural greenspaces such as chalk downlands e.g. at Whiteshute Ridge and Shawford Down.
- Areas of accessible and/or ancient woodland, including the those of the Forest of Bere (e.g. West Walk, Creech Woods, Whiteley Pastures);
- Farmland which makes up around 73% of the district, which is predominantly arable land in the north, downlands and pasture in the south along the river valleys;
- Historic parks and landscape features such as park pales, veteran trees, and sunken lanes;
- Formal and informal recreation areas such as Farley Mount.

### 7.33

Some communities within the district currently do not have access to enough quality natural green spaces, particularly close to settlements for casual walking and dog exercise. This is also hindered by gaps in the Rights of Way network, for example to the west and north of Winchester, which prevent easy access to many areas. There is also a deficit in informal greenspaces within the district such as Local Nature Reserves, and there is some deficit in formal greenspace provision, for example in the Kings Worthy, Waltham Chase and Denmead areas. The cumulative effect of development could also result in an additional requirement for new open space and recreation areas.



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## POLICY NE4 – GREEN AND BLUE INFRASTRUCTURE

### 7.34

Well-planned green infrastructure should be incorporated into development proposals integrating and building upon the existing green network. It should contribute to high quality development and economic prosperity by making places attractive to residents and businesses and improving the health and well-being of the local and wider community. It should respect and respond to local landscape character and integrate with sustainable transport and green tourism initiatives, expanding upon existing provision.

### 7.35

Green infrastructure also forms a valuable contribution to the setting of Winchester Town, through extensive tree coverage and areas of open land such as the Water Meadows, which come into heart of the town providing public access to the wider

countryside. Some of this countryside is within the South Downs National Park. The River Itchen also passes through the Town and is protected by national designation recognising the exceptional quality of this chalk river and its environs.

### 7.36

This policy supports provision of suitable and sufficient green infrastructure incorporating green spaces and features for recreation, amenity and biodiversity and provision of routes and pathways to link with the existing network, thereby contributing to sustainable transport provision. The aim is to deliver both sufficient quality and quantity of green infrastructure supported by the standards set out in NE3 in association with proposed development.

## What are we aiming to achieve



Green and blue infrastructure is a well-established planning concept but it needs to become more central to the design of new places.

The aim of GI planning is not just the creation of new green spaces, but also the protection, enhancement and improved connectivity of existing green and blue infrastructure assets.

The positive contribution that GI makes to creating sustainable communities, health and wellbeing and tackling climate change is becoming increasingly important.

Green and blue infrastructure is important for biodiversity to ensure that habitats are well connected to each other. The intention is to identify, enhance and protect networks of interconnected habitats to benefit biodiversity in the long term.

GI also helps with other environmental benefits such as assisting natural drainage to reduce flooding and help us adapt to climate change.

GI can be multi functional in many instances to meet a variety of needs.



**Policy NE4**

## Green and Blue Infrastructure

The local planning authority will support development proposals that :-

maintain, protect and enhance the function or the integrity of the existing green infrastructure network identified at a district and sub district level, including strategic blue and green corridors and spaces, as illustrated on Map 9 particularly where the proposal allows for the enhancement of GI both on-site and in the immediate area using important local character features, including existing planting, trees, groups of trees, copses, wetland, hedgerows and opportunities for wild food foraging;

Provide a measurable net gain of well managed, multifunctional green infrastructure, in accordance with the categories and standards specified in Policy NE3 and appropriate for the scale of development, through on-site provision which :-

- i. Addresses deficits in local green infrastructure provision where appropriate;
- ii. Incorporates in landscaping schemes natural planting of at least 50% pollinator friendly planting of predominantly native species;
- iii. Integrates with the green network/ grid identified at the district and sub-regional level (as illustrated on Map 9);
- iv. Provides a high quality natural environment with biodiversity interest;

The green infrastructure shall be accessible for all with high levels of accessibility in primary areas, and promote health, wellbeing, community and cohesion and active living; encourages public access to and within the natural environment where appropriate;

- i. Allows for adaptation to climate change;
- ii. Is well planned to allow cost effective ongoing management of the GI;
- iii. Is accompanied by a management plan;
- iv. Links areas of biodiversity;
- v. Is provided at the earliest feasible stage;
- vi. Includes proposals for walking, cycling and equestrian routes provided they contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage, throughout the district;
- vii. Protect the following disused railway line routes and associated infrastructure including the access routes to them, (Bishops Waltham, Meon Valley and Winchester) within the district as shown on the Policies Map, so they are safeguarded for existing, and potential future use as non-motorised travel routes.
- viii. Watercourses are safeguarded and improved for quality, amenity, biodiversity and quantity.

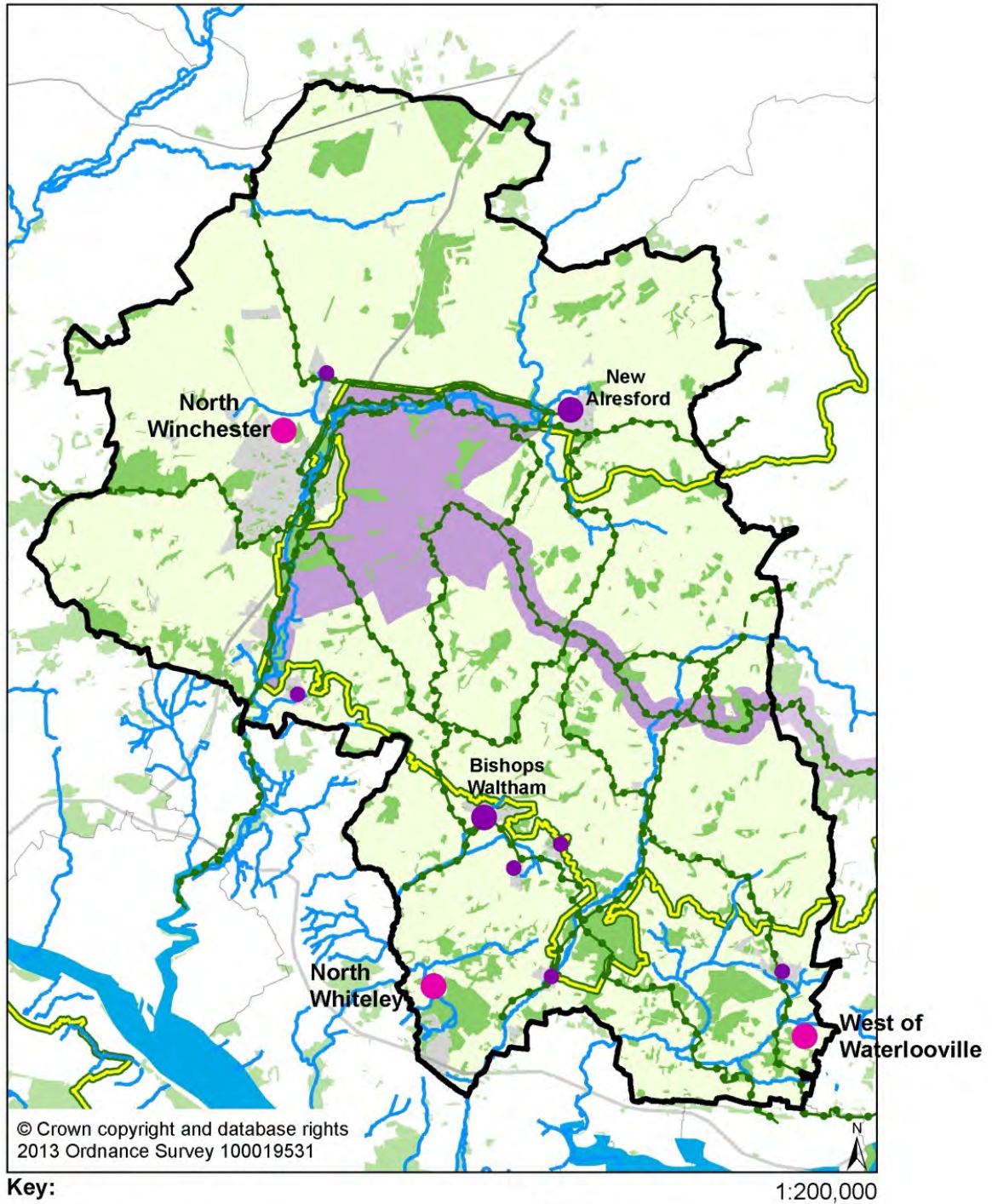
Where it can be established that on-site provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site by site basis.



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# ILLUSTRATIVE GREEN LINKS AND BLUE CORRIDORS

Map 9



**Key:**

- |   |                         |
|---|-------------------------|
| Long Distance Routes                    | Winchester District     |
| Blue Corridors                          | National Parks          |
| Designated Sites                        | Main built up areas     |
| South Downs Way Nature Improvement Area | Strategic Allocations   |
|   | Other Large Settlements |



Map 9

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## POLICY NE 5 – BIODIVERSITY

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### 7.37

Whilst the current Local Plan has been successful in protecting biodiversity and it is considered that relevant policies should generally be retained. The new Local Plan is an opportunity to reflect new national requirements for biodiversity net gain in The Environment Act and also reflect the council's proactive approach to protecting, enhancing and restoring biodiversity across the district.

### 7.38

Winchester District has many areas which are noted for their natural beauty and biodiversity value. These areas also support a wide variety of species and habitats, and form an important part of the network of biodiversity sites within the wider environment. They include the Itchen chalk river, the Upper Hamble Estuary and Woods and coastal habitats of the Solent and Southampton Water. The importance of these areas is recognised by the statutory and policy protection afforded to nationally protected sites including Special Areas of Conservation (SAC) and Special Protection Areas (SPA), as well as to Ramsar wetland sites and the Bird Aware Solent. Plans or projects proposing development that is not directly connected with the management of these sites, but that is likely to have a significant effect on them, will require Habitats Regulations Assessment (HRA) to ensure that effects are avoided or adequately mitigated. If adverse effects on site integrity cannot be avoided or mitigated then reasons of overriding public interest must be demonstrated and compensation measures provided.

### 7.39

Winchester is a predominantly rural district with around 40% of the area forming part of the South Downs National Park (SDNP). Wildlife sites and habitats within this area and across the district that are of regional and local importance include 17 SSSIs, almost 600 Sites of Nature Conservation (SINCs) and 9 Local Nature Reserves (LNRs). These sites support important natural assets, such as ancient woodlands, grasslands and chalk rivers. These sites will be protected, with opportunities for enhancement encouraged.

### 7.40

Sites that lie outside designated areas provide valuable corridors and networks for habitats and species and can include irreplaceable habitats such as ancient woodlands. These are key to the overall integrity of the district's biodiversity interest. Maintaining and enhancing the network of natural sites, and the linkages between them, is integral to supporting the aims of the district's Biodiversity Action Plan (BAP). The Winchester BAP identifies that 14% of the area covered by the plan supports BAP priority habitats that include broadleaved woodland, pasture woodland, wetlands and unimproved calcareous neutral grassland. The Local Ecological Network Biodiversity Opportunity identifies the areas with the greatest potential for enhancing biodiversity within Hampshire.

### 7.41

The Community Strategy identifies the protection and enhancement of the district's rich biodiversity and habitats as a strategic outcome for Winchester. The strategy aims to maintain, protect and enhance the biodiversity within the district, working in partnership with neighbouring authorities and other relevant bodies.

### 7.42

In addition, the Habitats Regulation Assessment and Sustainability Appraisal advise that a strategic approach to air quality management is required. This is to ensure the continued protection of sites of national importance, as well as local nature conservation sites given the planned level of growth. The location of air quality monitoring sites and the setting of thresholds to trigger further investigation should be determined through lower level assessments and, where appropriate, be applied as a condition on planning permissions.

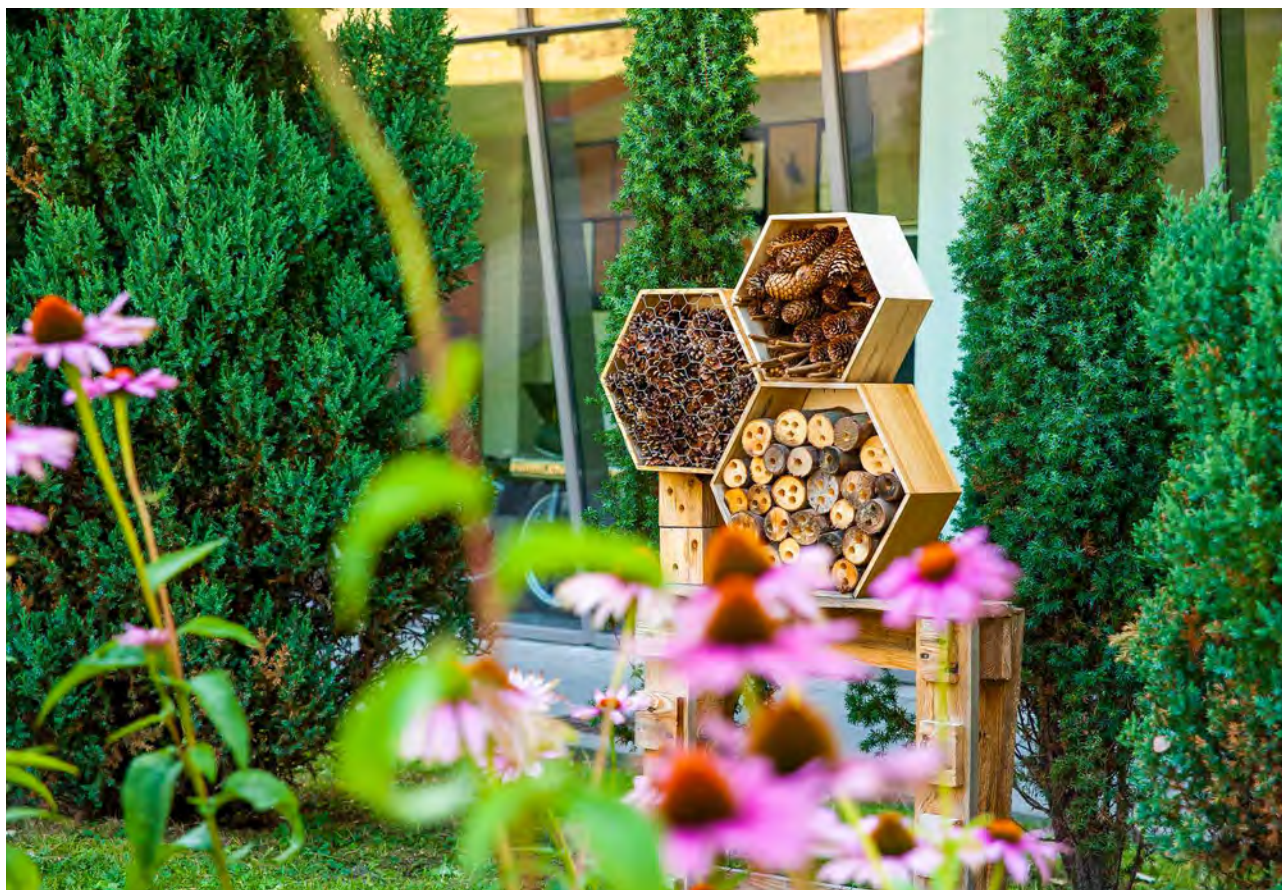
## Biodiversity Net Gain

### 7.43

Biodiversity Net Gain is a process whereby existing biodiversity within a site boundary is protected and enhanced as a result of the development process. The council wishes to see biodiversity thrive as a result of development. The DEFRA Biodiversity Metric calculator allows a qualified ecologist to measure the onsite pre-development and post-development biodiversity. Using Biodiversity Units this demonstrates whether the development will harm or enhance biodiversity. All development proposals will be required to provide a measurable increase in biodiversity. The Environment Act (post transitional period) will require development proposals to secure a minimum 10% measurable biodiversity net gain over the pre-development Biodiversity Unit score using the latest DEFRA Biodiversity Metric or any subsequently approved metric.



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## What are we aiming to achieve



The district has many areas which are noted for their natural beauty and biodiversity value. These areas also support a wide variety of species and habitats, and form an important part of the network of biodiversity sites within the wider environment. It is very important that the existing biodiversity

in the district is protected and enhanced where possible and this policy seeks to ensure that biodiversity is considered at the early stages of planning and that opportunities are taken to provide improvements in particular to the network of habitats.



**Policy NE5****Biodiversity**

The Local Planning Authority will permit development that maintains, protects and enhances biodiversity across the district, delivering a minimum of 10% measurable net gain in biodiversity to be maintained for a period of 30 years in accordance with the Environment Act; and

- i. Protects sites of international, European, and national importance, and local nature conservation sites and SINCS, from inappropriate development;
- ii. Supports habitats that are important to maintain the integrity of European sites;
- iii. Shows how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering measurable BNG and BAP targets and enhancing Biodiversity Opportunity Areas, Local Ecological Networks/Local Nature Recovery Areas and include a management plan for a period of 30 years;
- iv. New development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species;
- v. Maintains a district wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, or prevents and reverses fragmentation and enable biodiversity to respond and adapt to the impacts of climate change;
- vi. Supports and contributes to the targets set out in the district's Biodiversity Action Plan (BAP) for priority habitats and species;
- vii. Provides up to date information, evidence and relevant assessments or surveys (in line with CIEEM guidance);
- viii. Where there is evidence of the deliberate clearing of habitats before the application process or the deliberate neglect or damage to any of the habitats and species on the site the subsequently reduced biodiversity value the deteriorated condition will not be taken as the baseline for the purposes of calculating BNG and the previous ecological status of the site will be used to decide the acceptability of any development proposals and mitigation.



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## POLICY NE6 – FLOODING, FLOOD RISK AND THE WATER ENVIRONMENT

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### 7.44

The water environment within Winchester District is hugely important as a natural resource and recreational facility, and plays a key part in shaping the district's historic and natural landscape. The geology of the district means that the area plays an essential role in supplying water for the district and neighbouring areas, not only for public use but also for many local economic sectors which rely heavily on the water environment. These include farming, watercress production, fisheries, tourism and water based recreation activities. The water environment is not only a key element of the wider eco-system of the district, it is also a key part of the green infrastructure network providing links and space for recreation and leisure (as well as other functions, as set out in policy NE4).

### 7.45

Water for commercial uses and to supply domestic properties comes mainly from the district's underground aquifers, but also from surface waters such as the Rivers Itchen and Test. These rivers and the Meon, which originate from the chalk ridges, are of high ecological importance, as are the upper reaches of the Hamble Estuary which flows through the district (as set out in policy CP16 biodiversity). The River Itchen and the Upper Hamble form part of the Natura 2000 network of sites designated under the Birds and Habitats Directives which are also covered by the Water Framework Directive (WFD), with the main objective of bringing all water bodies up to 'good ecological (surface waters), quantitative (groundwater) and chemical (all) status' through the sustainable use of water as a natural resource.

### 7.46

The most important groundwater resources in the district are currently at 'poor' status under the WFD. Ground water resources in the district are amongst the most sensitive in the region and are highly vulnerable to pollution. 80% of the district is underlain by principal aquifer and 46% of the district is within Source Protection Zones (covering the abstraction points). These zones exist to protect public drinking water supplies and suitable pollution prevention measures are focused in these areas.

### 7.47

Policy NE16 seeks to ensure that development and changes in land use within the district will:-

- Protect and use opportunities to enhance the water environment;
- Protect the quality and quantity of drinking water;
- ensure that development is permitted only where there is adequate infrastructure to provide and treat water; and
- Protect people and properties from flood risk,

Recognising that development may also have an impact on the water environment which reaches beyond district boundaries.



### 7.48

Like much of the South East and East of England, both Portsmouth Water and Southern Water abstraction areas which cover Winchester District are “seriously water-stressed”<sup>1</sup>. This Local Plan therefore seeks to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments and encourages high standards of water efficiency, to reduce water use (policy CP11 Sustainable Development<sup>2</sup>) to protect the district’s role in supplying water within and to neighbouring districts.

### 7.49

It is important that there is adequate capacity both on and off the site to serve a development and that it would not lead to problems for existing users<sup>3</sup>. Where there is a capacity problem and no improvements are programmed by the water company, the council will require the developer to fund appropriate improvements which must be completed prior to occupation of the development.

### 7.50

The district is affected by fluvial flooding from the many rivers and tributaries flowing through the district, groundwater flooding from natural springs and winterbournes fed by the underground aquifers, and surface water flooding where water can not drain away quickly enough. The relevant Strategic Flood Risk Assessments (SFRA) and the updated fluvial and coastal flood risk maps from the Environment Agency show the flood risk across the district from these sources. Hampshire County Council is the designated Lead Local Flood Authority for Hampshire under the Flood and Water Management Act and, along with district councils, must contribute to the achievement of sustainable development when carrying out flood risk management functions. Together these local authorities are developing a Local Flood Risk Management Strategy for Hampshire.

### 7.51

Policy NE16 therefore seeks to avoid flood risk to people and property where possible, and manage any residual risk through location, layout and design, taking account of the impacts of climate change on changing flood risk as identified in the SFRA. This includes making space for water by directing development to areas at lowest flood risk first, protecting sites required for flood risk management and the use of sustainable drainage systems (SuDS) where appropriate.

<sup>1</sup> This means that the amount of water available per person is low and the water demand per person is a high proportion of effective rainfall Areas of water stress: final classification. Environment Agency 2007

<sup>2</sup> Currently this requires Code for Sustainable Homes Level 4 for water

<sup>3</sup> In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure.



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## POLICY NE6 – FLOODING, FLOOD RISK AND THE WATER ENVIRONMENT

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### 7.52

All planning applications, except those within Zone 1, on sites less than 1 hectare and not in a critical drainage area<sup>4</sup> will require a flood risk assessment. Applications will be assessed using the sequential test in national policy which requires new development to be located in zones of the lowest probability of flooding first (Zone 1)<sup>5</sup>. Alternative sites with higher probability of flooding (Zone 2 and then Zone 3) will only be considered where there are no reasonably available alternative sites. The vulnerability of the proposed land use to the flood risk will then also be taken into consideration by applying the 'Exceptions Test' if required. This will consider proposals for vulnerable development usually inappropriate to the flood zone. These proposals will need to demonstrate: that there are no suitable alternative sites; that the development provides wider sustainability benefits to the community that outweigh flood risk; and that the development will be safe for its lifetime, taking account of the vulnerability of its users without increasing flood risk elsewhere, where possible reducing flood risk overall.

### 7.53

Within each Flood Zone, new development should be directed to areas of lowest probability of flooding first and then to areas suited to the vulnerability of the proposed use (the most vulnerable development must be located in areas of lowest flood risk unless there are overriding reasons to prefer a different location). Development within the functional floodplain must be avoided to retain access for maintenance and a suitable buffer to watercourses and flood defence structures, as well as for transferring and storing flood water. The SFRA considers the impact of climate change on flooding events

and sets the criteria to be used to identify areas where flood risk may increase. Within these areas, the future vulnerability of the proposed use should be considered.

### Nitrogen and Phosphorus.

### 7.54

The council has for some time needed to consider the impacts of nitrogen in the wastewater produced by certain types of residential development across the district on nationally protected sites including the Solent SAC and River Itchen SAC.

In these freshwater habitats and estuaries poor water quality by nutrient enrichment from elevated levels of nutrients is one of the primary reasons for habitats being in an unfavourable condition. Excessive levels of nutrients can cause rapid growth in certain plants through the process of eutrophication leading to a loss of wildlife and sites being in an unfavourable condition. In such areas, where there is development pressure, mitigation solutions are likely to be needed to enable development to proceed without causing further harm.

### 7.55

Unless it is possible to exclude that development will have significant effects on the sites concerned, in terms of the impact on the water quality, proposals will need to be subject of an appropriate assessment under the Habitat Regulations. Approval for development can be agreed by the planning authority only when it can be ascertained that the development will not adversely affect the integrity of nationally protected sites.

4 which has been notified to the local planning authority by the Environment Agency

5 As defined by the Environment Agency or in an area with drainage problems identified through a SFRA.

6 land with an annual probability of flooding of 0.5% (or 1 in 20) in any one year

**7.56**

One approach supported by Natural England which can allow development to proceed is to achieve ‘nutrient neutrality’. This is where the council is able to assess and quantify the mitigation requirements of new developments and is possible by following guidance provided by Natural England. It allows development to be permitted if it can be demonstrated that there will be no net increase in nutrient loading in the catchments of the affected nationally protected sites. There are now a number of strategic mitigation sites that have been brought forward over the last year or so by landowners both in the district and neighbouring areas. Developers can acquire nutrient credits from these land owners, which equate to and ‘offset’ the amount of mitigation required for a development, to ensure that any adverse impact upon the quality of the water environment of protected sites is avoided.

**7.57**

However, on the 16 March 2022, the council received new guidance from Natural England which will affect the way that the council has to assess new proposals across the whole district in terms of calculating the impact of nutrients caused by the wastewater they produce. The Local Plan needs to reflect this guidance in its policies and strategic development proposals.

**7.58**

The position changed significantly in the district when the up-dated guidance was issued by Natural England. In addition to considering the impact of development in terms of nitrogen in wastewater it is now necessary to assess potential effects from phosphorus in respect of development affecting the River Itchen catchment. Unlike nitrogen, where mitigation solutions exist which allow development to achieve nutrient neutrality, there are currently no strategic mitigation sites available offering credits for phosphorus.

**7.59**

Identifying such solutions is a priority for the council but, in the meantime, it is not possible to give permission for development affecting the water quality of the protected River Itchen catchment unless the developer can show, on a case by case basis, how any adverse effect can be avoided. However, experience of the nitrogen issue within the district, and wider Solent area, shows that it is feasible for strategic solutions to be brought forward within a reasonable time frame which will enable the development set out in this plan to be delivered.

**7.60**

The Local Plan may also be able to help delivery of development by allocating land for mitigation use which could include setting aside agriculture land, planting woodland or creating wetland habitat in appropriate locations.



7.52  
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7.60

## POLICY NE6 – FLOODING, FLOOD RISK AND THE WATER ENVIRONMENT

### What are we aiming to achieve



Delivering new residential and other types of development is important to meet local housing needs, achieve good quality place making and to support communities and the district's economy.

However, the water environment of nationally protected sites is a valuable resource for the district the quality and amount of which needs to be protected from adverse impacts arising from development.

A high quality water environment also makes valuable contributions to recreation, leisure, human consumption, farming and eco systems in the district.

People and properties also need to be protected from flood risk as well as ensuring new development does not increase the risk of flooding elsewhere.

The outcome required therefore is to ensure that the growth set out in the plan can be delivered in way which avoids any adverse impacts upon the quality of the water environment of protected sites as well as only planning new development in locations which address flood risk in accordance with national planning guidance including avoiding exacerbating risk elsewhere.”



**Policy NE6**

## Flooding, Flood Risk and the Water Environment

## POLICY

The local planning authority will permit development provided it avoids flood risk to people and property and complies with the following:-

- i. Applies a Sequential Test to the location, and the Exception Test if required, and applying the sequential approach at the site level<sup>7</sup>;
- ii. Manages flood risk from new development to ensure risk is not increased elsewhere and that opportunities to reduce the causes and impacts of flooding within the district through development are taken;
- iii. Manages flood risk from new development by ensuring drainage off site has enough capacity to service the new development;
- iv. Safeguards land and designated structures and features from development that is required for current and future flood management;
- v. Includes sustainable water management systems such as Sustainable Drainage Systems (SuDS) which must be considered at the outset and should be designed to meet the relevant standards and accompanied by a management plan;

vi. Is located at a sufficient distance from existing wastewater treatment works to allow adequate odour dispersion, or takes appropriate odour control measures.

vii. Ensures that water supply, surface water drainage and wastewater infrastructure to service new development are provided and connect to the nearest point of adequate capacity where feasible.

The local planning authority will support the development or expansion of water supply, surface water drainage and wastewater treatment facilities where they are needed to serve existing or new development or in the interests of securing long term supply, provided that the need for such facilities is consistent with other policies such as the development strategy, flood risk, contamination and protection of the natural and built environment and water supply.

If there is an overriding reason why SuDS is not achievable this must be evidenced with justification for the alternative approach being taken.



Policy NE6

<sup>7</sup> As set out in the National Planning Policy Framework

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## POLICY NE7 – SETTLEMENT GAPS

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### 7.61

Across the district there are a number of areas of generally undeveloped and open land which help to define and retain the separate identity of settlements, an aspect highly valued by many communities, and the concept of gaps is an established spatial planning tool locally with policy included in the current Local Plan. It is also an important element sub-regionally and the Partnership for South Hampshire (PfSH) has specifically produced guidance to ensure a consistent approach is taken across the sub-region in terms of criteria for designation - 'Policy Framework for Gaps' PUSH, December 2008 ([www.push.gov.uk](http://www.push.gov.uk)).

### 7.62

In summary, the PfSH Framework advocates the following criteria for use by local planning authorities to select locations for the designation of gaps:-

- The open nature/sense of separation between settlements cannot be retained by other policy designations;
- The land to be included within the gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence;
- In defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements should be included having regard to maintaining their physical and visual separation.

### 7.63

The Framework states that it will be individual Local Plans that will identify the location of gaps and include policies to set out the types of development which will be permitted, based on the following principles:-

- It would not diminish the physical and/or visual separation of settlements; and
- It would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.

### 7.64

Within the district, there are a number of Local Gaps already defined by the adopted Local Plan Review, in accordance with criteria similar to those above:-

- Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath
- Denmead – Waterlooville
- Kings Worthy - Abbots Worthy
- Otterbourne – Southdown
- Winchester – Compton Street
- Winchester – Kings Worthy/Headbourne Worthy
- Winchester – Littleton
- Whiteley – Fareham/Fareham Western Wards (the 'Meon Gap')
- Knowle, Wickham and Welborne

### 7.65

Because of the pattern of development in the southern part of the district, there is a need to consider the potential coalescence of settlements with those in Fareham Borough. The adopted local plans for both Winchester and Fareham identify a 'Meon Strategic Gap' between Whiteley and Fareham, and this approach is retained in the submitted draft Local Plan for Fareham Borough, which is currently the subject of an ongoing Examination .

7.66

In addition, it is proposed to retain a gap between Wickham, Knowle and the proposed Welborne development in Fareham and following adoption of the Welborne Plan by Fareham Borough Council in 2015 the boundaries of the gap within Winchester are confirmed. Further detail on this is set out in policy WK3.

7.67

Gaps provide a key opportunity to provide green infrastructure around the district, in addition to shaping and maintaining the settlement pattern. They are a valuable tool and the principle of maintaining gaps in these locations is retained. Any detailed review of the boundaries of these gaps will be undertaken as part of a Neighbourhood Plan, in accordance with the principles contained in the PfSH Policy Framework for Gaps.

What are we aiming to achieve



Settlement gaps are an important tool in identifying and protecting areas which could potentially be at risk of coalescence and help settlements maintain their separate identities. Development within

areas identified as gaps must retain the open and undeveloped nature of the gap and ensure that settlements retain their identity and do not join up.



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7.67

Policy NE7

Settlement Gaps

POLICY

The local planning authority will retain the generally open and undeveloped nature of the following defined settlement gaps:

- i. Bishop’s Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath
- ii. Denmead – Waterlooville
- iii. Kings Worthy - Abbots Worthy
- iv. Otterbourne – Southdown
- v. Winchester – Compton Street
- vi. Winchester – Kings Worthy/ Headbourne Worthy
- vii. Winchester – Littleton
- viii. Whiteley – Fareham/Fareham Western Wards (the ‘Meon Gap’)
- ix. Knowle, Wickham and Welborne

Within these areas only development that does not undermine the function of the gap and its intended role to define and retain the separate identity of settlements will be permitted.

To protect the individual character and identity of those settlements adjoining the proposed SDA at North Fareham, an area of open land is identified as a Gap to be maintained between the SDA and Knowle and Wickham. Development which would threaten the open and undeveloped character of this area will be resisted and the land should be managed to secure the long-term retention of its rural character.



### 7.68

Approximately 40% of the area of Winchester District falls within the South Downs National Park. Within this area the landscape is characterised by rolling downland, notably large grass and arable fields, and small pockets of woodland. The chalk Rivers Itchen and Meon flow through the area adding to the variety and form of the landscape.

### 7.69

The settlements within the area have developed in a way which follows the natural forms of the landscape. The traditional vernacular buildings reflect local building styles and materials of the area. The National Park's boundary is adjacent to a number of urban areas, most notably Winchester itself and the larger settlements of New Alresford and Bishops Waltham. Development in these areas has the potential to impact on the landscape and amenity of the National Park and must be carefully managed and potential adverse effects mitigated.



7.70

The two statutory purposes of the South Downs National Park are:


- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

In delivering the National Park’s purposes the National Park Authority has a duty to seek to foster the economic and social well-being of the local communities within the National Park.

7.71

The NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and that development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. A considerable amount of land within the district is immediately adjacent to the boundary of the SDNP and development there could have the potential to cause adverse impacts if this is not considered early in the planning stage. It is therefore considered to have a plan which is silent on impacts on the national park is not a suitable alternative policy approach.

What are we aiming to achieve




<p>The South Downs National Park boundary is close to several settlements in the district including Winchester town, where significant new development is planned, and it is important that this area which has the highest landscape protection</p>	<p>is not adversely impacted upon by development taking place close to the boundary. The SDNP is its own planning authority and has its own Local Plan but it is important that this Local Plan respects the proximity of the park in its own policy.”</p>
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Policy NE8

South Downs National Park

<p>Development adjoining the South Downs National Park will only be permitted where it would be in accordance with the statutory purposes and duty for National Parks as specified in the National Parks</p>	<p>and Access to Countryside Act 1949, as amended by the Environment Act 1995 and where they conserve and enhance the intrinsic quality of dark night skies and the setting of the National Park.</p>
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POLICY



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## POLICY NE9 – LANDSCAPE CHARACTER

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### 7.72

The district has a diverse landscape character which underpins its special character. The retention and enhancement of these landscape assets is essential for the conservation of the district's unique sense of place and character and can bring wider social, cultural, economic and environmental benefits.

### 7.73

In this regard, the local planning authority has and will continue to undertake a proactive approach to the conservation and enhancement of the district's landscape. This approach will include the production of management plans and any other necessary studies and strategies to support the protection, maintenance and enhancement of the district's landscape. In addition, the district's distinctive landscape character, which derives from a combination of natural and man-made assets, contributes to its special qualities. The importance of the landscape, both as a whole and locally-important features as identified in the Winchester District Landscape Character Assessment 2022 and the Winchester City and its Setting study 1998, highlight the necessity for these special qualities to be retained and respected in planning for growth and change.

### 7.74

Designated and protected features should not be seen as a constraint to change, but as a catalyst for regeneration and diversification, bringing economic, cultural and educational benefits. It is critical that, when development proposals are considered, these assets are given due consideration at the design stage to ensure that any adverse impacts are either avoided or can be fully mitigated.



## What are we aiming to achieve



The landscape of the district is very important to its character and function. It attracts residents and visitors alike and provides settings for our towns and villages. It is highly valued by residents and should be taken into account at

early stages of planning to ensure that this valuable asset is not adversely impacted upon by development and any opportunities to provide enhancements are taken.

### Policy NE9

#### Landscape Character

The Local Planning Authority will permit new development where it protects and enhances the district's distinctive landscape character as defined in the Landscape Character Assessment 2022. Development proposals may be permitted where they conserve and enhance landscape character by evidencing;

- i. They are informed by the existing landscape character and respond positively to the landscape type within which they are located;
- ii. Local distinctiveness, especially in terms of trees, other landscape features, tranquillity, sense of place and setting has been taken into account;
- iii. New planting is consistent with local character, enhances biodiversity, contributes to the delivery of green infrastructure and uses native species, unless there are appropriate and justified reasons to select non-native species;

- iv. Development proposals within designed landscapes, or the setting of designed landscapes, (including those on the Historic England Register of Historic Parks and Gardens and Locally Registered Historic Parks and Gardens (Hampshire Gardens Trust) are based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.
- v. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.
- vi. Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.

POLICY



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## POLICY NE10 – PROTECTING OPEN AREAS

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### 7.75

The Plan aims to concentrate development within the most sustainable locations in existing towns and villages, while retaining their green spaces where they have a recognised recreational, biodiversity, heritage or amenity value.

### 7.76

Open areas with an important amenity, biodiversity or heritage value contribute substantially to the appearance and local distinctiveness of the area and help define the character of towns and villages. These spaces may also be performing other important environmental functions, such as ecosystem services. The local planning authority will continue to protect these important open areas both within and outside settlements. Many of the important parks and recreation grounds serving the settlements are outside the settlement boundaries, in the countryside, where they are protected by policies such as Policy SP3.

### 7.77

The National Planning Policy Framework (NPPF) provides for local communities to identify ‘Local Green Space’ of particular importance to them. The importance of retaining open spaces has been highlighted through the process of consulting local communities on their needs and aspirations, but no Local Green Space designations have been suggested. In preparing the revised Open Space Assessment in 2020 parishes were asked to put forward all the green spaces of particular importance to them for consideration. Most if not all of these green spaces are now in the Open Space Assessment 2022 and will be afforded protection by the ‘protecting open areas’ policy. The NPPF is clear that this designation will not be appropriate for most green or open spaces and that particular

criteria will need to be met. Therefore, this Plan does not seek to designate any Local Green Spaces, but will protect important open areas through other policies, such as Policy NE3, NE7, NE10 and the policies relating to development in the countryside.

### 7.78

Policy NE10 identifies and protects open areas that are important for one or more of the criteria listed in the policy. In relation to biodiversity, spaces are only included where they have a recognised nature designation (e.g. SINC or SSSI) and only areas with scheduled monuments are included in relation to heritage. Policy NE10 also does not identify all areas that may be considered to contribute to green infrastructure, which are covered under Policy NE4. Not all the areas covered by Policy NE10 will necessarily have public access, but still merit designation for other reasons, such as contributing to visual amenity, or cultural significance. Some private sports grounds fall within this category.

### 7.79

The Open Space Assessment which is a background document to the Local Plan, lists the important open areas, whether they are within defined settlement boundaries or not, with an explanation of the role they are performing and why they are important, including the extent of public accessibility where known. The Strategy goes on to identify specific needs, deficits and surpluses of publically accessible open space. The Open Space Strategy therefore refers to some spaces that will not be subject to Policy NE10 but are nonetheless important when considering the extent and nature of provision and needs in an area, including sites outside settlement boundaries.

7.80

Policy NE3 requires that where important open areas, including hard surfaced areas such as courts, are proposed to be lost in part or completely, replacement open space should be provided nearby. Where this is not possible, then the community benefit of the development should be shown to clearly outweigh the harm caused by the loss of the open space. However, many forms of development are seen in planning terms to ‘benefit the community’ and this can leave open space in a vulnerable position.

7.81

Therefore, the harm caused by the loss or the reduction of the important open area,

both individually and cumulatively, should be fully understood with regard to the benefits or ‘services’ the open space is providing. These benefits and services can be economic, environmental or social and can include:

- Character and local distinctiveness;
- Biodiversity;
- Heritage value;
- Water and flood management;
- Climate change adaptation and mitigation;
- Opportunities for improving health and well being e.g. through informal or formal physical activity, etc.

What are we aiming to achieve



The opportunity to access good quality open space has become increasingly important for the physical and mental wellbeing of the residents in the district particularly since the COVID – 19 pandemic. The Plan aims to concentrate development within the most sustainable locations in existing towns and villages, while retaining their green spaces where

they have a recognised recreational, biodiversity, heritage or amenity value. These open areas are important for amenity, biodiversity or heritage value & contribute substantially to the appearance and local distinctiveness of the area. It is important that they are protected from loss to new development proposals.



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Policy NE10

Protecting Open Areas

Open areas within defined settlement boundaries which have an important amenity, biodiversity, heritage or recreational value, as shown on the Policies Map and detailed in the Open Space Assessment, will be protected from development. Built development will only be permitted on these spaces where it accords with the Development Plan and:

- i. The proposal is for a facility which is ancillary to the function of the open space; and

- ii. The contribution of the open area to the character of the wider area is maintained or enhanced.

Development may exceptionally be permitted where it is demonstrated that the benefit to the community clearly outweighs the harm caused by the loss of all or part of the facility, and options for developing elsewhere have been explored.

POLICY

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## POLICY NE 11 – OPEN SPACE PROVISION FOR NEW DEVELOPMENT

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### 7.82

The council introduced the Community Infrastructure Levy (CIL) in 2014 to help ensure that new development makes provision for the infrastructure needed to support it. However, this does not obviate the need for sufficient on-site open space to be provided on residential and other development sites, as this is necessary to make the development acceptable in planning terms.

### 7.83

New development should provide sufficient open space to both meet the needs of its residents or users and enhance the visual and environmental character of the area. Improved access to existing nearby open space facilities or countryside will also be sought where feasible. Provision of open space should be an integral part of the development, wherever possible. For residential development of 10 dwellings and above, the detailed requirements for the provision of open space on or adjacent to the site will be based on Table 1 of Policy NE3 taking into account the specific requirements and priorities in the local area.

### 7.84

Open space needs will vary according to the type of housing proposed. Housing for the elderly will differ from housing for young families for example, and not all types of open space will be appropriate in every case.

### 7.85

A considerable amount of housing development in the district takes place on small sites. On sites accommodating fewer than 10 dwellings, it is often not feasible or appropriate to provide useable recreational open space. In these instances and on all other forms of development, for example business parks or residential care homes, the city council will require the provision of sufficient on-site amenity open space and landscaping. This should be located and laid out in such a way as to enhance the local environment, incorporating existing natural vegetation and natural or historic features wherever possible.

### 7.86

In submitting detailed drawings and specifications, planting plans should clearly indicate retained vegetation; the position, species, density and size of proposed planting; means of protection; and management intentions. Services such as water supply, drainage, electricity supply, etc, should also be indicated on landscape drawings.

### 7.87

Where open space is provided on site, it should be positively planned for and not relegated to areas of undevelopable or left-over space. Utilities, e.g. sewage treatment plants, liquid petroleum gas tanks, electricity substations or gas governors, should avoid occupying areas identified as open space.

### 7.88

In residential situations, open space provided on site may be publically accessible to the wider community, or communal, serving only those residents on site. The design of both needs attention to detail. Exceptionally if the open space is considered to be strategically important then it may be adopted by the council.

7.89

When land is transferred to the parish council or city council it involves the payment of a commuted sum by the developer.

7.90

Where open space is likely to serve only the residents on site, transfer to the local authority will not be appropriate and other arrangements should be made for on-going maintenance.

What are we aiming to achieve



Open space is important for the physical and mental wellbeing of the residents in the district. Access to high quality open space has become increasingly important during the COVID – 19 pandemic where

people have needed to stay closer to home and travel less. It is important that new developments provide open space to meet the needs of the future residents.



Policy NE11

Open Space Provision for New Developments

Residential development of 10 dwellings and above should provide useable open space on site, in accordance with the council’s open space standard for quantity and type.

The exact form and type of open space should take into account the nature and size of the development and the specific needs in the local area, including quantitative and qualitative deficits or surpluses of open space and recreational facilities.

All sites, including those below 10 dwellings and other forms of development, such as business parks or residential care homes, should provide adequate amenity space which should:

- i. Be of a high standard of design, appropriate to the use and character of the development and its location, and allow use by less mobile residents including those using wheelchairs;
- ii. Contribute to maintaining or enhancing the visual and environmental character of the area and supporting increase permeability and connection to existing areas of open space and wildlife corridors;
- iii. Incorporate appropriate hard landscaping and planting; and
- iv. Include arrangements for the future management and maintenance of the area. The period of management and maintenance to be agreed prior to permission being granted.

POLICY

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## POLICY NE 12 – EQUESTRIAN DEVELOPMENT (DM12)

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### 7.91

Equestrian enterprises and horse-activities are now an integral part of the rural landscape. Their operation contributes to the rural economy and can have important tourism and leisure benefits. However, the unrestricted development of such facilities can be detrimental to the local environment, in terms of visual impact and the effect on local amenity.

### 7.92

Developments should aim to reduce their visual impact by minimising the need for additional buildings, structures and other associated development, including hard standing, parking or manure storage areas, fencing, jumps, horse boxes and other paraphernalia, and landscape re-modelling. Generally new buildings should be located adjacent to existing buildings to avoid isolated or scattered development, although occasionally it may be preferable to locate new development away from existing development to minimise impacts on local landscape character. Each site will be considered on its merits, having regard to other possible site layout options and the impact on the wider context, including the existence of other equestrian development in the area. External lighting should be kept to a minimum and of a type which does not contribute to light pollution.

### 7.93

Equestrian development should maintain and enhance the rural character of the area, by careful design of the development and the materials used, including fencing. The sub-division of paddocks can be particularly harmful if inappropriate materials are used, such as coloured tape. Landscaping schemes will be required as part of the proposals and screening may need to be provided in order to secure satisfactory visual appearance. Existing and proposed boundary treatments will be assessed to ensure that they appropriate to the countryside.

### 7.94

Proposals will need to comply with all other relevant policies of the Plan and attention is drawn in particular to Policy NE14 Rural Character, and Policies D5, T2, T3 and T4 which set out site design and layout considerations. Proposals within the Settlement Gaps identified in Policy NE7 should have regard to the requirements of that policy.

### 7.95

Residential accommodation will not generally be permitted in association with equestrian development, unless an essential operational need as set out in policy H11 can be demonstrated. The criteria in policy H11 will apply in such cases, including the imposition of occupancy restrictions on any residential accommodation permitted.



## 7.96

Equestrian developments may have traffic implications and these will be taken into account regarding impacts on amenity and the local environment. Some equestrian developments may be near to residential properties or the access to the development may pass such properties. Amenity impacts caused by the operation of the development, including the storage and disposal of waste, will therefore also be taken into account when considering proposals.



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7.96

### What are we aiming to achieve



Open Equestrian development is part of the rural character of the district but can potentially be harmful to the landscape with inappropriate development, buildings, fences, access roads and storage of

vehicles, jumps and other paraphernalia. It is important that this can be controlled in the interests of the environment but also to allow such activities to thrive in the countryside and provide certainty for applicants.

## POLICY NE 12 – EQUESTRIAN DEVELOPMENT (DM12)

### Policy NE12

#### Equestrian Development

Horse related facilities and development related to grazing and equestrian enterprises, including stables, training areas, riding centres or studs, will be permitted where a countryside location is necessary, provided they comply with the other policies of the Development Plan and:

- i. Make best use of existing infrastructure most notably existing vehicular and field access, tracks, bridleways, utilities and buildings;
- ii. Respect existing landscape character and minimise visual impact, by means of location, scale, appearance and design;
- iii. Do not involve the erection of new buildings, or associated features such as hard standing, parking or manure storage sites, where they would harm the existing landscape through isolated or scattered development;
- iv. Do not harm the character of the area by reason of the cumulative impact when considered with other similar enterprises in the area;
- v. Do not involve the use of construction materials, boundary treatments, floodlighting, siting of areas of hard-standing, new or extended access routes, or other infrastructure related to the equestrian development that would have an adverse impact on the appearance of the landscape;
- vi. Artificial lighting will only be permitted where visually acceptable and essential to support the operation of the use. Its design and operation may be limited by condition in order to minimise light pollution in the countryside;
- vii. Do not have an unacceptable impact on residential amenities in the vicinity;
- viii. Include a satisfactory landscaping scheme, providing screening, boundary treatment and provision for future maintenance;
- ix. Includes details for the storage and removal of manure from the site;
- x. Do not cause material harm to hedgerows and arable field margins and where appropriate enhance existing hedgerows.

The development of residential accommodation in connection with equestrian development will not generally be permitted unless it is in accordance with the requirements of policy H11. The development of visitor accommodation in association with equestrian development will be considered in relation to the criteria of policy SP3.



Policy  
NE12

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## POLICY NE13 – LEISURE AND RECREATION IN THE COUNTRYSIDE

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### 7.97

Recreation uses are most sustainably located in or adjacent to existing settlements. However, it is recognised that there may be occasions where this is not possible, particularly for uses requiring extensive areas of land, and sites are required outside of settlements. Examples of these uses are golf, fishing, motor sports, war games, and air, water, gun sports and dog exercise areas.

### 7.98

Whatever the form of leisure and recreation proposed, the effect on the countryside will need to be minimised. Therefore the number and size of buildings, structures and ancillary development such as car parking, fences and notices, should be kept to a minimum and limited to those for which a countryside location is essential. Development will need to be carefully designed, sited and screened in order to minimise its impact and landscaping schemes will be required in order to secure the acceptable appearance of the site and its surroundings.

### 7.99

As well as visual intrusion, there may be issues of noise and light pollution, or disruption to the rural setting caused by increases in the amount and type of traffic and patterns of travel. In these cases, detailed information will be required as to the nature and degree of the effects. Built structures and the operation of the site may need to be controlled by conditions or planning obligations to make the development acceptable in its rural location.



## What are we aiming to achieve



A wide variety of recreational opportunities is important for the health and wellbeing of the population but this

must be balanced against potential harm arising from such uses that would be detrimental to the countryside.

### Policy NE13

#### Leisure and Recreation in the Countryside

Outside defined settlement boundaries, the development of new leisure and recreational facilities for which a countryside location is necessary, the expansion of established facilities, and the use of land for leisure and recreational activities will be permitted, where it accords with the Development Plan and:

- i. The development does not create unacceptable visual or noise intrusion in the countryside, either by itself or when viewed cumulatively with other developments;
- ii. Additional buildings, structures and ancillary developments are the minimum required for the operation of the site;

- iii. The operation of the site will not cause unacceptable harm to the character of the area, including by all forms of pollution, or harm biodiversity, heritage assets, tranquillity or public safety;
- iv. Appropriate landscaping schemes and screening are provided.

Artificial lighting will only be permitted where visually acceptable and essential to support the operation of the use. Its design and operation may be limited by condition in order to minimise light pollution in the countryside.

POLICY



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## POLICY NE 14 – RURAL CHARACTER

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### 7.100

Developments in or adjoining rural areas need to take account of their location. If the principle of the development is acceptable, the main consideration is the impact on the rural character. There may be impacts from visual intrusion, physical effects on the landscape and effects on the tranquillity of the area.

### 7.101

Policy D1 details the need to take account of the local qualities and features that contribute to the local distinctiveness of the area. This includes characteristics of the surrounding landscape and features such as green and blue infrastructure. The Winchester District Landscape Character Assessment sets out the key characteristics and strategies for the landscape character areas in the district. In the rural area, proposals may need to be subject to landscape sensitivity assessment, in terms of their impact on the rural character of the landscape and the key local qualities that provide the sense of place.

### 7.102

The introduction of urban and domestic elements, such as large gates and forms of enclosure, significant areas of hard landscaping, structures for lighting and security measures can detract from the special qualities of the countryside. Similarly, the removal of particular features or elements of landscaping such as walls, fences or other structures constructed in the local vernacular, or landscape features such as bunds and ditches, water features, hedgerows and trees can detract from the rural character.

### 7.103

The nature of the development may lead to intensification of uncharacteristic use in the area. Noise and lighting pollution may be more noticeable in rural areas due to the relative tranquillity of the surroundings. The rural character and tranquillity of the area will be taken into account when assessing the appropriateness of developments that may give rise to pollution.

### 7.104

Traffic intrusion may adversely affect the character of the area due to numbers of trips and the type of vehicles (e.g. heavy goods vehicles). The suitability as well as the capacity of rural lanes should also be considered, as physical re-modelling of rural roads and introduction of signage, visibility splays and entrances necessary for the development may have an unacceptable impact on the landscape and rural character. Rural lanes are a particular characteristic of the district that have historic as well as landscape significance.

### 7.105

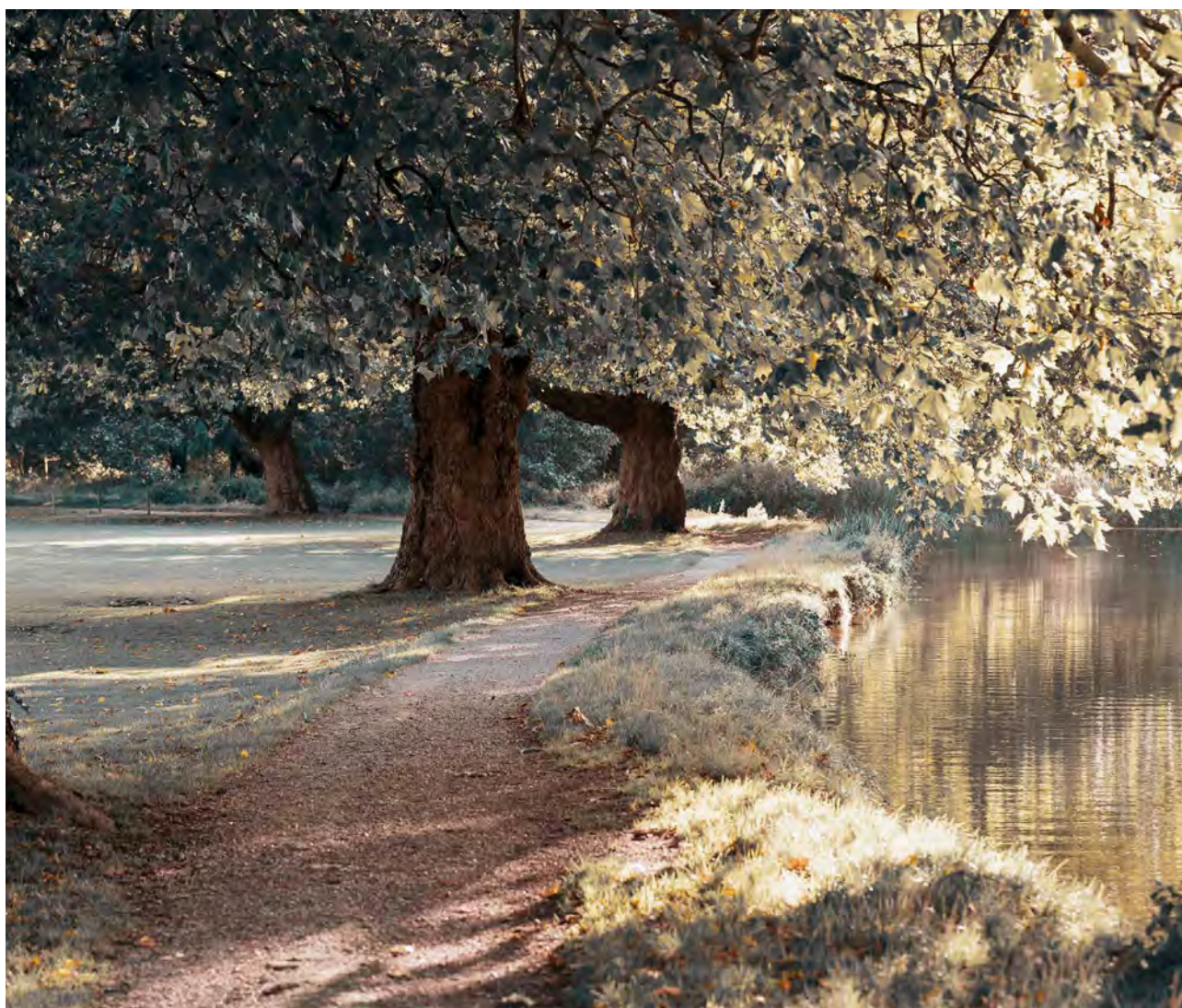
Domestic extensions and ancillary buildings should be well related to the existing building. Extensions should generally follow the style of or complement the original building in respect of proportions and positioning of features such as windows and doors, and may replicate features of the original building in their size, position and use of materials (unless it's existing character is not worthy of retention). Proposals for annexes or other ancillary buildings which could be subject to future proposals for conversion to independent dwellings will be determined having regard to Policies SP3 and H11, which resist housing development outside settlement boundaries other than for essential rural workers.

## What are we aiming to achieve



It is a primary aim of the Local Plan to protect the countryside from unnecessary new development. It is equally important that where new development is justified it does not harm the character and appearance of the countryside. This includes impacts not only just of the building or use but associated issues

such lighting, traffic, rights of way etc. This policy sets out those issues which will need to be considered in such applications to ensure that no unintended adverse impacts are caused by new development or uses and that they are considered and mitigated through the application process.



7.100  
-  
7.105

## POLICY NE 14 – RURAL CHARACTER

### Policy NE14

#### Rural Character

Outside defined settlement boundaries, development proposals which accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment.

The following factors will be taken into account when considering the effect on the rural character and sense of place:

Visual - intrusion should be minimised, including the effect on the setting of settlements, key features in the landscape, or heritage assets. The cumulative impact of developments will be considered, including any ancillary or minor development that may occur as a result of the main proposal.

Physical – developments will be encouraged to protect and enhance the key characteristics of the landscape and should avoid the loss of key features or the introduction of elements that detract from the special qualities of the place. Any re-modelling of the landscape will also be taken into account.

Tranquillity – developments should not have an unacceptable effect on the rural tranquillity of the area, including the introduction of lighting or noise occurring as a result of the development, taking account of the relative remoteness and tranquillity of the location. New lighting will generally not be permitted in unlit areas and the type, size, design and operation of any lighting may be controlled where necessary by the use of conditions.

It should be demonstrated that all opportunities to reduce light pollution have been taken, having due regard to the following hierarchy:

- i. The installation of lighting is avoided or minimised; and
- ii. If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use;
- iii. Any adverse impacts are mitigated with details of the mitigation scheme to be agreed prior to planning permission being granted.

Developments should not detract from the enjoyment of the countryside from the public realm or public rights of way.

The impact resulting from the volume and type of traffic generated by the development will be assessed along with the ability of rural roads to accept increased levels of traffic without alterations that would harm their rural character.

Domestic extensions should be proportionate in size to the existing dwelling and generally be subordinate to it, as should annexes and other ancillary development. Extensions should generally reflect the character of the existing dwelling or contemporary design if it is sympathetic to the existing building and its setting unless the existing character is not considered worthy of retention. Replacement dwellings should not be disproportionately larger than the one being replaced (see policy H8).



## POLICY NE15 – SPECIAL TREES, IMPORTANT HEDGEROWS AND ANCIENT WOODLANDS

### 7.106

Developments should not result in the loss or deterioration of irreplaceable habitats, including ancient woodlands and the loss of aged or veteran trees found in ancient woodland. Proposals should indicate how they will safeguard the quality and appearance of special natural features and their setting, to retain visual amenity, biodiversity and heritage value.

### 7.107

‘Special trees’ include ancient or veteran trees, those which are outstanding because they provide important habitat, are the biggest of the species, or are notable trees in their local environment (e.g. because they are large by comparison with other trees around them). Trees may also be considered as special where they are linked with an important historic event or have cultural significance, or support protected species.

### 7.108

Ancient trees - including hollow and pollarded trees - have biodiversity, heritage, cultural or amenity value which cannot be replaced by new planting. Similarly, important hedgerows are identified as those of significant archaeological, historical, wildlife or landscape value that form an intrinsic part of local landscape and townscape character.



Ancient tree



7.106  
-  
7.108

ANCIENT OR VETERAN TREES HOLD  
**OUTSTANDING VALUE**

HABITAT | BIODIVERSITY | HERITAGE | HISTORIC | CULTURAL | LANDSCAPE CHARACTER



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## POLICY NE15 – SPECIAL TREES, IMPORTANT HEDGEROWS AND ANCIENT WOODLANDS

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### 7.109

Where development may impact on the features outlined in this policy, applicants should undertake surveys to identify the extent and condition of the features and demonstrate how their proposals enhance these features or minimise impact upon them, via adequate mitigation. Conditions and/or planning agreements may be sought in order to preserve the special qualities of these features in the long term.

### What are we aiming to achieve



Ancient woodlands, important hedgerows, special trees, distinctive ground flora are all very important contributors to the value of the natural environment within the district. Some of them such as ancient woodland and ancient or veteran trees are irreplaceable habitats where it would be technically

very difficult or take a very significant time to restore, recreate or replace once destroyed. It is important that such features are identified at an early stage of planning and protected throughout the development process.

## POLICY NE15 – SPECIAL TREES, IMPORTANT HEDGEROWS AND ANCIENT WOODLANDS

### Policy NE15

#### Special Trees, Important Hedgerows and Ancient Woodlands

Development which would result in the loss or deterioration of irreplaceable ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term will only be permitted in exceptional circumstances where the public benefit would clearly outweigh the loss or deterioration and where a suitable compensation strategy exists;

- i. The removal of protected trees, groups of trees woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations and where it has been demonstrated to be unavoidable. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.
- ii. Development proposals that could affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an Ecological Survey, Arboricultural Method Statement and associated Tree Protection Plan, and include a management plan Trees in relation to Design, Demolition and Construction (in accordance with BS5837:2012 or subsequent edition) and will include a tree survey and an arboricultural impact assessment.
- iii. Development proposals must provide adequate protection zones and buffers around hedgerows and other woodland and trees to prevent damage to root systems and taking account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees.
- iv. Development proposals must demonstrate that appropriate protection measures are in place prior to any work on site throughout the development process as part of a comprehensive landscaping plan, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated.
- v. Opportunities should be identified and incorporated for planting of new trees, woodlands and hedgerows. New planting should be suitable for the site conditions, use native species and be informed by and contribute to local character, and enhance or create new habitat linkages.



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## POLICY NE 16 – NUTRIENT ENRICHMENT AND NEUTRALITY

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### 7.110

The need for development to be ‘nutrient neutral’ (this term includes both nitrogen and phosphates) so as not to exacerbate the problem of nutrient enrichment in sensitive habitats is an important issue in the district and the wider South Hampshire area around the Solent. There is a need to plan for ways in which we can deliver the growth we need in our district in a way which is ‘nutrient neutral’.

### 7.111

There is a need to strategically address the impact of nutrients from new development on the River Itchen SAC and Solent marine designated sites, which are currently showing levels of eutrophication with consequential effects on protected species and habitats.

### 7.112

The Local Plan may be able to help by allocating land for use in mitigation which could include planting woodland or creating wetland habitat in appropriate locations.

### 7.113

The council received new guidance from Natural England which will affect the way that the council has to assess new proposals across the whole district in terms of calculating the impact caused by the wastewater they produce. The Local Plan needs to reflect this guidance in its policies and strategic development proposals.

### 7.114

The council already needs to consider the impacts of nitrogen on the Solent SAC which covers more sites in the south of the district. The issues with phosphorus draining into the catchment for the River Itchen covers a significant part of the district including areas to the north and east of Winchester and Natural England advises that phosphorus and nitrogen are causing adverse environmental effects on the quality of the river which is a Special Area for Conservation (SAC). This is a very significant change in guidance and will mean that the council will only be able to grant planning permission for new residential development, which potentially affects this catchment area, where the phosphate as well as the nitrogen impact are neutral or can be appropriately addressed through offsetting.

### 7.115

Nutrient neutrality is mandatory and there is no other policy approach that could be recommended other than no policy and rely on the Environment Act and Natural England in the discharge of their statutory duties. The inclusion of a policy has been supported by Natural England and so is considered to be the preferred approach.

## What are we aiming to achieve



The council is committed to ensuring that development across the district does not harm the integrity of nationally protected sites.

Unless it is possible to exclude effects on nationally protected sites from certain types of residential and other forms of development here will be a need to ensure that all new development permitted within the catchment areas of

the Solent SAC and the River Itchen SAC are nutrient neutral. This is in order to avoid adverse effects upon the quality of the water environment caused at these sites resulting from nitrogen and phosphorus in wastewater produced by development. . This is a requirement of the Habitat Regulations and the Local Plan should contain a policy to reflect this.

### Policy NE16

Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and the River Itchen

POLICY



- i. Planning permission will only be granted where the integrity of nationally protected sites is not adversely affected by new development. When making planning decisions which may affect these sites the requirements of the Habitat Regulations will be met including the carrying out appropriate assessments.
- ii. When assessing applications for development the impacts of increased nutrients from these sites will be considered. Permission will be granted only where effects can either be excluded or, if that is not possible, mitigation by nutrient

neutrality is achieved following the guidance provided by Natural England thereby avoiding any adverse impact upon the quality of the water environment of the sites.

- iii. Development proposals for mitigation schemes such as tree planting or wetlands will be supported where they are located in appropriate areas in relation to the development they are to serve and the nature of the mitigation would not have adverse impacts on the character, function and appearance of the area in which they are to be located.

7.110  
-  
7.115

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## POLICY NE 17 – RIVERS AND THEIR SETTINGS

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### 7.116

Water plays an important role in the special qualities of the district and is important to biodiversity, flora and landscape character.

### 7.117

Groundwater is a key part of the water cycle: it provides an important source for rivers, sustaining flows in dry periods, and thus supporting wildlife habitats. Water for commercial uses and to supply domestic properties comes mainly from the district's underground aquifers, but also from surface waters such as the Rivers Itchen and Test. These rivers and the Meon which originate from the chalk ridges are of high ecological importance as are the upper reaches of the Hamble Estuary which flows through the district. The River Itchen and the Upper Hamble form part of the Natura 2000 network of sites designated under the Birds and Habitats Directives which are also covered by the Water Framework Directive (WFD) with the main objective of bringing all water bodies up to "good ecological (surface waters) quantitative (groundwater) and chemical (all) status" through the sustainable use of water as a natural resource.

### 7.118

The quality of ground water is easily polluted directly and indirectly. It is therefore better to prevent or reduce the amount of contamination at source rather than treat it afterwards.

### 7.119

The corridor of a watercourse can be defined as the width of the channel in which water flows, plus its extensive influence on its surrounding landscape that is necessary for its natural functioning. Any development which could impact upon a watercourses in any way (pollution, abstraction, visual impact etc) must ensure that the watercourse corridor is protected and must positively respond to the natural character and appearance, setting and functions, making the most of opportunities to enhance the watercourse environment, including public access where this is possible and appropriate. Opportunities to access and enjoy rivers is important for the health and wellbeing of residents and visitors with the possibility of various recreational activities such as canoeing, fishing, walking or observing their wildlife. All development proposals alongside watercourses should maximise opportunities to enhance recreational public access, whilst ensuring biodiversity is conserved.

### 7.120

Hampshire county council take a holistic and joined up approach to managing flood risk. This approach seeks to provide a more joined up and integrated approach to flood risk management by all authorities, agencies and communities. This is known as the catchment approach and;

- Aims to look at a whole river catchment, or sub-catchment and identify areas that are at risk and that have experienced flooding in recent events
- Provides an understanding of how the catchment floods, which has not been based on administrative boundaries or flooding sources
- It makes clear that, when considering flood risk measures, there are likely to be a range of measures and options of varying in size, scale and complexity that may be appropriate
- Acknowledges that a number of authorities, agencies and communities need to come together to mitigate future flood risk
- <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies/catchment-management-plans>
- Proposals that have the potential to impact on rivers, watercourses and their settings should be in accordance with the Hampshire County Council Strategy.



7.116  
-  
7.120

## POLICY NE 17 – RIVERS AND THEIR SETTINGS

### What are we aiming to achieve



Rivers and their settings are an essential part in the special character and appearance of the district which is so highly valued by its residents and visitors. It is also important to the economy and in particular the famous Hampshire trout and watercress industries as well as sustaining varied wildlife and flora. The

main rivers in the district are the Itchen, Meon, Hamble and Dever although there are many smaller watercourses all of which are important to the special character of the district. It is important that these valuable natural resources are protected and enhanced.

#### Policy NE17

##### Rivers, watercourses and their settings

Development proposals that affect rivers, watercourses or their settings will be permitted where they conserve and enhance the following;

- i. Water quality and quantity, and help achieve requirements of the European Water Framework Directive, or its replacement;
- ii. Ability of groundwater, surface water features and watercourse corridors to function by natural processes throughout seasonal variations, within the immediate vicinity, and both upstream and downstream of the site of the proposal including for flood risk management purposes; and

Specifically for surface water features and watercourse corridors;

- iii. Biodiversity;
- iv. Character, appearance and setting;
- v. Public access to and along the waterway for recreational opportunities;
- vi. Include measures to eliminate risk of pollution to groundwater, surface water and watercourse corridor features which would harm their ecological and/or chemical status.



# THE HISTORIC ENVIRONMENT



**YOUR PLACE  
YOUR PLAN.**  
Winchester District Local Plan

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## BACKGROUND

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### How will this topic help to deliver the vision in the new Local Plan?

#### 8.1

In accordance with the NPPF, the Local Plan needs to set out a positive strategy for the conservation and enjoyment of the historic environment.

#### 8.2

The historic environment of Winchester District has a wealth of iconic heritage assets that are a major cultural and environmental strength of the district and are important contributors to the character and significance, local distinctness, and cultural identity of the individual settlements. Cultural heritage contributes significantly to the quality of life for local residents and makes a substantial contribution to the district's economy, attracting investment and supporting tourism in the district. The exceptional quality of the landscape, heritage, and built environment are some of the core reasons why people want to live, work in and visit the district.

#### 8.3

The historic environment is an irreplaceable resource that needs to be protected and enhanced for the benefit of current and future generations. Currently there are 110 Scheduled Monuments, 2,271 listed buildings, 11 historic parks and gardens, 37 Conservation Areas and a historic battlefield at Cheriton, which fall within the Winchester District.

#### 8.4

The city council maintains an Historic Environment Record which identifies and records all known heritage assets including archaeological sites, monuments, historic buildings and battlefields and landscape features in the district. Developers should consult the Winchester Historic Environment Record prior to submitting applications in order to inform their development proposals. Pre-application advice from the city council's Historic Environment Team should also be sought early on in the design process of developing proposals in order to identify potential constraints and to discuss appropriate mitigation strategies.

## STRATEGIC POLICY – HISTORIC ENVIRONMENT

### Key Issues:

- i. There is a wealth of designated and non-designated heritage assets that contribute towards the character and significance, diversity and distinctiveness of the district’s landscape.
- ii. Heritage assets are an irreplaceable resource that need to be conserved and enhanced in a manner that is appropriate to their significance so that they can be used and enjoyed for future generations.
- iii. The location of new development must be carefully considered in order to ensure that the character and significance of heritage assets and their settings are not adversely affected.
- iv. In order to help address the council’s climate emergency, there is an opportunity in the new Local Plan to include a policy for localised energy generation/efficiency improvements to historic buildings.

### What are we aiming to achieve



We want to set out a positive policy approach that the council wishes to follow when dealing with proposals affecting designated and non-designated heritage

assets. We also want to demonstrate that the historic environment is considered to be of strategic importance to the plan.



8.1  
-  
8.4

### Strategic Policy HE1

Historic environment

The unique character, significance, quality and integrity of the district’s historic environment is an irreplaceable resource, which positively contributes to the district’s distinctive local ‘sense of place’ and cultural offer which needs to be conserved, enhanced and enjoyed in accordance with the National Planning Policy Framework.

The council will work with partners, developers and the local community to ensure that decisions affecting heritage assets are based on a sound understanding of the significance of the heritage asset and ensure that new development makes a positive contribution to district’s historic environment.

STRATEGIC  
POLICY

## NON-STRATEGIC POLICES – HISTORIC ENVIRONMENT

### ALL HERITAGE ASSETS (BOTH DESIGNATED & NON-DESIGNATED)

#### What are we aiming to achieve



We want to set out the policy requirements that will apply to both designated and non-

designated heritage assets and ensure that these requirements are clearly set out.

#### Policy HE2

All heritage assets (both designated & non-designated)

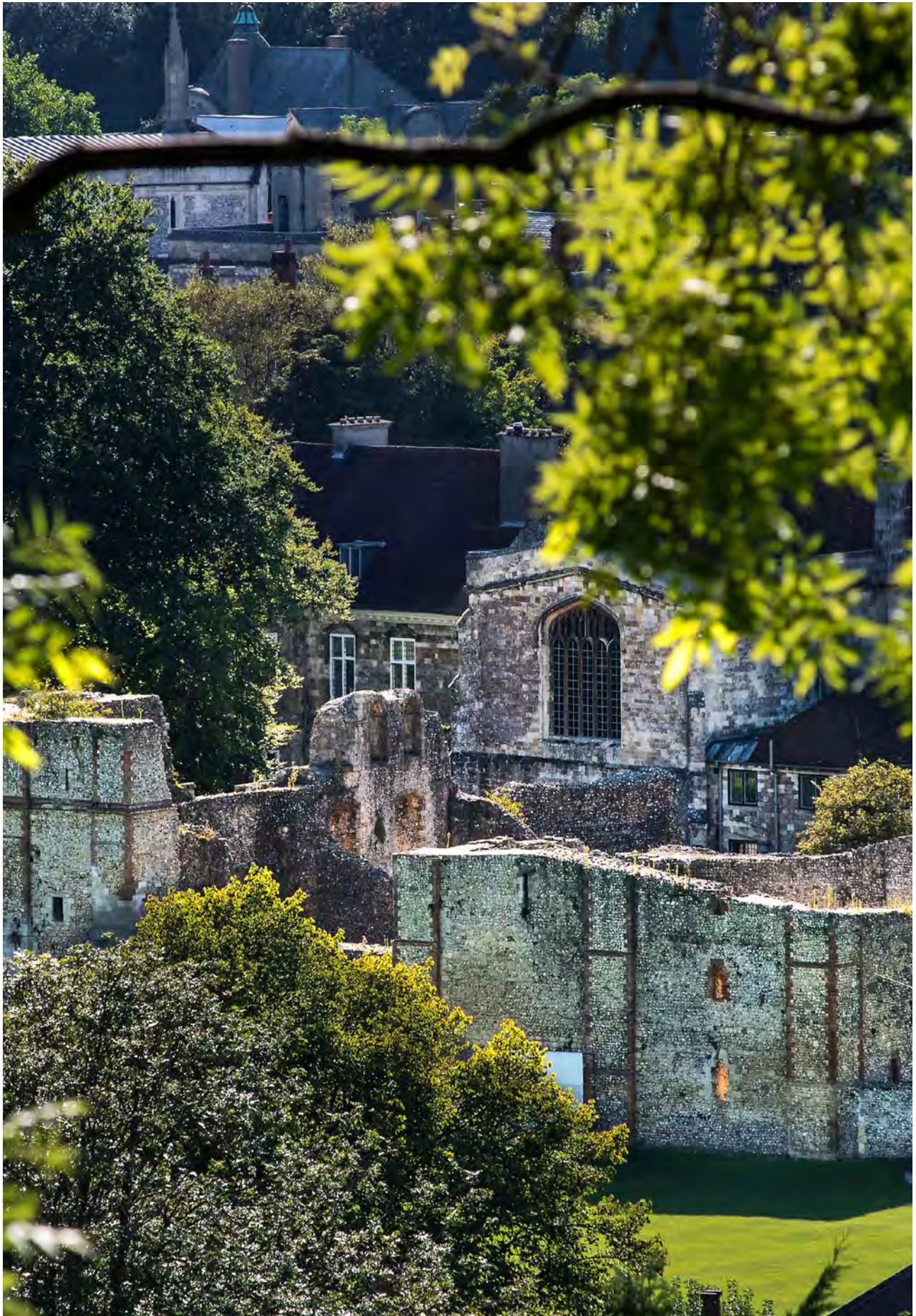
Heritage assets should be conserved in a manner appropriate to their significance.

Applicants must describe the significance of any affected heritage assets, using appropriate expertise and assessment, where necessary, e.g. heritage impact assessment, desk-based assessment, field evaluation which needs to be submitted in a Heritage Statement.

All applications which affect or may affect heritage assets should be

accompanied by a heritage statement, proportionate to the nature of the development and heritage interest, describing the significance of affected heritage assets and/or their settings, the degree and nature of impact upon that significance and how the proposals minimise or mitigate any harm. For minor or householder applications, where there is a limited impact on heritage assets, this can be incorporated into the Design and Access Statement.

POLICY



Policy  
HE2

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## DESIGNATED HERITAGE ASSETS

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### What are we aiming to achieve



We want to set out policy requirements that apply to designated heritage assets

and ensure that these requirements are clearly set out.

### Policy HE3

#### Designated heritage assets

The council will apply the relevant policy in the NPPF when assessing significance of any harm to a designated heritage asset. Great weight will be given to the

conservation the affected asset(s), regardless of whether the harm is considered to be less than substantial, substantial, or total loss.

POLICY

## NON-DESIGNATED HERITAGE ASSETS

### What are we aiming to achieve



We want to set out policy requirements that apply to non-designated heritage

assets and ensure that these requirements are clearly set out,

#### Policy HE4

##### Non-designated heritage assets

Where a development proposals could result in harm to non-designated heritage assets, in accordance with the

NPPF, a balanced judgment should be made, having regard to the scale of the harm and significance of the asset.

POLICY



#### 8.5

A building can be identified as a non-designated heritage asset in any of the following ways:

- Through the development management process
- Through a conservation area appraisal
- Through a local list
- Through a neighbourhood plan
- Through a supplementary planning document adopted by Winchester City Council, such as a village design statement, design statement or a masterplan
- Through the Hampshire Gardens Trust's register of parks and gardens

#### 8.6

In identifying non-designated heritage assets, the council will have regard to Historic England's Advice Note 7 (Second Edition): Local Heritage Listing: Identifying and Conserving Local Heritage (or successor guidance).

8.5  
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8.6

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## MITIGATION

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### What are we aiming to achieve



In the cases where there is loss of heritage assets, we want to set out policy requirements on mitigation whilst ensuring that there will be reasonable certainty that the consented development will be

delivered once the loss of the heritage asset has occurred. This applies to both designated and non-designated heritage assets.

#### Policy HE5

Mitigation and avoiding the loss of heritage assets (designated and non-designated heritage assets)

POLICY

- i. The local planning authority will not permit the loss of the whole or part of a heritage asset without being satisfied that all reasonable steps (such as a legal agreement) to ensure the new development and any mitigation will proceed after the loss has occurred.
- ii. The significance of any heritage assets whose significance is harmed (wholly or in part) should be recorded and understanding advanced. This recording should be proportionate and publicly accessible. As a minimum, it should be provided to the local authority for inclusion in the Winchester Historic Environment Record.

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## HERITAGE POLICIES BY TYPE OF HERITAGE ASSET

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### 8.7

The following policies provide further detail for each type of heritage asset: designated and non-designated archaeology, listed buildings, conservation areas and registered parks & gardens. There are also policies on rural and industrial non-designated heritage assets.



## ARCHAEOLOGY

### 8.8

The district has a rich archaeological resource including remains from prehistory to the military history of the last century and provide important evidence of our past which brings an understanding and enjoyment of the present.

### 8.9

Policy HE6 follows the National Planning Policy Framework in ensuring that new development makes provision for the protection and conservation of this non-renewable resource but also seeks to ensure that every opportunity for increasing understanding of the resource and its significance is also taken when new development is likely to disturb sites. The city council recognises that the district's archaeological heritage has high significance - in particular that of the historic city of Winchester which, while much of the area is undesignated, is widely regarded as nationally important. This resource brings considerable cultural and educational benefits to the district and its visitors.

### 8.10

Some proposals may necessitate initial archaeological investigation prior to submission in order to inform the design of proposals and to allow the council to fully assess the implications of the development on heritage assets. All work required to assess, record, investigate and protect archaeological features and heritage assets, and to publish the findings, should be funded by the developer. Where a site is of particular archaeological interest, provision for public engagement during the site investigations may also be sought.

### 8.11

Appropriate arrangements for the future management of archaeological sites should be made to ensure their protection in the longer term. Provision for this, and for recording if appropriate, may be secured using planning conditions and/or obligations. The city council may refuse permission for proposals which do not secure the conservation of heritage assets or do not make provision for their investigation and recording.

### 8.12

Special attention needs to be given to the rich and important archaeological remains in historic urban areas. The "Extensive Urban Surveys" for Wickham, New Alresford and Bishops Waltham (Hampshire County Council and English Heritage, 1999), together with the "Winchester Urban Archaeological Assessment" (published 2017) help to define these historic urban areas where there is high potential for archaeological remains, together with advanced strategies for their management.



8.7  
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8.12

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## SCHEDULED MONUMENTS AND NATIONALLY IMPORTANT NON-DESIGNATED ASSETS

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### What are we aiming to achieve



We want to provide further detail on policy requirements for development that affects the special interest of scheduled

monuments and nationally important non-designated archaeological assets.

#### 8.13

Scheduling is applied only to sites of national importance, and even then, only if it is the best means of protection. Scheduled monuments are not always ancient, or visible above ground and range from prehistoric standing stones and burial mounds, through to the many types of medieval site - castles, monasteries, abandoned farmsteads and villages, 18th – 19th industrial / commercial sites such as Funtley Ironworks / Southwick Brewhouse, Twyford Pumping Station and 19th century Palmerston Forts along Portsdown Hill – Fort Southwick and Fort Nelson.

#### 8.14

Scheduled monument consent (SMC) is required for any works that will affect a scheduled monument, whether above or below ground level. This is in addition to any application for planning permission as SMC is a completely separate process. Applications for SMC need to be made to Historic England (who manage the process on behalf of the Secretary of State). Metal detecting on a scheduled monument is also illegal without a licence from Historic England.

**Policy HE6**

## Scheduled monuments and nationally important non-designated assets

POLICY

Proposals which affect, or may affect a scheduled monument, or its setting, should be supported by appropriate and proportionate evidence. Scheduled monument consent (SMC) is also likely to be required, in addition to any planning application. Historic England should be consulted for matters pertaining to SMC and the Winchester City Council Archaeological Advisor / Archaeologist for matters planning applications (although Historic England may also comment on planning applications).

Applications which affect, or may affect, non-designated heritage assets of national importance will be required to provide additional evidence in

order to be able to understand the harm. The Winchester City Council Archaeological Advisor / Archaeologist should be consulted in order to determine what evidence would be required. This evidence should be proportionate and appropriate.

Applications will be determined in accordance with Policy HE3 on designated heritage assets. Additionally, proposals should take a positive approach to archaeology, by avoiding locating development on sensitive areas and designing development that responds positively to significance archaeological features, including their settings.



8.13

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8.14



## NON-DESIGNATED ARCHAEOLOGICAL ASSETS

### What are we aiming to achieve



We want to provide further detail on policy requirements for development that affects the special interest of non-designated

archaeological assets and the evidence that would be required to be submitted.

#### Policy HE7

##### Non-designated archaeological assets

In addition to the policies that apply to all heritage assets and non-designated heritage assets, the following also applies.

Development proposals should be supported by proportionate evidence describing the significance of any archaeological assets affected, including any contribution made by their settings. Where a development site includes or has the potential to include archaeological assets, a desk-based assessment and, where necessary the results of a field evaluation (conducted by a suitably qualified archaeological organisation), must be submitted to the local planning authority.

Where development affecting archaeological assets is permitted, developers will be required to record and advance understanding of any assets to be lost (wholly or in part) in accordance with a written programme of archaeological investigation, including excavation, recording and analysis, to be undertaken by an appropriately qualified archaeological organisation. The results and analysis of investigations should be published and provided to the local authority for inclusion in the Winchester Historic Environment Record.



Policy

HE7

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## LISTED BUILDINGS

### What are we aiming to achieve



We want to set out information required to support applications affecting listed buildings. We also want to provide more detailed guidance in addition to that provided in Policy HE3 on designated

heritage assets, in order to provide further guidance to applicants. This covers elements of the building such as windows, doors, walls and chimneys, as well as the use of the building.

### Policy HE8

#### Applications affecting listed buildings

Applications affecting listed buildings (whether listed building consent or planning permission) should demonstrate a proportionate understanding of the building and its significance. This should inform proposed interventions, as should be long-term use and conservation of the building. Original features and elements that make a positive contribution to the significance and/

or character should be retained unless there is a reasonable justification for their removal, in line with policy HE3 on designated heritage assets.

For alterations and extensions, the council will consider design proposals on a case-by-case basis. However, the required standard of design quality will need to be appropriate for the listed building.

**8.15**

In determining applications for listed building consent or planning permission it is essential to have sufficient information on the likely impact of the proposals on the special architectural or historic interest of the building and its setting. Submissions should include a statement of the significance of the listed building affected by the proposals, including any contribution made by their setting. The level of detail should be proportionate to the importance of the listed building. As a minimum, applicants should consult the Winchester Historic Environment Record. The building's list entry should also be referred to; however, this may not be enough to successfully identify significance and appropriate expertise is required where necessary. Further information can be found in Historic England's Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets.

**8.16**

As listed buildings are irreplaceable, any harm or loss should require clear justification, and applicants will need to show that the benefits of their proposals outweigh any harm to the significance of the listed building. Where it is clear that the listed building has been deliberately neglected or that damage has been caused in the hope of achieving consent, the deteriorated state of the listed building will not be taken into account in any decision.

**8.17**

The setting of a listed building is varied and may include elements of townscape or landscape, including wider or more distant views. Proposals for new development should respect setting and not result in the loss or degradation of important views to or from the listed building such that they harm the significance of the listed building. The scale of development need not be large for the impact to be significant. For example, the formation of a parking area in a front garden, or the subdivision of grounds by fencing or other means of enclosure, can have a dramatic effect.

**8.18**

The cumulative effect of a series of apparently minor changes can also have a significant effect on the general ambience of a place, and careful consideration of all proposals is required. It will be important when assessing the cumulative impact that any proposals are read in conjunction with Policy HE3 on Designated Heritage Assets.



8.15

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8.18

## CHANGES OF USE TO LISTED BUILDINGS

### What are we aiming to achieve



We want to set out the requirements that need to be met in order to ensure that the

conversion of a listed building secures the retention of their special interest.

#### Policy HE9

##### Change of use to listed buildings

Changes of use to listed buildings will be considered in line with national policy on optimum viable use. Applications for change of use which affect the significance of a listed building must be supported by proportionate evidence to show that the proposed use is viable in the long term and that the proposed use causes the least amount of harm to the significance of the listed building out of all viable uses. Applications should:

- i. Deal comprehensively with the intended use and operation of the whole building and site, and contain sufficiently detailed information to understand the full impact of the proposals internally and externally; including the setting;
- ii. Propose a use which would not be harmful to the special interest of the building or its setting;
- iii. Satisfactorily demonstrate that the building is structurally capable of accommodating the proposed change of use and clearly justify any harm or the need for extensive intervention or reconstruction; and
- iv. Demonstrate how any harm to the special interest of the building is justified in accordance with Policy HE3 on designated heritage assets.



**8.19**

Ensuring listed buildings are in an active use means they are more likely to be maintained and conserved for future generations. The council will therefore consider applications for changes of use to listed buildings with a view to the optimal viable use of the building and the asset's conservation.

**8.20**

Where planning permission or advertisement consent is required for associated change of use or alterations, an application should be submitted in parallel with the application for listed building consent.



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## CONSERVATION AREAS

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### What are we aiming to achieve



We want to set out the process that needs to be followed for development proposals in Conservation Areas to ensure that

they preserve or enhance the character, appearance or special architectural interest of an area.

#### 8.21

There is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. In order to achieve this, applicants first need to understand and articulate through the preparation of a Heritage Statement what is special about the area and define its character. The Heritage Statement should also make an assessment of how the proposed development would impact on that special character and appearance.

#### 8.22

Identifying this significance and the cultural and heritage value requires first an understanding of the history, fabric and character of the conservation area, and how and why it has changed over time, together with the materials, technology of construction, form and condition of its constituent elements. Applicants should have regard to any Conservation Area Character Appraisals and Management Plans for each conservation area.

#### 8.23

For development to be acceptable it will need to respond sympathetically to the existing settlement pattern and townscape characteristics and is of sufficiently high quality design to make a positive contribution.

#### 8.24

Many settlements within the district provide visible evidence of their past in their buildings, street patterns and open spaces which contribute significantly to the distinctive identity of the locality. The setting of buildings within their plots and the density of development, can be characteristic of a place and the intensification of development, or the subdivision of plots, based on suburban plot shapes and modern expectation of size, can often conflict with the characteristic grain or settlement pattern of the district's historic towns and villages.

#### 8.25

The topography of the district means that development is often seen from a distance or from above. The treatment of the roofscape is therefore a crucial element in the overall design. Other important aspects may include the openness of a view, and more obvious features, such as tree cover and the immediate setting of particular buildings. The style of a building can be important, but more often, especially in conservation areas where there can be considerable variety in style, it is the scale, massing and disposition of buildings which provide the predominant character framework.

**8.26**

Developments should not have a detrimental effect on views into and out of a Conservation Area. Within Winchester City, particular note should be taken of the special qualities of the city and its setting and of views to and from key buildings as required under Policy D2.

**8.27**

Schemes should not rely on screening by landscaping if they would be unacceptable had the existing planting been absent. Where existing landscaping contributes to the character of the conservation area, applicants should include measures in their proposals for its retention, in full or part, and mitigation where it may be lost.

**8.28**

Proposals to extend buildings in Conservation Areas require careful consideration and these should not detract from the character and appearance of the area. Many historic properties in Conservation Areas are small and modest in scale so it is important that the extension does not dominate the existing structure.

**8.29**

The cumulative impact of small but poorly conceived alterations can have a very damaging effect on a building and thereby on the overall character and appearance of a Conservation Area. Where it can be controlled through the planning process, the retention of features that contribute positively to the character and appearance of a Conservation Area such as traditionally detailed doors, windows, shopfronts chimneys etc. will be sought because of the important cumulative impact that these features have on historic character. Where planning permission is required for alterations or where permitted development rights are removed by means of an 'Article 4 Direction' these should contribute to the character of a Conservation Area and be undertaken in a sensitive manner.

**8.30**

In Conservation Areas the design details of proposals are particularly important and need to be considered in context with the characteristics of the local area. Applicants are advised to make pre-application enquiries with the planning authority's historic environment specialists to avoid, as far as possible, schemes which are unlikely to be acceptable in principle or which will have detrimental effects on character as a whole.

**8.31**

Applicants should supplement their proposals with sufficient information about the height and plan form of adjoining buildings to allow the impact to be tested, both in the immediate vicinity and in the wider context. For more significant schemes, sketches and drawings should illustrate the three dimensional form. Applications that do not submit sufficient information to enable assessment of the impact of their proposals on conservation areas may be refused. Due to the need provide sufficient information on the impact of a proposed development on a Conservation Area outline applications are not likely to be accepted for changes of use or developments in a Conservation Area.



8.21

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## CONSERVATION AREAS

### Policy HE10

#### Development in Conservation Areas

Within Conservation Areas, development proposals which conserve or enhance the character and significance, appearance or special architectural or historic interest of the area, and accord with the Development Plan, will be permitted provided that:

For new buildings they:

- i. Respond sympathetically to the significant historic settlement pattern, views, plot sizes and plot widths, open spaces, townscape, roofscape, trees and landscape features;
- ii. Are of a height, massing, materials, plan form, roofscape and grouping of buildings in scale and harmony with adjoining buildings and the area as a whole. The proportions of features and design details should relate well to each other and to adjoining buildings;
- iii. Include good quality building materials appropriate to the locality and sympathetic to the area's character in terms of colour, profile and texture; and
- iv. Ensure that walls, gates and fences are, as far as possible, of a kind traditionally used in the locality.

For extensions and alterations they:

- v. Respect the character, scale, massing and plan form of the original building and do not dominate principal elevations;
- vi. Use appropriate materials and detailing and do not result in the loss of features that contribute to the character or appearance of the Conservation Area, which may include original architectural details, natural features, trees, hedges, walls, fences, open areas, ground surfaces and archaeological sites, as well as buildings and groups of buildings;
- vii. Do not involve the erosion of character, such as the unsympathetic use of windows, doors or conservatories made of non-traditional materials or the replacement of traditional roofing materials with inappropriate ones; and
- viii. Incorporate any energy efficiency or energy generation measures into the design of the proposals in a manner that has an acceptable impact on the character or appearance of the area in accordance with Policy HE14.



Policy  
HE10

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## DEMOLITION IN CONSERVATION AREAS

### What are we aiming to achieve



We want to set out the criteria that need to be followed if there are proposals for demolition in Conservation Areas.

#### Policy HE11

##### Demolition in Conservation Areas

Within a Conservation Area, planning permission will only be granted for proposals involving the demolition, in whole or in part, of buildings or structures where the existing building or structure:

Makes no positive contribution to the character and significance, appearance, historic interest of the area, either individually or as part of a group, or in more general views within or from outside the conservation area; or

Is demonstrated to be incapable of repair or adaptation so as to extend its useful life; or

Where it can be demonstrated the condition of the building is such that its re-use would result in the need for extensive reconstruction to the extent that its historic interest and integrity (and thereby the positive contribution it makes to the Conservation Area) would be lost.

Unless demolition would result without a replacement that is acceptable in planning terms, planning permission will be conditional on a contract for the approved development work being let prior to any demolition work being undertaken.

POLICY

### 8.32

Within Conservation Areas, the presumption will be in favour of retaining buildings or structures which make a positive contribution to the architectural or historic interest of the area, even if change of use and some alteration is necessary. Consent for demolition of such buildings will be granted only in exceptional circumstances where it has been satisfactorily demonstrated that a building is beyond repair and incapable of beneficial use.

### 8.33

Sometimes buildings are acquired with a view to demolition and redevelopment, or owners allow them to fall into disuse and neglect in the hope that they will get planning permission to redevelop a site. To discourage such practices, if a building is sold based upon its potential for development but without permission having first been secured, an inflated site value/price paid based upon a perceived potential capacity would not justify development if the density, scale and massing of that development would fail to preserve or enhance the character or appearance of the conservation area.

### 8.34

Where permission for demolition is granted, the Local Planning Authority will wish to prevent clearance of a site unless there is an intention of implementing the replacement scheme immediately, to avoid leaving unsightly gaps in conservation areas. This will be controlled by means of conditions or planning obligations. Applications which would create gap sites will not normally be supported.



8.32

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8.34

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## REGISTERED PARKS AND GARDENS

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### What are we aiming to achieve



We want to set out the process that needs to be followed to ensure that there is no harm or loss to the historic significance or distinctive character and appearance of a

park, garden, cemetery or its setting (as identified on National, Local Registers or the Hampshire Gardens Trust Register of Parks, Gardens and Green Spaces).

#### 8.35

There are currently 11 parks and gardens on the National Heritage List for England (NHLE, this list is maintained by Historic England). These are designated heritage assets. There are also a number of parks and garden on a list maintained by the Hampshire Gardens Trust. Parks and gardens found on the list maintained by Hampshire Gardens Trust (and not also listed on the NHLE) are considered to be non-designated heritage assets.

#### 8.36

Hampshire has a wealth of registered historic parks and gardens that contribute greatly to the character, diversity and distinctiveness of its landscape. Parks and gardens are very important parts of the landscape, recording cultural changes, social history and attitudes to the natural environment.

#### 8.37

Registered Parks and Gardens can be in a range of different ownerships. The city council is responsible for a number of public parks and English Heritage and the National Trust also manage a number of historic parks and gardens in the district. Most other historic parks and gardens are either privately owned or in trust, and many of these are open to the public. This includes Registered Historic Parks, Gardens and Green Spaces on Hampshire Garden's Trust website.

#### 8.38

Local planning authorities are encouraged to protect registered parks and gardens and battlefields when preparing development plans and when determining planning applications. However, many parks and gardens are not registered but nevertheless contribute to local significance. Their future therefore needs to be carefully considered and they may be considered as non-designated heritage assets and they may be added to a local list, if one is produced.



**8.39**

Local planning authorities are required to consult Historic England where a planning application affects a Grade I or II\* registered park or garden, and the Hampshire Gardens Trust website on all applications affecting Grade I, II\* or II registered sites. This is to ensure that they have appropriate professional advice when considering such applications. The Hampshire Gardens Trust may also be consulted about locally-sensitive sites.

**Policy HE12**

## Registered Historic Parks and Gardens

Proposals which accords with the Development Plan will be permitted provided it does not result in any significant unacceptable harm or loss to the historic significance or distinctive character and appearance of a Registered Historic Parks and Gardens (as identified on National, Local Registers or the Hampshire Gardens Trust Register of Parks, Gardens and Green Spaces) or results in the loss or deterioration of associated designated heritage assets.

- i. Where development impacts on any of the above, consideration should be given to the provision of a positive Conservation Strategy and Management Plan which takes account of:
  - ii. Historic significance;
  - iii. Funding to manage and maintain the features;
  - iv. Changes in use of the site or the need to meet planning, engineering or security requirements;
  - v. Sensitive treatment of boundaries, land use and tree cover, new planting, buildings, structures and features;
  - vi. Lakes, water courses and other related features; and
  - vii. Best conservation practice, with use of local craftsmen and skilled workers where possible.



### What are we aiming to achieve



We want to set out the process that needs to be followed for proposals non-

designated rural and industrial heritage assets.

#### 8.40

Changes in agricultural and industrial practices and demands have resulted in a number of rural and industrial buildings and structures falling into disuse. Some of these buildings and structures will have historic or architectural significance and the local planning authority will consider whether or not there is justification to include a redundant building on the council's list of non-designated heritage assets.

#### 8.41

The significant character of many farm buildings is derived from their simplicity, openness of interior, lack of window openings and an uninterrupted roof plane. Their relationship with other rural buildings as a group may also add to their interest and the character of the area.

#### 8.42

Many agricultural buildings may remain in use for a variety of purposes well suited to their design and character. The local planning authority wishes to ensure that such buildings are maintained in a good state of repair and continue to be used for a purpose to which they are best suited. Conversion to uses which support the rural economy whilst continuing to contribute to the character of rural areas will be supported. Methods of conversion to a more economically attractive use which result in harm to character and compromise the alterations required for adaptation will be resisted where consent is required and alternative means of incorporating change will be sought.

#### 8.43

The very nature of farm buildings (e.g. barns, granaries, etc.) means that inherent conflicts can arise when adapting them to a use requiring the subdivision of spaces and the introduction of openings.

**8.44**

Whilst the district does not have a large number of industrial buildings compared to other parts of the country, it does have a number of mills, forges, pumping stations and other structures, which are of architectural merit and historic interest. Industrial buildings are often very individual in character with their architectural and historic interest reflecting the function and requirements of the processes involved in their original use. Finding suitable new uses for such buildings when they become redundant is challenging and similar principles to those for rural buildings will apply for their conversion. A new use, which includes some degree of public access, will usually be considered preferable where the building has an important interior.

**8.45**

Where the building adjoins, or is in close proximity to another use, the possibility of it remaining largely unaltered and serving as a subsidiary role needs to be fully evaluated. A number of barns operate in this way, providing ancillary facilities for the main residence close by. This provides a function for the building, enhances the prospects of repair and maintenance, and avoids the need to erect new structures in the grounds, which can also be problematic. An ancillary use involving minimal alterations will always be preferable to residential conversion.

**8.46**

Providing the conversion is undertaken in a manner which respects the essential features and characteristics of the building and its setting, new employment and storage uses can be a valuable means of generating income for the repair and maintenance of an otherwise redundant building. Employment uses can also allow a degree of public access to be achieved, which enables the special interest of the interior to be appreciated.

**8.47**

There may be instances where an exception to normal policy may need to be made. A barn isolated from its farmstead and now forming part of a residential community may be unsuited to employment use due to traffic considerations, etc. With its original purpose gone, an acceptable alternative use is required if the building is to receive the care and maintenance needed for long term survival.

**8.48**

Under present rules, the conversion of agricultural buildings to up to five residential dwellings is (subject to conditions) permitted development, as set out in Schedule 2, Part 3, Class Q of the General Permitted Development Order (GPDO).



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## RURAL AND INDUSTRIAL NON-DESIGNATED HERITAGE ASSETS

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### 8.49

Conversions that require substantial reconstruction or demand a high level of intervention to achieve the structural needs of the new use, are unlikely to be sympathetic. It is important to establish at the outset the nature of the work required to implement a conversion scheme and applicants are encouraged to submit concurrent planning and, if necessary, listed building applications supported by full measured drawing of the existing building and the proposal for conversion, to enable a judgement to be made.

### 8.50

Proposals for the conversion of a building which forms part of a group should consider and provide information concerning the intended use of the other buildings. This is to ensure that the conversion of one building does not pre-empt a mix of uses, which will secure a more favourable future for the whole group and to ascertain how the new use will fit into the overall operation, if the historical and visual integrity of the group is not to be compromised. The new use should not only secure the future of the particular building which is the subject of the application, but also help to maintain or enhance the immediate environment, including other buildings in the group.

### 8.51

The setting provided for farm and other rural buildings is very important and a good conversion can often be marred by the use of inappropriate landscaping. The problem is often greatest with residential conversions, but other uses can also give rise to difficulties. This matter is so fundamental that it needs to be resolved at the outset and permission is unlikely to be granted in the absence of sufficient information to ensure the intrusion of residential curtilages within rural agricultural landscapes is avoided.

### 8.52

Further guidance on national and local on farm buildings is included in [historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/](https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/) and <https://www.winchester.gov.uk/historic-environment/historic-farm-buildings>

**Policy HE13**

## Non-designated historic rural and industrial heritage assets

The change of use of redundant agricultural and other rural or industrial buildings that are identified as non-designated heritage assets will be permitted provided it accords with the Development Plan and it can be demonstrated that:

- i. The building is capable of conversion without significant structural alteration or replacement, or changes which would be detrimental to the distinctive character and historic significance of the building or its setting, its historic fabric, or features. If the subdivision would harm the significance of the building, this should be clearly and convincingly justified;
- ii. The building is incapable of being used in a manner that is less harmful to its significant historic or architectural interest, or its setting;
- iii. If the existing use of the building that forms part of its significance is not viable, residential use should be clearly and convincingly justified; and
- iv. If the building forms part of a complex of agricultural or industrial buildings, a comprehensive strategy is put forward which clearly demonstrates the effects on all heritage assets and their settings.



# ALTERATIONS TO IMPROVE THE ENERGY EFFICIENCY OF LISTED BUILDINGS AND NON-DESIGNATED BUILDINGS

## What are we aiming to achieve



In recognition of the council's declaration of a climate emergency, we want to set out a positive strategy to support energy improvements to heritage assets. This applies to listed buildings of all grades, or buildings that are non-designated heritage assets. Therefore, for listed buildings,

this policy applies to both planning applications and applications for listed building consent, whereas for buildings that are non-designated heritage assets, it only applies to applications for planning permission.

### 8.53

Winchester City Council declared a climate emergency in June 2019. The district needs to adapt to and help mitigate climate change. Flooding, overheating, green infrastructure, construction, demolition and energy efficiency are just some of the areas where the Local Plan can help the district to mitigate and adapt to climate change. These are mainly dealt with elsewhere in the plan, but there is need for some further guidance in relation to listed buildings and buildings identified as non-designated heritage assets, especially regarding energy efficiency (including overheating).

### 8.54

The demolition and construction of buildings is a resource-intensive activity and contributes to climate change. Minimising demolitions and unnecessary new construction in favour of maintaining, adapting and prolonging the life of buildings can help mitigate climate change. Buildings that have lasted for centuries are likely to have a lower footprint in terms of carbon and energy requirement and usage, when measured over the course of their lives.

### 8.55

There are also opportunities to adapt older buildings so that they have an even lower impact on climate change. The council expect applicants to demonstrate an appropriate understanding of any buildings where measures to adapt the buildings are proposed. Striking the right balance between benefit and harm is not always easy when it comes to climate change mitigation and adaptation in historic buildings. It is therefore important that this is carefully considered, and the measures are appropriate for the individual building as otherwise it can lead to:

- Unintended consequences and problems of moisture accumulation by inhibiting a building's ability to 'breathe', including condensation and damp;
- Long term irreparable damage to the fabric of the historic building and in some cases the creation of new problems or long-term maintenance issues;
- A consequent effect on the overall integrity of a building; and
- Ultimately, failure to achieve the predicted savings or reductions in environmental impact.

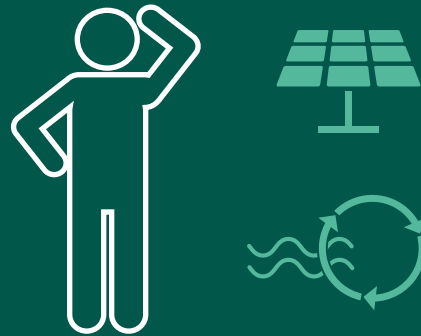
## 8.56

It is rare that there are no opportunities to upgrade or improve the thermal or energy efficiency of an historic building. Sometimes a building is so sensitive these changes can only be small. Sometimes lateral thinking is required. Often there will be benefits in looking at a site in its widest context to see whether there are any opportunities to offset carbon emissions beyond the

building envelope, such as installing air/ground source heat pumps, planting wind breaks or introducing reed beds for water filtration, for example. It is important that care should be taken to ensure that such proposals do not adversely affect buried archaeological remains and suggest consultation with the Winchester City Council archaeologist.

The best approach is to look at the historic building as whole in terms of its environment (including the contribution to its significance from its setting), the way that it was originally constructed, the condition of the building and its historic significance. It is important to know all the factors that affect energy use in order to devise an energy efficiency strategy that not only protects the historic importance of the building and its occupants' health, but is also an appropriate strategy for an individual building.

## BEST APPROACH



8.53  
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8.56

## ALTERATIONS TO IMPROVE THE ENERGY EFFICIENCY OF LISTED BUILDINGS AND NON-DESIGNATED BUILDINGS

### 8.57

It will normally be necessary to undertake an assessment of the building to understand its significance, sensitivities, identify the opportunities and constraints for improvements, and objectively assess the potential impact of those improvements both on the building's significance and fabric and in terms of how beneficial those improvements would be. Such an assessment will provide clear evidence and justification to support proposals, providing that there is no conflict with other policies in the Local Plan/national guidance/legislation.

### 8.58

Policy HE14 is supportive to energy improvements to historic buildings as this is an important part of meeting the council's climate emergency targets.

### 8.59

For further advice and guidance on a 'check list' please refer to

[historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/heag094-how-to-improve-energy-efficiency/](https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/heag094-how-to-improve-energy-efficiency/)

### Policy HE14

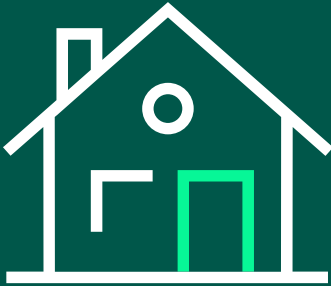
Improvements or alterations to improve the energy efficiency of designated and non-designated historic assets

Any improvements or alternations that are designed to improve the energy efficiency of designated and non-designated historic assets will be supported providing that it can be clearly demonstrated:

- i. That it is an appropriate strategy for the individual historic building, based on an appropriate assessment and they meet the requirements of the NPPF in terms of assessing the significance of harm to the historic asset; and
- ii. That any proposals which harm the structural integrity, character or significance of the architectural or historic interest of the building including through its setting, are clearly outweighed by public benefits as set out in Policy HE3 on designated heritage assets and Policy HE4 on non-designated heritage assets.



HOMES FOR ALL



**YOUR PLACE  
YOUR PLAN.**  
Winchester District Local Plan

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## BACKGROUND

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### 9.1

One of the aims of the Council Plan is to provide 'Homes for All' and the Government has also made it very clear that it wants to boost the supply of new homes, to about 300,000 homes per annum nationally. Local plans are required to be based on evidence and to identify and plan for the various housing needs arising. It is also very important to deliver the right types and sizes of homes, including affordable homes, in locations that are sustainable. A significant amount of development is already planned in Winchester District and the minimum amount of additional housing that is required in the future will be set by the Government.



### 9.2

Various key evidence studies have been undertaken in relation to housing issues affecting the district:

- Future Local Housing Need and Population Profile Assessment (2020)
- Winchester District Strategic Housing Market Assessment (2020)
- Settlement Hierarchy Review (2021 and 2022)
- Assessment of Windfall Trends and Potential (2021)
- Strategic Housing and Employment Land Availability Assessment (2021)
- Winchester Local Plan Viability Assessment
- Gypsy and Traveller Accommodation Assessment
- Brownfield Register (2021)



### 9.3

The number of homes that are needed is an important and often controversial issue (the term ‘dwelling’ is often used as it covers houses, flats and specialist accommodation). The minimum housing requirement for the district is set by Government, based on a ‘Standard Method’ which is calculated taking account of expected future household growth and local housing affordability. These factors can change annually and the Government has also proposed a more fundamental review of the Standard Method, although it does not currently seem to be taking this forward, so the Local Plan is currently based on the ‘Standard Method’ of calculating a housing figure.

### 9.4

The ‘Future Local Housing Need and Population Profile Assessment’ estimates what the Standard Method requirement will be at the point at which it can be fixed (when the Local Plan is submitted to be examined by an Inspector). This concluded the Council should plan for a district-wide housing need of 664 dwellings per annum and the current (March 2022) Standard Method figure is 715 dwellings per annum. The Strategic Housing Market Assessment (SHMA) assesses in detail the various types and sizes of homes that will be needed, and the Gypsy and Traveller Accommodation Assessment (GTAA) establishes the need for homes for gypsies, travellers and travelling showpeople.

### 9.5

The scope to use existing Local Plan allocations and planning consents to meet future housing requirements has been assessed, as well as the potential for the use of ‘previously developed land’ (Brownfield Land Register 2021) and windfall development (as defined in the Assessment of Windfall Trends and Potential 2021). This enables the Local Plan to identify and plan for any shortfall between the housing needed and existing ‘commitments’. The Council undertakes regular ‘calls for sites’ and these are recorded in the Strategic Housing and Employment Land Availability Assessment (SHELAA), the most recent being in 2021. The SHELAA documents landowners’ or developers’ aspirations as to which sites they would like the Council to allocate for development in the new Local Plan, but not all the SHELAA sites will be needed. Inclusion in the SHELAA does not mean a site is considered by the council as suitable for development or will be allocated.

### 9.6

The Local Plan sets out a development strategy based on a sustainable settlement hierarchy (informed by the Settlement Hierarchy Review). Sites have been selected for allocation based on whether they would help deliver the Local Plan strategy, an assessment of their benefits and impacts (including Sustainability Appraisal and viability assessment) and whether they can provide the types of housing needed in various locations.



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9.6

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## HOW WILL THIS TOPIC HELP DELIVER THE LOCAL PLAN VISION?

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### 9.7

The Local Plan Vision includes a commitment to address the needs of the area and sets out the future sought for the various communities in it. Additional housing in the right location can improve the sustainability of communities, including the regeneration of brownfield land, enhancing the viability of services such as shops and improving community cohesion through providing a range of housing to meet various needs.

### What are we aiming to achieve



- To provide adequate homes to meet the variety of expected housing needs over the Local Plan period up to 2039, in terms of quantity, type and tenure
- To maintain an adequate housing supply over the Plan period, including meeting the national 'Housing Delivery Test' and maintaining at least 5 years' supply of deliverable housing land
- To ensure that housing is distributed so as to help achieve sustainable development, combining economic, social and environmental aims
- To set out clear requirements for new residential development in terms of affordable housing provision, housing mix, and the provision of specialist types of housing.

## Key Issues:

### 9.8

A number of key issues relating to the Homes for All topic were identified in the Strategic Issues and Priorities consultation document (SIP), published in February 2021. In particular, four possible ‘spatial distribution’ options were set out, looking at alternative ways of provided the level of housing likely to be needed. Comments were invited on these options and on a series of questions which aimed to elicit views on other key issues, identified as:

- i. ‘Homes for All’ is a key element of the Council Plan and Winchester 2030 Vision;
- ii. Housing affordability and the effect on development viability and infrastructure provision;
- iii. Increasing the supply of new homes to meet the Standard Method need, with a significant amount of development already planned;
- iv. Addressing climate change, including the types of houses and where they are located;
- v. Providing housing for all sectors of community (e.g. young people, older persons’ housing, care accommodation, ‘self and custom build’);
- vi. Meeting the accommodation needs of gypsies, travellers and travelling showpeople;
- vii. The role of community-led housing and the planning policies needed to provide it;
- viii. Delivering the right types and sizes of homes in the locations that meet the needs of the district;
- ix. Prioritising brownfield / previously developed land before determining how much greenfield land is released for development.



9.7  
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9.8

## HOW WILL THIS TOPIC HELP DELIVER THE LOCAL PLAN VISION?

### 9.9

The Strategic Issues and Priorities consultation document (SIP) set out four possible 'spatial distribution' options:

### 9.10

Approach 1 received the most support. It performed well in terms of its potential to support existing settlements, use of brownfield sites and reducing the need to travel. Approaches 2 and 4 were also fairly well-supported. Approach 3 received substantial objection and its promotion of large-scale greenfield development is at odds with priorities of maintaining the viability of existing centres, reducing travel and carbon emissions, and making best use of brownfield land.

### 9.11

The Local Plan is required to plan for at least the level of housing established using the Standard Method, and to take account of the housing needs of other authorities that cannot meet their own needs in full. It is for the Local Plan to establish a sustainable strategy for accommodating this development. Taking account of the response to the SIP consultation, Sustainability Appraisal of the options, the evidence base and updated information on housing requirements and supply, the approach proposed below has been developed, based on Approach 1 but updated and modified to include elements of Approaches 2 and 4.

### 9.12

The evidence base (in particular the Winchester District Strategic Housing Market Assessment) confirms the scale of need for the various types of housing. In addition, the National Planning Policy Framework (NPPF) requires that 10% of the overall number of homes provided on larger sites should be an affordable home ownership product. 'First Homes' are now

## OPTIONS

- Approach 1: A development strategy based on the approach in the existing Local Plan of distributing development to a sustainable hierarchy of settlements
- Approach 2: To focus development on Winchester itself and other larger and more sustainable settlements
- Approach 3: A strategy that includes one or more completely new strategic allocations or new settlements
- Approach 4: A strategy of dispersing development around the district largely in proportion to the size of existing settlements

## LISTEN

## CONSULT

## REVIEW

## UPDATE

the Government's preferred discounted market tenure, with a requirement that these form at least 25% of all affordable housing delivered by developers through planning obligations. The remaining types of affordable housing to be delivered can be determined by the Local Plan, which can also change the minimum discount required for First Homes and set eligibility criteria.

## HOUSING PROVISION

### 9.13

The Local Plan must allocate enough land to accommodate the area's housing needs and to meet the needs of specific groups (e.g. affordable housing, homes for older people and the needs of gypsies and travellers). Housing is also required to ensure that communities remain sustainable, that local needs in terms of housing mix and range of tenures are met and that the district can maintain its economic vitality.

### 9.14

The Government has made it very clear that it wants to boost the supply and delivery of new homes and it expects the 'Standard Method' to be used as the starting point to set the housing requirement for the district. In addition, the 'Duty to Cooperate' requires that account is taken of any needs that cannot be met by neighbouring areas in establishing the housing requirement. These requirements should be the basis for the Local Plan unless there is clear evidence of a lack of suitable and available sites. The Standard Method calculation changes annually, with the position at March 2022 being as follows:

Table H1 – Standard Method Annual Need

Years of Plan Period	Standard Method Need	x Number of Years
2019-2020	666	666 x 1 = 666
2020-2021	692	692 x 1 = 692
2021-2022	665	665 x 1 = 665
2022-2039	715	715 x 17 = 12,155
<b>Total</b>		<b>14,178</b>

### 9.15

The Standard Method need is therefore currently 14,178 dwellings for the District over the Local Plan period to 2039 (see Table H1 above). Within southern Hampshire there are a number of authorities that appear unable to meet their Standard Method housing need in full that may ask the City Council to assist under the Duty to Cooperate. The Partnership for South Hampshire (PfSH) is working to establish the scale of any shortfall in provision and to develop a Joint Strategy to address this, but this has not been completed in time to inform this draft Local Plan. Therefore a 'buffer' of about 1,450 dwellings is provided to cater for potential future increases in the Standard Method and, in the spirit of cooperation required by government policy, to help contribute towards the PfSH shortfall.



## HOUSING PROVISION

### 9.16

When assessing how much of the housing growth the council has to plan for needs to be provided on new site allocations in this Plan, the amount of housing already in the pipeline is taken into consideration. There are a large number of sites which already have consent for residential development, some of which have been completed since the start of the Local Plan period (2019), or which are allocated by the existing Local Plan but have not yet been developed. The evidence also shows that ‘windfall’ development (sites that have not been previously allocated by local plans but come forward for development) makes a substantial contribution to housing provision and that this will continue (Assessment of Windfall Trends and Potential 2021). These commitments and

windfall sites will continue to deliver the existing Local Plan’s spatial strategy for the district over much of the plan period, especially as the three ‘strategic allocations’ continue to be built out: Berewood (West of Waterlooville, including Newlands), Kings Barton (Barton Farm) and North Whiteley.

### 9.17

This Local Plan therefore carries forward the existing Local Plan’s spatial strategy to an extent, but evolves this to provide for future housing needs in those locations which are the most sustainable and which can best meet the district’s needs. Table H2 below illustrates the overall position in terms of housing need and supply for Winchester District.

Table H2 – Housing Need and Provision

Winchester District Housing Need	
Standard Method need for Plan period 2019-2039 (715 x 20 years)	14,178
‘Buffer’ (for Standard Method changes / unmet need in neighbouring authorities)	1,450
<b>Total Housing Requirement</b>	<b>15,628</b>

Winchester District Housing Provision	
Completions since start of Local Plan period (2019-2021)	1,517
Outstanding planning permissions	8,560
Other Commitments (previous Local Plans incl. SDNP)	892
Windfall development	1,975
Additional allocations made in this Local Plan	2,685
<b>Total Housing Provision *</b>	<b>15,629</b>

\* Includes 500 dwellings within South Downs National Park part of Winchester District, as agreed with South Downs National Park Authority.



**9.18**

Table H2 shows that sufficient housing provision is proposed to meet the Winchester District housing requirement, which includes 500 dwellings within the South Downs National Park part of the district and a 'buffer' of 1,450 dwellings in case of changes to the Standard Method or as a contribution towards the unmet needs of neighbouring areas in South Hampshire. Some 64% of the requirement is met by dwellings that have either been completed or which already have planning consent. A further 12% are expected from windfall development over the Plan period and this is based on cautious assumptions derived from the Assessment of Windfall Trends and Potential 2021. Therefore, less than 25% of provision is from Local Plan allocations (either carried forward or new), giving a high level of certainty over the delivery of this additional housing.

**9.19**

As a result it is not necessary to include a 'buffer' to allow for non-delivery, especially given the high levels of housing provision expected in the early years of the Plan period. If issues arise with delivery of the additional housing these can be addressed through the phasing provisions of this Plan or future updates or reviews of the Plan, which are required to be carried out every 5 years.

**Strategic Policy H1****Housing Provision**

Housing will be permitted to provide for the scale, types and tenures of housing needed in the district over the Local Plan period (2019-2039), including a contribution towards the unmet needs of adjoining areas. Provision is made for the development of about 15,620 dwellings (net) in this period, by prioritising suitable previously-developed land within defined settlement boundaries, completion of strategic allocations at Kings Barton (North Winchester), Berewood (West of Waterlooville, including Newlands) and North Whiteley, and delivery of sites allocated within and adjoining the

most sustainable settlements, in accordance with the Local Plan's spatial strategy (set out in Policy SP2).

Housing development will be distributed between the three spatial areas as follows:

- i. Winchester Town  
5,670 dwellings
- ii. South Hampshire Urban Areas  
5,700 dwellings
- iii. Market Towns and Rural Area  
4,250 dwellings (of which 500 to be delivered in the South Downs National Park Local Plan area)



# HOUSING PROVISION

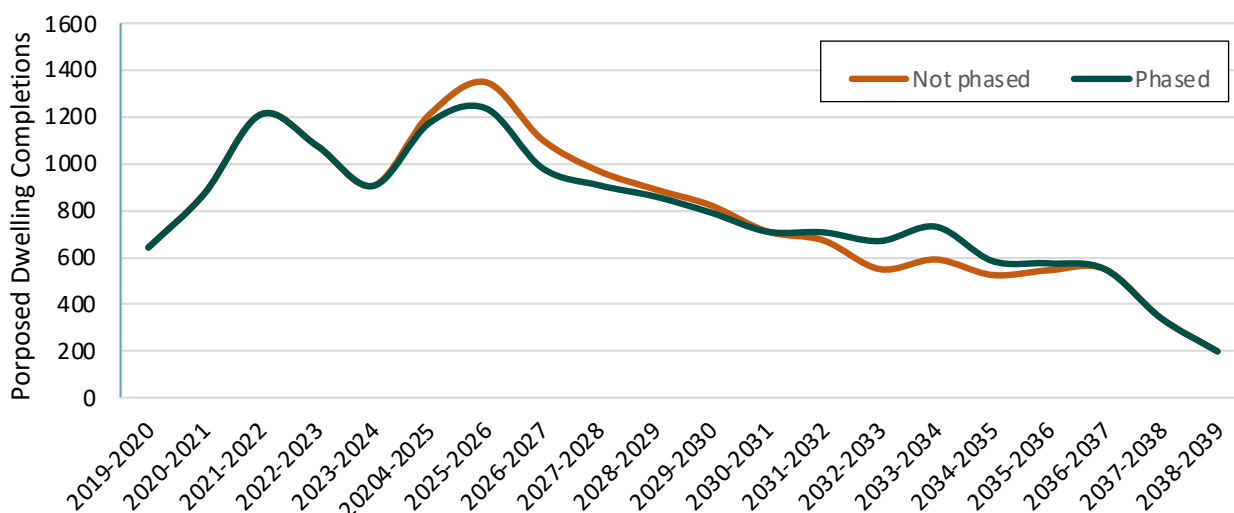
## 9.20

Policy SP2 sets out the development strategy for the district and Policy H1 sets out how this will be achieved in terms of housing provision. The total provision of about 15,620 dwellings relates to Winchester District. The Council has agreed with the South Downs National Park Authority that about 500 dwellings will be provided within the National Park part of the district, which will come forward through the existing South Downs Local Plan (which covers the period to 2033) or a subsequent review.

## 9.21

A large part of the housing supply benefits from planning consent, or has already been completed. Allowance is also made for windfall development, which the evidence expects to be a reliable source of housing supply. There is no scope to phase these elements of the housing supply, so it is expected that most housing from these sources will be developed in the first half of the Local Plan period (2019-2029). 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.

Effect of Phasing on Housing Trajectory



**Strategic Policy H2****Housing Phasing and Supply****STRATEGIC POLICY**

About 15,620 dwellings (net) will be provided within the district during the Plan period (2019-2039), with indicative phasing as follows:

- i. Approximately 4,700 dwellings (averaging 940 dwellings per annum) between 2019/20 and 2023/24
- ii. Approximately 5,150 dwellings (averaging 1,030 dwellings per annum) between 2024/25 and 2028/29
- iii. Approximately 3,610 dwellings (averaging 722 dwellings per annum) between 2029/30 and 2033/34
- iv. Approximately 2,160 dwellings (averaging 432 dwellings per annum) between 2034/35 and 2038/39

Phasing will be applied as set out in the relevant site allocation policies, so as to prioritise the development of previously developed land and achieve a suitable housing trajectory, by holding back most allocated greenfield sites until the later parts of the Plan period. Sites will not be permitted in advance of the specified phasing unless they are needed to overcome a District-level housing land supply shortfall or would deliver housing which is demonstrated to be in priority need in the locality at the time.

**9.22**

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.

**9.23**

The NPPF expects that at least 10% of the housing requirement (about 1,570 dwellings) should be provided on sites no larger than 1 hectare. In Winchester District about 40% of the housing requirement will be provided on three strategic-scale sites over the Plan period. Nevertheless, it is expected that the Government's aspiration can be exceeded when account is taken of

Table H3 – Delivery of Small Housing Sites

Expected source of small sites	Dwellings*
Completions 2019-2021 (sites under 10 dwellings)	245
Planning consents at April 2021 (sites under 10 dwellings)	487
Windfall allowance (all assumed to be sites under 1ha.)	1,975
Local Plan allocations under 1ha. (policy W3 and CC4 only)	40
<b>Winchester District Total</b>	<b>2,747</b>

\* Figures include SDNP part of Winchester District and exclude 'communal' dwellings.

existing completions and commitments on smaller sites, windfall sites and Local Plan allocations, which total over 2,700 dwellings or 17% of the housing requirement.



9.20  
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9.23

## HOUSING PROVISION

### Strategic Policy H3

#### Spatial Housing Distribution

In order to achieve the housing proposed for each spatial area (Policy H1) housing development will be permitted to achieve the following distribution (2019-2039):

Spatial Area	Settlements / Area	Housing Provision	New Allocations Proposed
<b>Winchester Town</b>			
	Winchester	<b>5,670</b>	1460
<b>South Hampshire Urban Areas</b>		<b>5,700</b>	440
	West of Waterlooville, including Newlands		
	Whiteley		
<b>Market Towns and Rural Area</b>		<b>4,250</b>	785
	<b>Market Towns:</b>	1380	200
	Bishops Waltham New Alresford		
	<b>Larger Rural Settlements:</b>	1410	490
	Colden Common Denmead Kings Worthy Wickham		
	<b>Intermediate Rural Settlements:</b>	510	95
	Hursley Otterbourne South Wonston Sutton Scotney Swanmore Waltham Chase		
	<b>Remaining Rural Area</b>	950 (500* in SDNP area, 450** in remaining area)	0
<b>Winchester District</b>		<b>15,620</b>	2,685

\* Agreed with SDNP Authority

\*\* Based on completions, commitments and windfall - no expectation of additional housing to be identified.

### 9.24

The distribution of housing in Policy H3 is based on the sustainable development strategy (Policy SP2) and reflects the high level of existing commitments, especially within the three strategic sites: Berewood (West of Waterlooville, including Newlands), North Whiteley and Kings Barton (North Winchester). There is limited scope for intensification or expansion of the strategic sites in the South Hampshire Urban Areas so only modest additional growth beyond existing commitments is proposed.

### 9.25

Winchester Town is the most sustainable settlement in the district, albeit also heavily constrained, so substantial new sites are allocated and some existing allocations have been carried forward with increased. Much of this can be accommodated on previously developed sites, including Sir John Moore Barracks, and land within the built-up area.

### 9.26

The market towns and rural area contains a large number of settlements of varying sizes and types, as well as large areas of countryside. The various settlements have been assessed and a sustainable settlement hierarchy is set out in Policy H3. The more sustainable 'market towns' have a higher overall housing provision with new allocations for an additional approximately 100 dwellings each. At the next level, the larger rural settlements, require new

allocations of 85-200 dwellings each. The smaller 'intermediate' rural settlements have modest housing provision, as they do not benefit from significant commitments or completions. In the remaining rural area, planning policies allow for modest development within defined settlements, which is reflected in the windfall allowance for this area, and provision made through the South Downs National Park Local Plan.

### 9.27

The area outside of defined settlement boundaries is defined as 'countryside' in policy terms and Policy SP3 applies to these areas. 'Settlement boundaries' are a key tool within the development plan and indicate where built development is, in principle, acceptable. Most settlement boundaries were reviewed in the current Local Plan and these have been further reviewed as necessary in considering site allocations. Settlement boundaries are not appropriate for some smaller or more dispersed villages and limited infilling development may be allowed in these settlements. Outside these provisions built development, especially for housing, is normally only permitted where there is a particular need for it which cannot be met within a built-up area. Policy H4 lists those settlements within the Plan area with settlement boundaries (as defined on the Policies Map) and those where infilling may be permitted.



9.24

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9.27

## HOUSING PROVISION

### Policy H4

#### Development Within Settlements

Development that accords with the Development Plan will be permitted within the defined boundaries of the following settlements, as shown on the Policies Map:

Bishop's Waltham, Colden Common, Compton Down, Denmead, Hursley, Kings Worthy, Knowle, Littleton, Micheldever, Micheldever Station, New Alresford, Old Alresford, Otterbourne, South Wonston, Southdown, Southwick, Sparsholt, Sutton Scotney, Swanmore, Waltham Chase, Whiteley, Wickham, Winchester Town.

Within the following settlements, which have no defined settlement boundary, development and redevelopment that consists of infilling of a small site within a continuously developed road frontage may be supported, where this would be of a form compatible with the character of the village and not involve the loss of important gaps between developed areas:

Bighton, Bishops Sutton, Compton Street, Crawley, Curbridge, Curdrige, Durley, Durley Street, East Stratton, Gundleton, Headbourne Worthy, Hundred Acres, Newtown, North Boarhunt, Northbrook, Northington and Swarraton, Otterbourne Hill, Shawford, Shedfield, Shirrell Heath, Soberton Heath, Stoke Charity, Wonston, Woodmancott.

Other development proposals may be supported to reinforce a settlement's role and function, to meet a community need or to realise local community aspirations. These should be community-led and identified through a Neighbourhood Plan or other process which demonstrates clear community support.

Elsewhere, countryside policies will apply and only development appropriate to a countryside location will be permitted, as specified in Policy SP3.

## MEETING HOUSING NEEDS

### 9.28

The Council commissioned a Strategic Housing Market Assessment (SHMA) to consider the housing needs of the district as a whole, with focused information for the Local Plan area. The SHMA identified three sub-markets which demonstrate different characteristics – Winchester Town, the northern sub- area and the southern sub-area. This district-level study may be supplemented as time goes on with more localised assessment of need, for instance to inform Neighbourhood Plans.

Various components of housing need were considered in line with national planning policy and planning practice guidance. The SHMA considered the need for each of the following potential components of future housing needs in turn –

- Affordable Housing -
- Older persons housing Needs & those with difficulties
- Need for different sizes of homes
- Family Households
- Younger People
- Student Accommodation
- Service Families
- Build to Rent
- Self-build and Custom housebuilding
- Community led Housing

### 9.29

The full evidence, and resulting conclusions and recommendations to the Council, are set out in the SHMA document. It has provided the basis for the following policy approach to meeting housing needs.

### 9.30

The criteria set out in Policy H5 requires details of marketing undertaken to demonstrate that purchasers of self or custom build housing have been sought. The exercise should be able to demonstrate that the price and terms on which the land or premises were marketed were reasonable by comparison with similar examples of serviced plots in the local area. Information should be provided detailing any interest received from potential buyers since the marketing commenced. Where interest has been received and that interest has not been pursued, this must be documented.



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9.30

### Strategic Policy H5

#### Meeting housing needs

Development proposals will be supported where they provide housing of a type, size and tenure that contributes towards meeting housing needs.

#### Dwelling size and tenure

All dwellings will be expected to meet the nationally described space standard.

Development proposals should deliver a range of types and sizes to meet housing need in accordance with the most recent evidence. Unless compelling evidence is provided to the contrary, proposals should include a reasonable mix of dwelling sizes. For development of 10 dwellings or more, this should include the following (part dwellings rounded up) –

- i. At least 30 % of affordable dwellings for rent should be 3 bedrooms or more;
- ii. At least 65% of affordable home ownership dwellings should be 2 or 3 bedroomed houses, subject to Government requirements for the provision of 'First Homes'; and
- iii. At least 30% of market housing should be 1 or 2 bedrooms.

To ensure the requirement for smaller dwellings is being met, dwellings with multiple reception rooms which are capable of being used as bedrooms will, for the purposes of this policy, be considered to have additional bedrooms<sup>1</sup>.

#### Self-build and custom-build housing

To improve choice and variety of new housing, proposals for self-build and custom-build homes that comply with other policies in this plan will be supported.

To support self-build and custom housing, on sites of 50 dwellings or more developers should provide at least 6% of serviced dwelling plots for sale to self-builders for a period of 12 months per plot. Any serviced plot which remains unsold after 12 months of marketing at or below market value can be made available on the open market or built out and sold by the developer.

Where a proposal's characteristics make it unsuitable for self/custom build provision, for example, specialist/older person accommodation, exemption from the policy will be considered on an individual basis.

#### Accessible and adaptable homes

All affordable dwellings, and 25% of market dwellings should be built to accessible and adaptable standards to meet the requirements of Building Regulations M4(2), subject to site suitability.

For schemes of 50 dwellings or more, 4% of all dwellings should be built as wheelchair user dwellings to meet the requirements of Building Regulations M4(3), subject to site suitability.



**Strategic Policy H5**

## Meeting housing needs - continued

**Specialist and Supported Housing**

Proposals for well-designed specialist and supported housing (including older persons housing) will be supported where there is an identified need, the site is in accordance with other policies and is an appropriate location to allow integration into the local community, in close proximity to local facilities and services, and can be easily accessed by sustainable transport and an appropriate tenure mix is provided.

Schemes of 50 dwellings or more should include an element designed and marketed to meet the needs of older persons, or other local specialist needs, and affordable units should be provided in the same proportion as the requirements for the site as a whole. The amount of specialist and supported housing should be in line with local needs, market intelligence and site viability. In applying this policy the Council will take account of the nature of the scheme and the practicalities of providing and managing affordable units.

**Build to Rent**

Proposals for Build to Rent housing will be supported where the site accords with other policies and is in an appropriate location and 20% of the Build to Rent units are provided (and maintained in perpetuity) at affordable private rents (at least a 20% discount to market rents inclusive of service charge).

<sup>1</sup> typically, dwellings with more reception rooms than bedrooms will be considered to have one additional bedroom for the purposes of this policy.



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## DELIVERING AFFORDABLE HOUSING

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### 9.31

The affordability of housing in Winchester district continues to be a major issue and therefore the delivery of affordable homes remains a critical priority of the new Local Plan. The context in which we are delivering affordable housing has changed since the preparation of the current Local Plan. Since 2018, national policy means that Local Plan policies need to define clear requirements for affordable housing provision as part of market housing schemes. The viability of affordable housing provision, and other policy requirements, has to be considered at the plan making stage rather than establishing a policy target and then assessing viability at the planning application stage which will determine the percentage of homes that a market housing scheme is able to provide.

### 9.32

In addition to the costs of providing affordable housing, this upfront assessment of viability includes factors such as this plan's more ambitious policy requirements for carbon reduction, the differences in development costs between greenfield and brownfield sites, the need to achieve biodiversity net gain and the costs of addressing excess nitrates and phosphates in parts of the district. These different factors affect the viability of development because of their impact on developer costs.

### 9.33

Experience has shown that it was not possible to achieve the full 40% affordable housing target in the current Local Plan in every case and the proportion of affordable homes was reduced where it could be shown that meeting the target would render the scheme economically unviable. The new Local plan policy sets clear requirements up-front, as opposed to a target, which reflects our current understanding of development costs, based on the location within the district and whether the site is on greenfield or previously developed land.

### 9.34

The most recent assessment of need is set out in the Strategic Housing Market Assessment produced by Icen Projects Limited. It is important that all reasonable steps are taken to deliver affordable housing – through requiring affordable housing as part of market-led housing schemes, considering rural exception sites and supporting where appropriate proposals led by registered providers and community land trusts to meet specific community needs. The Council has adopted a housing strategy which seeks to accelerate and to maximise the supply of high quality affordable housing across the district.

**9.35**

It is likely that the single largest source of supply for new affordable dwellings will be the proportion secured as part of larger market-led housing schemes. National policy indicates that where justified by need, affordable housing can be required providing it is supported by evidence on development viability. Therefore the evidence to date has considered both the need for various types of affordable housing and the potential impact upon development viability.

**9.36**

In terms of need, the definition stated in national policy of affordable housing includes Affordable and Social Rent, shared ownership and low cost home ownership. National Planning Policy advises that at least 10% of all new housing on larger sites should be affordable home ownership. National Planning Guidance states that First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. Full details about the identified needs for various types of affordable housing is set out in the Strategic Housing Market Assessment.

**9.37**

It is important that affordable homes are provided that meet a wide range of community requirements and that a range of types and sizes are provided. The priority will be the provision of affordable housing in line with the most recent evidence of need.

**9.38**

Affordable housing needs exist across the district, including the market towns and rural areas. New affordable housing will be actively encouraged in rural areas to meet local housing needs and help sustain rural communities and services. Community led initiatives will be supported where they are consistent with the policies contained in this Plan.

**9.39**

In order to ensure affordable homes are suitable and available for those in housing need, and are managed effectively, affordable housing should normally be designed to at least the Homes England's minimum standards, be provided by a Registered Provider/WCC that has local management arrangements acceptable to the Council, and that aligns to Council policies with respect to household eligibility, lettings and sales of the properties.

**9.40**

In terms of viability, the Council has commissioned a Viability Study that analyses the economic capacity of new development to provide affordable housing, taking into account market conditions and the requirements for other planning contributions, including S106 contributions, the Community Infrastructure Levy, the factors which add to developer costs set out in 9.32, and development economics. That assessment has shown that, in general terms, larger development sites (i.e. those that exceed the threshold for contributing towards affordable housing) should be able to support delivery of 40% of the total number of units as affordable housing, in line with the types of tenure identified in the SHMA. This is however, subject to significant caveats as set out below.



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## DELIVERING AFFORDABLE HOUSING

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### 9.41

The council is mindful that the characteristics of individual sites and local market conditions can impact on site viability. By exception, where applicants can justify that a bespoke viability approach is required, then this will need to be supported by a statement evidencing why. Where specific viability challenges are identified, and evidenced by an applicant in relation to individual development proposals, this will be taken into account when considering that proposal and an open-book process should be adopted by applicants.

### 9.42

Delivering affordable housing depends upon other costs the development will be required to bear. Maximising the redevelopment of previously developed land is a key objective of the Plan, as these sites are often in the most sustainable locations and reduce the requirement for greenfield development. However, these sites are typically more costly to develop. The viability evidence indicates that the increased costs associated with previously developed sites reduce the viability of development to the extent that the affordable housing requirement can be reduced by 10%. This will ensure that the previously developed sites continue to come forward and make a contribution towards affordable housing.

### 9.43

Policy NE16 sets out the requirements to mitigate the impact of additional nutrients resulting from development. Across the plan area there is a need to mitigate the impacts of additional nitrogen, for which the methods and costs of appropriate

mitigation is relatively well understood. In March 2022 Natural England advised that in relation to development which affects the River Itchen catchment area (which covers a significant part of the district), the impacts of additional phosphorus on the quality of the water environment also requires mitigation. The viability work done to date, based on the best understanding of the likely costs, indicates that in the affected areas the estimated costs of mitigation will reduce development viability level so that affordable housing should be reduced by 5%. The evidence of the potential methods to address this issue and costs associated with phosphorus mitigation are still evolving.

### 9.44

The Government has recently announced measures which are intended to support the delivery of strategic mitigation solutions, and reduce the impact of new development on the quality of the water environment in the first place by 2030, but the impact of these in relation to development viability are not yet known so cannot be quantified at the present time. Given this uncertainty it is considered appropriate that agreements to secure affordable housing include measures to secure further contributions to affordable housing should those costs reduce significantly. Any significant changes relating to the affordability of mitigation will be reported in the Authority Monitoring Report. Further iterations of this Plan will reflect additional experience and understanding of development viability, including mitigating the impacts of phosphorus and reductions in sustainable construction costs, and therefore how this impacts on the costs of development in the affected area.

**Policy H6**

## Affordable housing

In order to help meet affordable housing needs, all development which increases the supply of housing by 10 dwellings or more (or is on sites of over 0.5 hectares) will be expected to provide at least

- i. 40% of the gross number of dwellings as affordable housing.
- ii. On previously developed land, in recognition of the increased development costs including costs of land, the proportion of affordable housing will be no less than 30%.

In the short term, where development is required to mitigate the impact of additional phosphates on the River Itchen SAC (see policy NE16), the proportion of affordable housing will be reduced to no less than

- iii. 35% on greenfield sites
- iv. 25% on previously developed land.

All affordable housing will be secured by use of a s106 agreement, which should include a requirement to increase of provision of affordable housing up to the 40% overall target (30% for previously developed sites) if the costs of nitrate and phosphate mitigation reduces significantly.

For market led housing schemes, the affordable housing should be provided in accordance with the following proportions:

- v. 25% as First Homes; and
- vi. At least 65% as Social Rent or Affordable Rent (with rent levels being priced and maintained at levels which are in the range from a Living Rent up to the maximum Local Housing Allowance level) ; and

- vii. The remainder as other affordable home ownership

Affordable housing should be provided on-site, indiscernible from, well integrated with and dispersed throughout the market housing, unless off-site provision would better meet priority housing needs and support the creation of inclusive and mixed communities.

Affordable housing should remain available in perpetuity.

Where schemes do not provide the full level of affordable housing expected, as set out above in this policy, applicants will be required to submit an 'open book' viability assessment that sets out how the particular circumstances justify the need for viability assessment and why an exception to policy should be made. In such cases, the council will commission if necessary an independent review of the submitted viability study, for which the applicant will bear the cost. Such proposals will only be acceptable where the viability case is accepted by the council, and it has been demonstrated that the maximum viable level of affordable housing is provided, and the approach contributes towards creating mixed and balanced communities.

Developments that seek to avoid the requirements of this policy by failing to make efficient use of land or by artificially subdividing land into smaller sites will not be permitted.



9.41

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## DELIVERING AFFORDABLE HOUSING

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### 9.45

In order to maximise affordable housing provision, and to meet particular local needs as quickly as possible, the Council will be prepared to consider further affordable housing development on land where planning permission would not normally be granted, on what is referred to as 'exception sites'. The local needs to which this policy approach relates will be those arising from the Parish or settlement to which a proposal relates.

### 9.46

It is expected that in most cases this will mean that sites are developed exclusively for affordable housing that meets priority needs, and mainly comprise housing for rent. Where for the reasons set out in Policy H7 the need to generate additional value through cross subsidy is accepted the Council may, exceptionally, be prepared to allow additional forms of tenure.

### 9.47

However, the aim of this policy is to deliver significant additional affordable housing and it is only by achieving this policy objective that exceptions to normal policy can be justified. If the proportion of affordable housing falls below a certain point then the balance between the benefits of achieving affordable housing outweigh the detrimental impact on the countryside. Therefore, no less than 70% of the homes proposed should meet priority local affordable housing needs.

### 9.48

The remaining element of housing should still take the form of affordable housing to meet local needs, albeit those of a lesser priority. However, with justification, this could exceptionally include open market housing. Applicants should examine alternatives in a sequential way giving priority to providing affordable housing that meets the greatest local housing need. Where it is claimed there are financial reasons for requiring alternative forms of housing this will need to be assessed as part of an open-book process. The same approach will be taken to all sites brought forward under this policy, including windfall and allocated sites.

### 9.49

It is envisaged that most sites coming forward will relate to smaller settlements, where such development can not only meet specific housing needs, but can also help sustain rural communities and their services. However, the policy also allows appropriate development in relation to larger settlements where the provision of affordable housing is the prime objective (although in such cases development should still be small in scale). In determining whether a site may be suitable as an 'exception site' regard will be had to the suitability and availability of other sites that have the potential to meet local housing needs.

**9.50**

It is important that the need for affordable housing in an existing settlement (or group of settlements) is well evidenced. This will normally be by reference to the Councils' Housing Register, in so far as it relates to the settlement or group of settlements. In some cases a local needs survey or data collection may be required. Land may be allocated by the local planning authority in order to meet the objectives of this policy or communities themselves may allocate suitable land through a Neighbourhood Planning process or as part of Community Right to Build proposals or similar community led initiatives.

**9.51**

In response to community representation and because of the exceptional nature of these sites, priority for the occupation of affordable homes provided under this policy will be given to local households. This means those households in housing need that have a local connection to the settlement or group of settlements to which the development relates.

**9.52**

Evidence of suitable community involvement, including the Parish Council(s), and support for a scheme will be required if proposals are to be favourably considered. The Council is able to offer support in researching local housing needs, generating and assessing options, community involvement and scheme delivery.



9.45

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9.52

## DELIVERING AFFORDABLE HOUSING

### Policy H7

#### Affordable Housing Exception Sites to Meet Local Needs

In order to maximise affordable housing provision to meet identified affordable housing needs the Local Planning Authority will exceptionally grant permission or allocate sites for the provision of affordable housing to meet the specific local needs of particular settlements, on land where housing development would not normally be permitted.

Development will only be permitted where:

- i. The applicant can demonstrate that the proposal is community-driven and has community support;
- ii. The proposal is suitable in terms of its location, size and tenure to meet an identified local housing need that cannot be met within the policies applying to the settlement to which that need relates;
- iii. The scheme is of a design and character appropriate to its location and avoids harm to the character of the area or to other planning objectives, taking account of the policy objective to maximise affordable housing provision;
- iv. The affordable housing is secured to meet long-term affordable housing needs, and will remain available in perpetuity (subject to any legislative requirements);

Subject to the needs of the local community the affordable homes should be for rent (with rent levels being determined by reference to local incomes of those in priority housing need). In exceptional circumstances a modest element of other tenures may be allowed on the most suitable identified sites in order to enable a development to proceed, providing no less than 70% of the homes proposed meet priority local affordable housing needs.

In these circumstances the applicant should demonstrate that alternative forms of housing are required due to the economics of provision. The quantity, tenure and type of that housing should be limited to that which allows the affordable housing development to proceed.



**9.53**

Permitted development rights generally allow for a reasonable extension to be made to a property, often at ground and roof level. It is therefore reasonable that any further extensions should be subject to consideration by the local planning authority. In Winchester District, the availability of smaller-scale dwellings in countryside locations is an area of concern. Policy H8 is aimed at retaining the existing stock of smaller dwellings where possible, whilst allowing for some degree of enlargement of the dwellings.

**9.54**

The SHMA refers to the presence of a high proportion of larger detached houses within the rural area, when compared to the district as a whole. There is a particular bias towards houses with 4 or more bedrooms and a correspondingly lower percentage of smaller (1-3 bedroom) properties. Particularly in the countryside, where new housing is generally inappropriate, the loss of smaller dwellings is difficult to rectify. There is a need to retain the limited existing stock of smaller dwellings that do exist in the countryside and it is therefore important to apply policies to achieve this.

**9.55**

New housing only adds about 1% to the housing stock each year, so the vast majority of housing in the district consists of existing dwellings. The opportunities for achieving a greater housing mix are more limited in the countryside as larger developments, which provide the best opportunities for achieving a mix of dwellings as sought under Policy H5, are unlikely to be permitted. Small dwellings that are extended disproportionately, or replaced by larger dwellings, are unlikely to be replaced readily, or within the vicinity. It is therefore considered important that small dwellings be retained wherever possible, in order to maximise the variety in the housing stock.

**9.56**

The retention of smaller dwellings also has an effect on the provision of more affordable housing in the district. Average house prices in the Winchester District are significantly above the average for the country and for the South East as a whole. Smaller dwellings will, by their very nature, attract a lesser value than would a similarly located larger property. Therefore the retention of smaller dwellings is seen as an important component of maintaining a supply of relatively affordable dwellings. In this context 'affordable' is defined as being relative to the market price that may be achieved on an unfettered development, rather than as referred to in Policies H5 and H6.

**9.57**

It is recognised that the smaller dwellings subject to this policy may not be affordable for all persons in housing need and may still have an above average market price. However, this is to be viewed in the context of the average house prices in the local area and the fact that a smaller dwelling may be, to some extent, relatively affordable.



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## DELIVERING AFFORDABLE HOUSING

### 9.58

This policy applies to dwellings that were up to 120 sq.m. gross floorspace, from April 2017 (when this policy was first adopted as part of the development plan for the district) or when originally constructed, whichever is the later. The 25% increase is an absolute increase in gross floorspace, applied to the size of the dwelling as originally constructed or on adoption of this Plan (whichever is later), irrespective of any subsequent additions or permitted development rights that may pertain to the property. In some instances, this may mean that no further extensions above permitted development allowances will be permitted under this policy. In order to achieve the aim of retaining smaller dwellings in the countryside, the Council will not generally permit further extensions once the 25% limit has been reached. Some permitted development rights may need to be removed to achieve this aim and a planning condition to achieve this may be needed in some cases.

### 9.59

When calculating the size of dwellings, buildings should be measured externally. Outbuildings and detached garages will not be included in the calculation, although integral garages and other buildings originally attached to the dwelling and forming part of the usable living space will. Any roof spaces that form habitable rooms will comprise part of this calculation. If the original size of the dwelling cannot be confirmed, the planning authority will make a judgement based on the best evidence available at the time of an application.

#### Policy H8

##### Small Dwellings in the Countryside

The extension and replacement of existing smaller dwellings in the countryside will be limited so as to retain the stock of such dwellings within the district.

Dwellings with gross external floorspace of up to 120 sq.m. as at April 2017, or as originally constructed –

whichever is the later – will be permitted to extend by up to 25% of their original size This also applies to any replacement of such dwellings.

The Planning Authority will consider restricting permitted development rights in order to prevent further extensions which would exceed this provision.

## STUDENT ACCOMMODATION AND HOUSES IN MULTIPLE OCCUPANCY (HMOS)

### What are we aiming to achieve



- To provide adequate homes to meet the need for student accommodation over the Local Plan period
- To avoid the loss of important housing types, such as family and affordable housing, to student accommodation
- To protect the character of areas where student accommodation is proposed.



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9.59

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## STUDENT ACCOMMODATION AND HOUSES IN MULTIPLE OCCUPANCY (HMOS)

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### Student Accommodation

#### 9.60

There are two main higher education establishments in Winchester, the University of Winchester and the University of Southampton (Winchester School of Art), with Sparsholt College also located in the district. The City Council recognises the important contribution that higher education establishments and their students make to Winchester by supporting the local economy and labour market, culture, research, and contributing to mixed communities. Both the University of Winchester and Southampton University have plans to expand their academic activities within Winchester. The City Council supports these aims and policies W10 and W11 identify broad locations suitable for the expansion of the Universities in Winchester, at Romsey Road and River Park.

#### 9.61

As well as expanding and improving academic facilities, it is important that corresponding provision is made for the accommodation needs of students. Dedicated student housing provision helps to avoid the need for students to commute into and out of Winchester, reduces pressure on the stock of family and specialist housing and potentially allows existing houses in multiple occupation (HMOs) to revert to family homes or other types of accommodation. The SIP consultation asked about the provision of housing for students and the responses show support for greater provision of purpose-built student accommodation, but also seek greater control over student housing (HMOs) in existing residential neighbourhoods.

#### 9.62

Accordingly, policy H9 promotes the development of purpose-built student accommodation in suitable locations, where there is easy access to the establishments being served by active travel modes or public transport and where this would not be harmful to established residential neighbourhoods. Whilst it is envisaged that there will be limited parking for occupiers, there will be a need for parking to service the accommodation and facilitate changeover. Student accommodation will be resisted in locations which do not meet the criteria of policy H9 and policy H10 provides controls over houses in multiple occupation (HMOs) where necessary.

**Policy H9****Purpose Built Student Accommodation**

The provision of additional purpose built accommodation to help meet the housing needs of students will be supported, where proposals can demonstrate that the following criteria have been addressed:

- i. The type of student accommodation proposed would meet a need in the locality resulting from a shortfall of existing provision or planned expansion by an academic institution, or would secure the release of family housing from HMO use;
- ii. The location of the accommodation is easily accessible to the establishment it is planned to serve by walking, cycling or existing / proposed public transport;
- iii. Adequate cycle and car parking provision is made within the development, designed to encourage active travel, discourage private car use, and avoid unacceptable increases in on-street parking in the surrounding area;
- iv. Proposals are compatible with, and consider the impact upon the surrounding area in terms of their design, scale, layout, and impact on residential amenity through noise and disturbance;
- v. The proposal is not on a site allocated for other uses, or where there are policies in place to protect the existing uses such as open space, employment or facilities and services;
- vi. Adequate provision is made for recycling and refuse storage / disposal.
- vii. A management plan or other controls will be put in place prior to occupation of any accommodation, to ensure the scheme is occupied and operated as permitted and managed effectively so as to ensure a safe and pleasant living environment for students and the local community.



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## STUDENT ACCOMMODATION

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### 9.63

The University of Winchester has almost 7,000 full time students (2019/20 data) and is developing a 'Masterplan Vision' to set out a proposed development framework for the University's campus, including a long-term aim of reaching 10,000 students. Policy W11 identifies a 'broad location' for change and growth which includes land at and adjoining the University campus for such development. The Policy also covers the existing Royal Hampshire County Hospital site, where change is also anticipated. It is expected that development, redevelopment and conversions in this location will include provision for a substantial increase of student bedspaces and general housing, resulting in an overall increase of about 200 dwelling equivalents.

### 9.64

Southampton University also plans to expand Winchester School of Art on the former River Park Leisure Centre site, primarily for additional academic space. The University's campus and land at the former River Park Leisure Centre is also identified as a location for change and growth (see Policy W10). This will also need a masterplan to show how it can be developed in accordance with the requirements of Policy H9 and achieve an increase in student housing accommodation to support it and prevent students from commuting into the town. It is estimated that an additional approximately 350-400 student bedspaces (about 100 dwelling equivalents) will be provided nearby but not on the site covered by policy W10.

### 9.65

Provision by the Universities is generally aimed at 1st year students, with the accommodation needs of other students often met by various specialist private providers of purpose built schemes, sometimes in conjunction with the Universities and sometimes speculatively. As of April 2021 there were 240 student beds under construction or with planning consent and a further application for almost 160 beds under consideration. There is therefore scope for substantial new student accommodation, either committed, planned directly by the Universities, or likely to be provided privately. This will not only help to support the expansion plans of the Universities, but could help to reduce the number of houses in multiple occupation (HMOs), which are substantial in parts of Winchester like Stanmore.

### 9.66

Policy H9 facilitates such development while seeking to ensure it meets local needs and is appropriately located, designed and managed. Where sites are not on or adjoining an education campus they should be very well related to it, ideally to allow residents to walk to their destination (normally within 400 metres). Otherwise there should be good cycle links or direct and frequent public transport connections or other sustainable travel arrangements put in place, with car parking limited so as to minimise traffic generation. Purpose built student accommodation usually involves substantial buildings which require careful location and design. It is inevitable that these will often appear

different to surrounding development and this is acknowledged, but it is still necessary for it to maintain amenity and privacy for nearby residents and avoid harm to the townscape of the area in which it would be located. This applies not just to the original design, but also to the operation of the accommodation, which needs appropriate management.

### 9.67

Many students find accommodation in 'houses in multiple occupation' (HMOs), which are typically former family houses that have been converted to provide student bedrooms. This has been a particular issue in Stanmore where over 20% of properties were estimated to be HMOs when the Council introduced a policy to control these (Policy WIN9, Local Plan Part 2, 2017). This policy works in conjunction with 'Article 4 Directions' which can be made in areas where the uncontrolled growth of HMOs is causing concern. A direction restricts permitted development rights relating to the formation of new HMOs and in so doing brings them within the scope of planning control. Applications for additional units can then be assessed against policy to ensure an appropriate balance of housing stock is maintained in neighbourhoods affected by increasing numbers of HMOs. Article 4 Directions have been made, but not yet confirmed and introduced in Stanmore (2016) and Winnall (2018), with a further Direction for the Chalk Ridge (Winnall) planned. The policy covers the whole of Winchester and enables controls to be applied elsewhere if needed.



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9.67

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## HOUSES IN MULTIPLE OCCUPATION (HMOS)

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### 9.68

The approach of using Article 4 Directions and Local Plan policy thresholds has been effective and is carried forward by Policy H10, with the addition of a criterion referring to protecting the amenities of residents and the surrounding area. Further Directions may be applied as necessary in areas with an existing or potential over-concentration of HMOs, such that local communities have well-founded concerns over amenity and the availability of family housing. Directions remove permitted development rights for changes of use from a dwelling-house (Use Class C3) to use as a HMO by not more than six residents (Use Class C4) within the area covered by the Direction. As indicated above this brings such changes within planning control (use by over 6 usually residents requires consent anyway), allowing applications to be judged against the criteria in Policy H10.

### 9.69

The policy aims to prevent the over-concentration of HMOs in any one street and area but exceptionally a single existing dwelling may be in an area dominated by HMOs and rendered unsuitable for continued use as a dwelling allowing permission to be given for a change of use of that property to an HMO. If so, evidence should be provided to show why continued use as a dwelling is not realistic and that reasonable attempts have been made to use the property or to market it at a reasonable price, based on the local property market and provisions of Policy H10. Parking provision for HMOs should accord with local standards, taking into consideration the amount of parking available on and off site, existing parking pressures and the proposed number of bedrooms and expected occupancy.



**Policy H10****Houses in Multiple Occupation (HMOs)**

In order to retain a balanced housing stock, the Council will designate Article 4 Directions in order to restrict permitted development rights in relation to the creation of houses in multiple occupation (HMOs). In areas subject to such a Direction, proposals for the conversion of dwellings to houses in multiple occupation will be permitted where the proposal accords with the Development Plan, provided it:

i. Would not create an over concentration of HMOs, with no more than 20% of all properties in the total designated area being HMOs, or no more than 25% of the properties on any one street in use as HMOs;

- ii. Would not result in a dwelling being bounded by HMOs on both sides, or a continuous line of 3 or more HMOs. Exceptionally, the change of use of an existing dwelling to an HMO may also be permitted where its suitability for continued use is seriously compromised because of existing domination by HMOs;
- iii. Would not be detrimental to the amenities of nearby residents or the overall character and amenity of the surrounding area;
- iv. Provides adequate cycle and vehicle parking to meet the needs of the development taking into consideration the availability and adequacy of on-street parking.

‘Dwellings’ are defined as housing within Use Class C3 and Houses in Multiple Occupation are within Use Class C4 (up to 6 residents) or Sui Generis (over 6 residents).



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## HOUSES IN MULTIPLE OCCUPATION

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### 9.70

Due to the need to resist general housing development in the countryside, proposals for dwellings will only be permitted where there is a clear and proven need for accommodation for agricultural, forestry or other essential rural workers. In order for the principle of development to be accepted, there has to be a functional need for the operation of the unit that a full-time worker be present i.e. that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Where a functional need is demonstrated it will be necessary to assess whether this could be fulfilled by existing dwellings on the unit, or other existing accommodation in the area, which is suitable and available for occupation by the workers concerned. Account will be taken of existing dwellings that may have been disposed of or otherwise separated from the holding.

### 9.71

As permanent dwellings will only be permitted to fulfil the needs of an established and viable agricultural or forestry enterprise, it will be necessary to demonstrate that the business is an ongoing concern. To establish this, evidence of the financial viability of the enterprise will be required. New accommodation will therefore normally be granted initially on a temporary basis (generally three years), at the end of which period the need for a continuing residence should be assessed. If, as a result of this assessment, a permanent residence is justified, an application for a new dwelling can be considered.

### 9.72

As dwellings will initially be granted on a temporary basis, they will therefore generally take the form of temporary accommodation such as mobile homes or caravans. These buildings will be required to be removed at the expiration of the temporary permission.

### 9.73

Given the potential intrusion of a new building in the countryside, the design and siting of the dwelling should be as sensitive as possible. Siting close to existing farm buildings will generally be preferable in terms of limiting visual impact, where this is possible. The conversion, or part conversion, of existing buildings will generally be preferable to new constructions. Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income the unit can sustain, will not be permitted.

### 9.74

Each case will be considered on its merits in relation to the size and nature of the holding, the management responsibilities of the worker, the income derived, and the likely future productivity and viability. Normally dwellings will be expected to be within the range 120m<sup>2</sup> - 150m<sup>2</sup> floor area (externally measured), the typical size of a 3 - 4 bedroom house. Dwellings for farm employees should normally be close to 120m<sup>2</sup>, whereas dwellings for farmers with management responsibilities, requiring office space, should not exceed 150m<sup>2</sup>. Restrictions may be placed on permitted development rights in order to keep the scale of the dwelling proportionate to the functional need and level of viability.

**9.75**

Any new dwellings permitted under this policy will be to meet the functional need of the business, rather than the personal circumstances of any occupants of the dwelling. Where housing is permitted in accordance with this policy, the future occupancy of the dwelling(s) will be limited by condition to persons solely or mainly employed, or last employed, in the locality in agriculture or forestry, or a widow or widower of such persons.

**9.76**

Where dwellings exist on the holdings that are unrestricted, but essential to the operation of the holding, occupancy conditions may be placed on these dwellings. Planning obligations may also be sought to restrict the future subdivision of holdings or the separation of dwellings from land or buildings.

**9.77**

Applications for the removal of occupancy conditions will be considered with regard to the present and expected future need for such dwellings in the location, rather than the needs of the existing or prospective occupiers.

**9.78**

Applicants will need to demonstrate why the dwelling is no longer required for its original purpose. Where occupancy conditions are removed, permission will not be granted for any new agricultural or forestry workers dwellings on the holding or on any new holdings created by its subdivision.

**9.79**

Uses other than those of agriculture or forestry will not normally justify on-site accommodation as they will not normally have an essential need to locate on-site. Operators of other enterprises in rural locations, such as equestrian businesses, should have regard to the adequacy of accommodation when setting up or developing the business. Where applications for new dwellings are made, applicants will need to demonstrate why the accommodation is necessary and show that suitable accommodation cannot be secured within a reasonable distance of the site, in accordance with Policy H11.



9.70

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9.79

## HOUSES IN MULTIPLE OCCUPATION

### Policy H11

#### Housing for Essential Rural Workers

New permanent dwellings will generally only be permitted in the countryside to support existing agricultural/forestry activities on well-established agricultural or forestry enterprises. Proposals should demonstrate that:

- i. There is a clearly established existing functional need;
- ii. The need relates to a full-time worker, or one who is primarily employed in the agriculture/forestry enterprise, and does not relate to a part-time requirement;
- iii. The unit and the agricultural/forestry activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
- iv. The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned;

- v. The dwelling is sited so as to meet the identified functional need and is well-related to existing farm buildings or other dwellings;
- vi. The dwelling is of a size appropriate to the productivity of the holding (normally 120 sq.m. – 150 sq.m. including office space).

The design of the dwelling should reflect local distinctiveness and the rural character of its surroundings.

All dwellings permitted under this policy will be subject to occupancy conditions restricting the occupancy of the dwelling to a person solely or mainly employed, or last employed, in agriculture or forestry and any resident dependants.

Before permitting new permanent agricultural dwellings, a temporary building should first be established for at least three years to fulfil criterion (iii).

Before permitting a temporary dwelling the local planning authority will need to be satisfied that there is:

## Policy H11

### Housing for Essential Rural Workers - continued

- i. Clear evidence of a firm intention and ability to develop the enterprise concerned;
- ii. Clear evidence that the proposed enterprise has been planned on a sound financial basis;
- iii. A functional need for the accommodation, which cannot be satisfied by existing nearby accommodation.

Temporary agricultural dwellings will be subject to occupancy conditions and will only generally be permitted for a period of up to three years, after which time the needs of the holding will be reviewed.

Temporary permissions will not normally be renewed and it is expected that a permanent dwelling will be constructed in its place, or in the immediate location, should the need for long-term accommodation be demonstrated and the proposal fulfils criteria (i) – (vi) above for a permanent dwelling.

Occupancy conditions on essential rural workers dwellings will only be removed where the local planning authority is satisfied that the long-term need for the dwelling has ceased and there is no evidence of a continuing need for housing for workers solely or mainly employed in agriculture or forestry on the holding or in the surrounding area.

New housing in the countryside other than for agricultural or forestry workers (or replacement dwellings) will generally not be permitted. Where other rural workers claim to have essential accommodation needs. (e.g. in equestrian enterprises) these should normally be met within the existing housing stock. When applications for such dwellings are made they will be subject to the tests and requirements of this policy, where references to agriculture and forestry should be taken to apply to the particular enterprise concerned as appropriate.



### What are we aiming to achieve



- i. To provide adequate accommodation to meet the need for the district's gypsies, travellers and travelling showpeople over the Local Plan period
- ii. To maintain an adequate supply of traveller pitches and plots over the Plan period, to maintain at least 5 years' supply of deliverable land
- iii. To protect the character of areas where traveller accommodation is proposed and avoid the over-concentration of traveller sites or other harmful effects to the 'settled' community

### Traveller Accommodation

#### 9.80

Local Authorities are required by Government to assess the accommodation requirements of gypsies and travellers and to develop a strategy that addresses any unmet need identified. Opinion Research Services (ORS) were appointed to undertake a comprehensive accommodation needs assessment of gypsies and travellers in Winchester District. The resulting Winchester GTAA covers the whole area of the district, where the council is the housing authority, which differs from the Local Plan area that excludes the part of the district covered by the South Downs National Park. Traveller needs within the National Park Authority's area will be addressed in that Authority's future Local Plan, with the Winchester Local Plan dealing with needs outside the SDNP part of the district.

#### 9.81

The Winchester Gypsy and Traveller Accommodation Assessment (GTAA) included stakeholder engagement and surveys of travelling communities, specifically interviewing as many of the identified travelling community within the district as possible. The GTAA assesses the need for pitches and plots based on current and future needs, taking account of the results of the interviews and expected household formation. The needs are broken down into those arising from gypsies and travellers and from travelling showpeople, and those relating to travellers that meet the Government's definition of 'travelling' (Planning Policy for Travellers Sites – PPTS 2015). The travellers identified by the GTAA in the district tend to be those with long-term cultural links to travelling, such as Romany gypsies and travelling showpeople. The majority of sites are small family sites and much of the future need is for this type of provision. The GTAA did not identify any needs arising from other types of traveller such as New Age travellers.

### 9.82

The GTAA breaks also down the overall gypsy and traveller and travelling showpersons need into 4 year bands (starting at the base date of July 2022). The current need takes into account unauthorised pitches, pitches with temporary planning permission, concealed and doubled-up households and movement from bricks and mortar in the first 4 years. The total net new household formation is then applied proportionately across the remaining 4 year bands.

### 9.83

This results in the following pitch and plot needs for the Local Plan period to 2039, broken into gypsy and travellers pitches and travelling showpersons' plots (excluding South Downs National Park needs). The requirements in Table H3 relate to the needs of travellers that meet the Planning Policy for Travellers Sites definition of 'travelling', but there are also a considerable number of travellers that do not currently meet the definition (non-nomadic' travellers) or whose status is unknown.

Table H3 – Traveller Pitch / Plot Needs by 4-Year Period

Pitches / Plots Needed by 5-Year Period				Total
2022-2026	2027-2031	2032-2036	2037-2039*	2019-2039
<b>Gypsy and Traveller Pitches</b>				
79	14	15	7	115
<b>Travelling Showpersons' Plots</b>				
21	2	3	1	27

\* Extrapolated to 2039 as GTAA covers the period to 2038



9.80  
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9.83

# GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

## Policy H12

### Provision for Gypsies, Travellers and Travelling Showpeople

Planning permission will be granted for pitches to meet gypsy and traveller accommodation needs for the area covered by this Plan, as identified by the most recently-published Gypsy and Traveller Accommodation Assessment (GTAA). Policies are included within this Plan to facilitate adequate provision and consent will be granted for pitches and plots which accord with these policies, subject to the following criteria:

- i. Sites should be well related to existing communities to encourage social inclusion and sustainable patterns of living, while being located so as to minimise tension with the settled community and avoiding sites being over-concentrated in any one location or disproportionate in size to nearby communities. Harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities should be avoided;
- ii. Sites should be accessible to local services such as schools, health and community services by public transport, on foot or by cycle, but avoid placing an unreasonable burden on local facilities and services;
- iii. Sites should be clearly defined by physical features, where possible, and not unduly intrusive. Additional landscaping should be provided as necessary to screen views into/out of the site and provide privacy for occupiers. This and any security measures should respect the character of the site and local landscape.
- iv. Sites and the layout proposed should avoid harm to the significance or setting of heritage assets or biodiversity interests;
- v. Sites should be capable of accommodating the proposed uses to acceptable standards and provide facilities appropriate to the type and size of the site, including:
  - Water supply, foul water drainage and recycling/waste management. Details should be provided of wastewater infrastructure, including a foul drainage assessment and surface water drainage, incorporating SUDS where possible. Waste should be stored appropriately for disposal and able to be collected in an efficient manner;
  - Open space within the site for safe children's play, located to avoid conflict with vehicles on the site;
  - Safe vehicular access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site (taking account of



## Policy H12

### Provision for Gypsies, Travellers and Travelling Showpeople - continued

site size and impact). No vehicle over 3.5 tonnes should be stationed, parked or stored on site, unless necessary for the use of a travelling showpersons site;

- In rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block;
- No commercial activities should take place on the land, including the storage and sorting of materials, other than as necessary for a site's use as a travelling showpersons site;
- Minimise external lighting to avoid a detrimental impact on the surrounding locality;
- Plots for travelling showpersons should have adequate space for the storage and maintenance of equipment and be laid out to avoid conflict between vehicles and residents.

vi. Proposals should be consistent with other policies such as on design, flood risk, contamination, protection of the natural and built environment or agricultural land quality and protect areas designated for their local, national or international importance, such as Gaps and the South Downs National Park.

Proposals for transit sites and sites for non-nomadic travellers will be considered on an individual basis,

taking account of evidence of need and the criteria above, as relevant.



Policy  
H12

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## GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

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### 9.84

The majority of the need for additional gypsy and traveller pitches arises in the first 4-year period, due particularly to short-term needs arising from unauthorised developments or concealed and doubled-up households. In particular, unauthorised development at Carousel Park (Micheldever) and the Firgrove Lane area (North Boarhunt) accounts for much of the short-term pitch need. Many of the unauthorised pitches on these sites appear to be occupied by people that are not travellers, or who do not meet the Government definition of ‘travelling’ and whose needs are, therefore, covered by the general housing policies of this Plan. The Council is in the process of taking enforcement action to regularise the situation on these sites, and other unauthorised developments.

### 9.85

The medium and long-term needs for gypsy and traveller pitches tend to arise primarily from the future needs of teenage children on existing sites, who will be establishing their own households over the Plan period, and from other new household provision. The GTAA includes an assessment of the scope to meet these needs by delivering additional pitches through the intensification or expansion of existing traveller sites. This concludes that there may be scope to meet the need for about 20 additional pitches in this way and policies H14 and H15 provide for site intensification or expansion respectively. In addition, the Council is seeking to bring the former public site at Tynefield (Whiteley) back into use and to expand the number of pitches provided to about 30 (policy H18).

### 9.86

The various ‘calls for sites’ that have been undertaken through the SHELAA (Strategic Housing and Employment Land Availability Assessment) have not resulted in any suitable new traveller sites being promoted. Therefore, this Plan is not able to make any additional traveller site allocations, but does reaffirm allocations for a number of existing sites. It also seeks to safeguard all existing authorised traveller sites, and any that may be permitted in the future, so as to maintain the existing stock of pitches (policy H13).

### 9.87

The need for plots for travelling showpeople is much more modest and there are no existing unauthorised sites. Most future needs are from teenage children on existing sites and other new household provision. The pitch deliverability assessment that is included in the GTAA concludes that there is very limited scope to meet showpersons’ needs in this way, amounting to about 5 additional plots. Policies H14 and H15 provide for site intensification or expansion respectively and policies H13, H16 and H17 seek to safeguard existing sites and achieve/maintain full travelling showpersons’ use of sites at The Nurseries, Shedfield and Carousel Park, Micheldever.

9.88

The results of the engagement together with the evidence studies have informed the proposed strategy to meet traveller needs, which involves:

- Safeguarding existing permitted and lawful sites (policy H13);
- Assessing the scope to intensify or expand existing family sites (policies H14, H15);
- Specific site allocation policies for larger or more complex sites (policies H16, H17, H18); and
- Providing for the intensification or limited expansion of existing lawful sites, where appropriate (policies H14, H15).

The identified needs are expected to be provided through the following sources of supply, with the details set out in the policies below.

Table H4 – Delivery of Traveller Pitches / Plots

Expected source of sites	Gypsy & Traveller Pitches	Travelling Showpersons Plots
Sites identified in GTAA Pitch Deliverability Assessment (policies H14 and H15)	20	0
Supply from site allocations (policies H16, H17, H18)	30	10
Supply from windfall and site intensification / expansion (policies H14 and H15)	65	17
<b>Total</b>	<b>115</b>	<b>27</b>

9.89

Policy H12 sets out the criteria that will be applied to applications for gypsy and traveller pitches or plots. Such applications may be permitted in accordance with policies H13 – H18 and the criteria of policy H12 will be applied in addition to any specific requirements of those policies. Policy H12 applies to all travellers but prioritises those meeting the definition of ‘travelling’ (Planning Policy for Traveller Sites 2015).

9.90

There are many existing sites which have permanent planning permission for traveller use. Some of these were granted permission several years ago, with conditions limiting occupation to those falling within the traveller definition applicable at the time and sometimes specific to named occupants. The GTAA highlights that some occupants are no longer travelling or their travelling status is unknown. However, the Council acknowledges that the sites in Policy H13 are well established and have a confirmed planning status for gypsy and traveller or travelling showpersons use.

9.91

Policy H13 therefore proposes that existing sites which have planning permission or lawful use for gypsy or traveller or travelling showperson use, and others that may be authorised in the future, are safeguarded. This will ensure that the permitted use as a traveller site is not lost through the grant of any subsequent planning permission, or relaxation of planning conditions, to allow for other types of development. The policy applies to the sites named below and identified on the policies map and includes the number of pitches specified in the planning permission. However, one pitch/plot may be able to accommodate more than one mobile home and touring caravan as specified in the permission. Where planning conditions are based on earlier definitions of travellers, these sites have potential to meet ‘unknown’ or ‘non-nomadic traveller’ needs.



9.84  
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9.91

## GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

### Policy H13

#### Safeguarding Traveller Sites

The existing gypsy and traveller and travelling showpersons sites listed below (which have permanent planning consent), and as shown on the Policies Map, will be safeguarded from alternative development, unless the site is no

longer required to meet any identified traveller needs. Other sites that are subsequently granted permanent planning permission for gypsy and traveller and travelling showpersons use will also be safeguarded in accordance with this policy.

**Travelling Showpersons Sites**

Site	Location	No. of Authorised plots
W020	Carousel Park, Micheldever	9
W021	The Haven, Denmead	1
W022	The Orchard (Orchard Drive), Forest Road, Swanmore	4
W023	Plot 1, The Nurseries, Shedfield	2
W024	Plot 2, The Nurseries, Shedfield	1
	Plot 4, The Nurseries, Shedfield	1
W026	Grig Ranch, Wickham	1
W028	Stokes Yard, Waltham Chase	1
W029	The Vardo, Swanmore	1
	The Bungalow, North Boarhunt	2

**Gypsy and Traveller Sites**

Site	Location	No. of Authorised pitches
W002	Ash Farm, Titchfield Lane, Wickham	2
W003	Westfork, Bunns Lane, Hambledon	1
W004	Joymont Farm, Curdridge Lane	1
W005	Ashbrook Stables, Main Road, Colden Common	1
W006	Barn Farm, The Lakes, Swanmore	5
W007	Windy Ridge, Old Mill Lane, Denmead	1
W008	Travellers Rest, Bishops Sutton	1
W009	Greenacres (Rambling Renegade), Shedfield	1
W010	Opposite Woodward Farm (Foredean Stud), Upham	1

**Policy H13**

## Safeguarding Traveller Sites - continued

POLICY

Gypsy and Traveller Sites		
W011	Riverside (Adj Chapel House), Highbridge	3
W012	Big Muddy Farm, Alma Lane, Upham	1
W013	Land west of Lasek, Bishops Wood Road, Mislingford	1
W016	Tynefield, Whiteley Lane, Whiteley	18
W017	Ourlands, East of Mayles Lane, Knowle	3
W018	Stablewood Farm, The Lakes, Swanmore	1
W082	Beacon (Bekon) Haven, Swanmore	6
W083	Bowen Farm, Curdrige	4
W084	Little Ranch, Fishers Pond	2
	The Paddock, Durlley Street	4

Gypsy and Traveller Sites		
	1 & 2 Willow Park (adj Stablewood Farm), Swanmore	2
	The Old Piggery, North Boarhunt	4
	7 The Old Piggery, North Boarhunt	1
	East of The Old Piggery, North Boarhunt	1
	Fir Tree Farm, Swanmore	3
	Gold Oaks Farm, Upham	1
	Rose View (Straightpath Paddock), Shedfield	5
	Southwick Ranch, North Boarhunt	1



Policy H13

## GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

### 9.92

Most of the need for additional pitches and plots derives from families occupying existing sites, as listed in Policy H13 to the left. An assessment of the likely capacity and deliverability for additional pitches on existing sites has been carried out which confirms that there is some capacity for appropriate intensification or expansion of some existing sites (GTAA 2022). Policy H14 below provides for the intensification of existing sites and Policy H15 would allow for expansion of an existing site or the establishment of a new site in exceptional circumstances, where necessary to meet identified needs for additional accommodation and where this can meet relevant criteria.

### 9.93

Where there is a demonstrable need for an additional pitch/plot on those sites safeguarded by this Local Plan, or for the provision of an extended or additional site, the applicant will be expected to demonstrate the need and that the lack of alternative accommodation requires an additional pitch/plot. In these circumstances the granting of any subsequent planning permission will be conditioned to limit its occupation by travellers (in accordance with the definition in the PPTS and any subsequent revision) to specifically meet the need demonstrated.

#### Policy H14

##### Authorised Traveller Site Intensification

The Local Planning Authority will consider proposals for the additional provision of pitches/plots through intensification within sites covered by Policy H13 above, on a case by case basis and in accordance with the criteria set out in Policy H12.

It will be necessary for the applicant to demonstrate the need for the additional

provision in relation to local traveller needs identified in the Gypsy and Traveller Accommodation Assessment, the requirements of Policy H12, the lack of alternative provision, and the specific circumstances of the applicant that warrant intensification. Proposals should protect the living environment of existing and new residents on the site

## 9.94

Proposals for traveller accommodation should normally be on the sites safeguarded for traveller use by this Plan (Policy H13) or in locations where residential development is otherwise permitted (Policy H4). However, it is acknowledged that there may be cases where an exception to countryside policies (Policy SP3) may be justified, for example to meet the remaining needs of travelling households with a clear need to be located in the area. Where these meet the definition of travellers (PPTS Annex 1) but have not been able to find a suitable site within a settlement boundary or through infilling, in accordance with Policy H4, permission may exceptionally be granted on suitable sites within the countryside. There should be evidence to show that sites complying with Policy H4 have been sought, why these are not suitable or available, and the proposed site should be in a sustainable location and meet the criteria of Policy H12.

### Policy H15

#### Authorised New / Expanded Traveller Sites

Proposals for new traveller sites, including expansion of the sites safeguarded in Policy H13, will be permitted within the settlement boundaries or through infilling, in accordance with Policy H4.

Sites outside the provisions of Policy H4 (other than appropriate intensification under Policy H14) will only be permitted exceptionally, where they meet an identified need for pitch or plot provision and are for occupation by persons who:

- Are defined as gypsies and travellers or travelling showpeople (Planning Policy for Traveller Sites 2015 Annex 1 or a subsequent revision); and
- Can demonstrate personal circumstances that show a strong need to be located in the area; and
- There is a lack of other suitable accommodation.

Sites should be in sustainable locations well related to existing communities and comply with the requirements of Policy H12.



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## GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

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### 9.95

Most current and future traveller accommodation needs are expected to be met through the intensification or expansion of existing sites, or exceptionally by permitting new sites that meet the requirements of Policy H15. There are two key travelling showpersons' sites and one substantial gypsy and traveller site that are allocated or protected by existing planning policies:

- The Nurseries, Shedfield;
- Carousel Park, Micheldever
- Tynefield, Whiteley

### 9.96

The Nurseries is largely occupied but not all plots are currently authorised. The existing allocation of the site for travelling showpersons' use is maintained so as to allow for the remaining plots to be authorised and there may be potential capacity within the site for further plots, subject to any necessary access improvements. Policy H16 therefore allocates the site for travelling showpersons' use and enforcement action will be considered if necessary to secure and retain this use for the whole site.

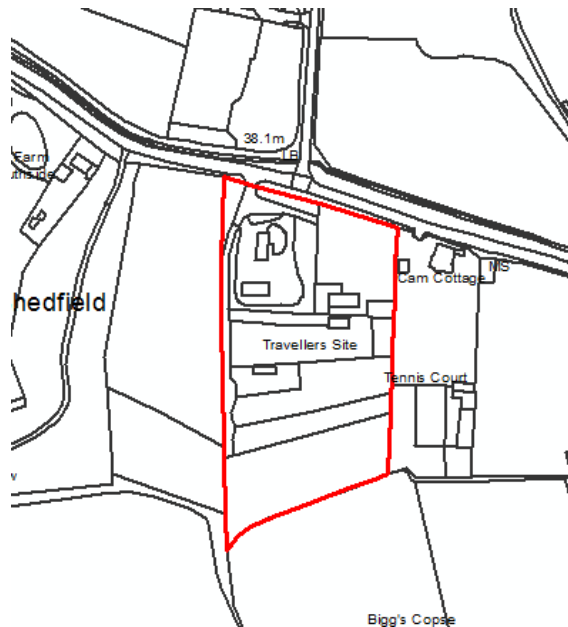


**Policy H16**

The Nurseries, Shedfield

Land at The Nurseries, Shedfield (as shown on the maps below) is allocated for travelling showpersons' use. The whole site should be occupied by people meeting the definition of travelling showpeople, and comply with the following requirements:

- Provide suitable landscape proposals, particularly along the western boundary of the site and between the plots, to screen views and reinforce the site's visual containment;
- Avoid further expansion beyond the currently defined extent of the site;
- Consider opportunities for limited intensification, in accordance with Policy H14, subject to any necessary improvements to the access in terms of visibility;
- Satisfy the requirements of Policy H12.



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9.95  
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9.96

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## GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

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### 9.97

Carousel Park has consent for 9 large travelling showpersons' plots but most plots are not being used for travelling showpersons' purposes and have been subdivided. Given the need for travelling showpersons' plots and the difficulty in finding suitable potential sites, it is important that all the original permitted plots are made available and retained for showpersons' use. Enforcement action is being taken to reinstate the travelling showpersons' use. The disputed use and occupancy of the site makes it difficult to determine how many additional

showpersons' plots would be made available on completion of the enforcement process, but it is estimated there will be a gain of at least 8 showpersons' plots. Any changes that may result from the enforcement process, including potential intensification, should retain the use of the site for travelling showpersons, ensure an acceptable living and working environment, and meet the requirements of Policy H12.

**Policy H17****Carousel Park, Micheldever**

Land at Carousel Park, Micheldever (as shown on the maps below) is allocated for travelling showpersons' use. The site should be occupied by people meeting the definition of travelling showpeople, and comply with the following requirements:

- Protect the biodiversity of Black Wood (an adjacent Site of Importance for Nature Conservation - SINC) and reinforce the site's visual containment by providing and retaining a bund and landscaping around the whole site boundary;
- Avoid further expansion or intensification beyond the currently-defined extent of the site;
- Satisfy the requirements of Policy H12.



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# GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

## 9.98

Tynefield has consent for 20 traveller pitches and was previously operated as a public site by Hampshire County Council for 18 pitches. The GTAA 2022 considers the potential to bring this vacant site back into traveller use and for intensification. It is estimated that the site could be reconfigured to accommodate about 30

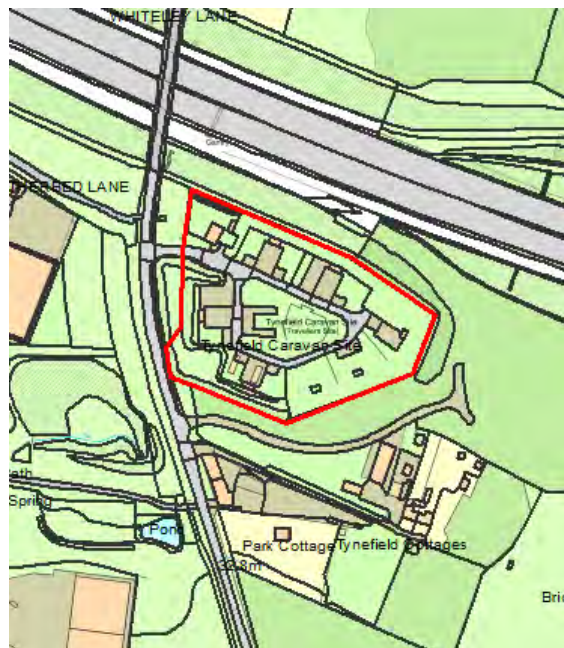
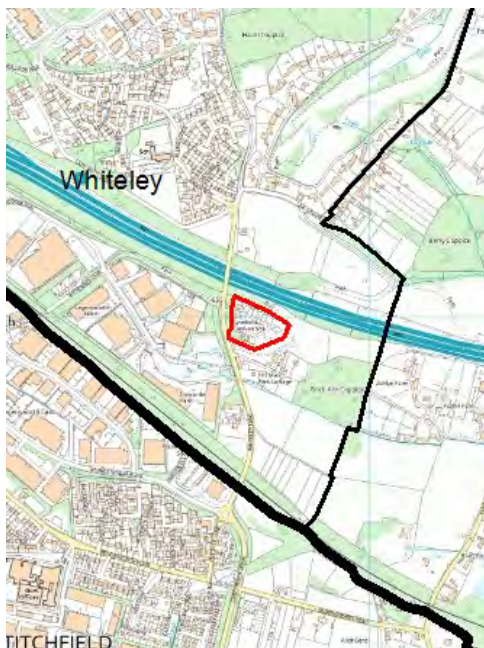
pitches. The site was vacant at the time of the Gypsy and Traveller Accommodation Assessment (GTAA), so bringing it back into use and reconfiguring the site could make a substantial contribution to meeting future needs for gypsy and traveller accommodation.

### Policy H18

#### Tynefield, Whiteley

Land at Tynefield, Whiteley (as shown on the maps below) is allocated for gypsy and traveller use. The site should be occupied by people meeting the definition of travellers and comply with the following requirements:

- Be redeveloped to provide about 30 gypsy and traveller pitches, laid out to achieve satisfactory living standards and minimise disturbance from the nearby M27 motorway;
- Satisfy the requirements of Policy H12.



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# CREATING A VIBRANT ECONOMY



**YOUR PLACE  
YOUR PLAN.**  
Winchester District Local Plan

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## BACKGROUND

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### 10.1

Winchester District has historically had a strong economy with low unemployment. Winchester Town Centre has also been a vibrant retail and commercial centre, with a growing leisure and tourism economy.

### 10.2

The council has also declared a climate emergency and developed a Green Economic Development Strategy to create a greener, more sustainable and inclusive economy, in line with its ambition for the Winchester District to be carbon neutral by 2030.

### 10.3

There have been dramatic changes recently in the economy related to the COVID-19 pandemic and the global and European economic situations. The effect of recent events are still evolving and there are likely to be further changes to the economy of the country and locally, which are as yet unknown.

### 10.4

At the same time, locally and nationally there is the need to de-carbonise the economy and address climate change. This is likely to result in the development of new forms of economic development, with a much greater focus on green energy and associated supporting infrastructure. This may also involve adaptations to existing forms or businesses and may even result in the cessation of some activities.

### 10.5

With this background, it is vitally important that Local Plan policies are flexible to allow for the changes that may occur and support a green and robust economy.

### 10.6

The COVID-19 pandemic has affected the economy overall, and some sectors in particular. Town centres in particular have been subject to rapid change as the effects of lockdowns have added to economic uncertainties in retail and town centre shopping economy. There has been a rapid growth in the role of the internet and on-line trading that has rapidly accelerated as a direct result of the pandemic, which has negatively impacted physical retailing.



## THE ROLE OF THE LOCAL PLAN

### 10.7

Some shops and town centre uses have closed and working patterns have changed. In addition, there have been a number of changes to the planning system, which make it easier to switch between various town centre and business uses as well as government encouragement for residential development in town centres through changes to Permitted Development Rights.

### 10.8

Economic prosperity and supporting the needs of the local economy so that it can continue to be competitive, together with creating a range of local job opportunities, is seen as a key issue for the Local Plan. The Local Plan therefore has an extremely important role in ensuring a suitable amount of land and premises area available for economic development and by having policies with sufficient flexibility to accommodate the need of a changing economy. This includes helping to support and promote and sustain the viability and vitality of town centre it also needs to create the conditions where businesses can invest, expand and adapt.



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10.8

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## GREEN ECONOMY DEVELOPMENT STRATEGY

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### 10.9

The Green Economic Development Strategy (GEDS) (2021) sets out the direction for the next ten years to bring green economic growth and transition to net zero carbon. The GEDS has six propriety themes covering all elements of green economic development and a range of proposed actions that will deliver the GEDS outcomes for people, businesses, and the lived experience. The GEDS themes are also relevant to other chapters within the Local Plan.

### 10.10

With regards to this topic, it is considered that the following policies and themes are of most relevance:

#### **Innovative business and economy**

### 10.11

This theme focuses on Winchester District staying competitive and relevant to large and growing businesses by strengthening the relationship management process, refreshing propositions for the major regeneration sites and employment sites and being a catalyst for nature recovery and biodiversity management businesses. The action for this theme is to improve coverage and speed of internet by helping to secure the extension of the digital spine from Basingstoke through the whole of Winchester District.

#### **Skills and competitiveness**

### 10.12

This theme focuses on supporting the link of the foundational and knowledge economy sectors. The key action is to co-ordinate development of a low carbon offsite and Sustainable Construction Skills Academy. This has the benefit of creating lower carbon homes but also creates jobs and economic growth.

#### **Culture, creative and visitor economy**

### 10.13

This theme focuses on a more independent-led, experiential retail and leisure experience. The main action for this theme is to collaborate with the district's education institutions to grow opportunities for the creative and cultural sector. There is an opportunity for underused properties or new developments for creative start-up space, skills hub, and flexible public facing creative exhibitions and events.

### 10.14

The GEDS is being developed into a more detailed series of actions which will be reflected in this Local Plan where they are relevant and available before the Regulation 19 Submission Stage.

### 10.15

As part of the GEDS, a Sustainable Tourism Strategy and an Arts and Cultural Strategy are being prepared.



## EVIDENCE BASE

### 10.16

Various key evidence studies have been undertaken in relation to economic issues:

- Employment Land Study (April 2020)
- Retail, Leisure and Town Centre Uses Study (August 2020)

### 10.17

The Employment Land Review (April 2020) (ELR) indicates that there is no need for additional land to be provided across the Local Plan area as a whole over and above what has already been allocated for employment in the current adopted Local Plan. Although there are areas around Winchester Town where some high quality, flexible office development is needed and in the southern part of the district where the exact nature of employment may change.

### 10.18

The Retail, Leisure and Town Centre Uses Study (June 2020) (RTCUS) indicates no need for additional retail provision, but highlights the need to protect existing town centres and carefully consider their role to reflect current lifestyles, retail and leisure trends.

### 10.19

It is recognised that both of these studies were undertaken before the COVID-19 pandemic and the changing economic circumstances that have resulted. These studies will therefore need to be reviewed and updated prior consultation on the Regulation 19 Local Plan in order to ensure that any forecasts are based on up to date evidence. The economic policies and site allocations in this plan currently reflect the findings of the 2020 studies. This part of the Local Plan will therefore also be updated as necessary before the submission of the Regulation 19 Plan in the light of the updated evidence base.



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10.19

## What are we aiming to achieve



It is important that the Local Plan identifies the overall amount of employment land required over the Local Plan period. It also needs to identify the approach and

the different sectors that the city council will support and encourage in the district in order to realise the ambitions in the Green Economic Development Strategy.

### 10.20

There have been dramatic changes in the economy within the last few years. These are as a result of wider factors such as Brexit and changing nature of physical retailing, as well as the more recent impact of the COVID-19 pandemic. The effects of these changes are still evolving. Strategic Policy SE1 sets out the Local Plan approach to the economy within the district, which is to build upon the existing strengths of the Winchester economy, providing sufficient flexibility to adapt to changes in the economy, throughout the plan period.

### 10.21

This is to be seen against the background of the climate emergency and the need to move to more low carbon economy as expressed in the GEDS and Policy SE1 therefore encourages a wide range of economic development, within the context of the overall spatial strategy of the Local Plan, and that supports the development of a low carbon economy.

### 10.22

The GEDS sets the context for the development of a new low carbon economy throughout the district. The Local Plan seeks to support the aims of the GEDS, by encouraging new economic development where appropriate, focussing

new development in sustainable locations and prioritising the sectors that have been identified in the GEDS. The aim is to support a wider range of economic opportunities that allow sufficient flexibility to respond to rapid changes in the economy.

### 10.23

The Employment Land Review (ELR) identified the quantum of land required for the plan period. The economic policies and site allocations in this plan reflect the findings of that study. The pace of economic change and the uncertainty in the retail shopping economy mean that this study will be updated before the submission of the Regulation 19 Plan and policies and allocations will also need updating in the light of any findings.

### 10.24

The ELR identified no need to make any additional new employment allocations to accommodate the required need. However, this is dependent upon ensuring that 20hectares of employment land is provided for, that the existing allocations in the adopted Local Plan are completed and the stock of existing employment land is retained.



### 10.25

It is recognised that needs will change over the plan period and the review of the plan in 5yrs will enable these needs to be met. In the short-term the ELR is being updated before the submission of the Regulation 19 Plan.

### 10.26

It is recognised that the local economy also has a large number of opportunities outside of the traditional office and industrial use classes identified in the ELR. The district has particular strengths in the education sector, with the Universities of Winchester and Southampton having campuses within Winchester Town, alongside further education opportunities provided at Peter Symonds College and the specialist Sparsholt College.

### 10.27

There are strengths in digital and information technology within the district and there are opportunities to support innovative start-up businesses within these sectors.

### 10.28

The creative sectors and arts and culture are an important part of the district economy, which would also benefit from the availability of accessible flexible studio and workspace.

### 10.29

The Winchester economy has an established role in relation to day visitors and the tourist economy. Winchester City, and also the market towns, rural area and SDNP. This is to be supported and is expected to grow over the Plan-period.



10.20  
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10.29

## STRATEGIC POLICIES

### GENERAL VIBRANT ECONOMY STRATEGY

#### 10.30

Town centres will be promoted as lively multi-functional areas that are supportive of food and drink, entertainment as well as tourism, alongside their traditional retailing, commercial and administrative roles. As part of a more flexible approach, support will be given for temporary uses, pop-up business and meanwhile uses.

#### 10.31

The SIP consultation found support for establishing a new low carbon economy and both the Local Plan and the GEDs seek to develop this, by encouraging developments, where they can be supported by the development plan strategy.

#### 10.32

The SIP consultation also showed strong support for more supporting measures for local businesses, such as improvements to digital infrastructure and encouragement for working from home.

#### 10.33

The Local Plan seeks to provide support for a digital economy a more geographically diverse economy and home working, by supporting digital infrastructure (e.g. broadband) co-locating hubs, sustainable transport options and 15 minute neighbourhoods the aspects of which all support each other.

#### 10.34

The city council will therefore support measures to promote self employment and working from home, consistent with other policies of this Plan, including the development of live-work accommodation and ensuring good access to modern communications technology.

#### 10.35

All large scale planning applications (10 or more houses/1000sq.m plus floor space) will be required to enter into an employment and skills plan to meet targets for a range of employment, volunteering, apprenticeship, training and development activities, following the approach promoted by the Construction Industry Training Board (CITB). This supports the Skills and Competitiveness theme of the city council's GEDS.

#### 10.36

The spatial variations of the economy strategy are set out below in Policy E2. Further policies of this chapter set out detailed economic strategies for specific areas, such as town centres and the rural economy.



**Strategic Policy E1**

## Vibrant Economy

## STRATEGIC POLICY

The city council will encourage economic development and diversification that supports the council's Carbon Neutrality Action Plan and Green Economic Development Strategy and is in accordance with the Local Plan vision.

This will be achieved through the retention of appropriate premises and sites, supporting new development that is consistent with the spatial strategy (including appropriate retention, regeneration and intensification of previously developed land) and by allocating land as necessary to support employment growth at sustainable locations.

The plan recognises the contribution to the local economy of employment opportunities outside of traditional industrial use classes. Existing strengths in education and creative sectors, the visitor and tourism economy, including food and drink and entertainment will be encouraged especially where it can be demonstrated that they will create footfall and assist with the night-time economy within town centres.

The Local Plan will support the development of small business and start-up proposals of appropriate scale in accordance with the spatial strategy and new creative industries will be encouraged. Co-location and temporary meanwhile uses will be encouraged.

Appropriate opportunities to expand the economic base and foster innovation in the district will also be encouraged. New forms of business that develop innovative technologies and will help to support a low carbon economy will be encouraged. Consideration will be given to locating development associated with the green economy and low carbon energy generation/renewable energy facilities where appropriate, recognising that this may be in locations not normally considered for economic development.

The local planning authority will support measures to promote self-employment and working from home, consistent with other policies of this Plan, including the development of live-work accommodation and ensuring good access to modern communications technology including high speed broadband.

The Local Plan will support the enhancement of skills in the local area, through the securement of employment and skills plans in relation to large scale developments.



10.30  
-  
10.36

## SPATIAL DISTRIBUTION OF ECONOMIC GROWTH

### What are we aiming to achieve



It is considered important to set out the spatial distribution of economic growth across the district which will be assist with

delivering the objectives and the vision in the Local Plan.

#### 10.37

Sets out the spatial strategies for economic development in different parts of the plan area.

#### 10.38

The ELR identified a need for 20ha of employment land. This need will be accommodated by a combination of site allocations, permitting new development in line with the Strategic Economic Policy SE1 and the spatial approach set out below. This includes retaining existing employment land where this is feasible and it accords with the plan.

#### 10.39

The spatial strategy of the Local Plan sets out where development should best be located in terms of sustainable development and supporting carbon reduction, which includes economic development. The strategy supports the aims of objectives of the GEDs and reflects the land use implications of this and the economic spatial implications of the spatial strategy are set out below.

#### 10.40

Policy E2 identifies where new economic development is proposed via the site allocations and specific local area policies of the plan, along with indicating the different approaches that should be taken to new economic development across the district.

#### 10.41

**Winchester Town.** Winchester town is the main economic centre in the district. As the County Town located on a main line station with access to the wider region and London, Winchester is also an important focus for administration and regional and local government.

#### 10.42

A need to accommodate about 20 hectares of new employment land has been identified and this will be provided via an allocation at Bushfield Camp (Policy W5). high quality business employment and complementary uses. Specifically; high quality flexible business and employment space, an innovation hub and creative industries

**10.43**

Additionally, further employment will be provided at sites within the city as part of mixed use developments at Central Winchester Regeneration (CWR) area (Policy W7), which will include retail requirements alongside providing additional residential and other appropriate uses, that reinforce and complement the town centre. Employment uses will also form part of the development at the Station Approach Regeneration area (Policy W8).

**10.44**

The existing policy approach of allocating and protecting traditional employment uses within the Winnall area of the City (Policy W6) is to be continued. The policy is aimed at retaining the core of the employment additional B2 and B8 employment floorspace, with more flexibility in other parts of the area.

**10.45**

As part of Barton Farm development (W1) The site has been granted outline planning permission for 2,000 new homes including affordable housing, community facilities, retail development and other supporting employment uses and a park and ride . a new local centre, with a range of shopping facilities to meet locally-generated needs, small-scale employment uses.

**10.46**

**South Hampshire Urban Area.** This area comprises the major source of modern large-scale business development within the district. It is appropriate that this continues and supports growth throughout the wider South Hampshire Area

**10.47**

The continued development of the existing employment allocations at Solent Business Park (Policy SH4) and Little Park Farm (Policy SH5), together with part of the West of Waterloville housing development (Policy SH1) is shown in the site allocations.

**10.48**

**Market Towns.** Opportunities to diversify the economy within the settlements and support their role as locations for local employment and important service centres, will be supported. No new allocations are proposed. Following the principles set out in Strategic Policy SP2 – Spatial Strategy and Development Principles.

**10.49**

**Rural area.** Outside the settlement boundaries, development is strictly controlled in the interests of preserving the rural environment. Economic development will be supported where it supports the diversification of the rural economy and limited development consistent with the high quality environment, as specified in Policies SP3 or E9, E10,E11.



10.37

-

10.49

## SPATIAL DISTRIBUTION OF ECONOMIC GROWTH

### Strategic Policy E2

#### Spatial Distribution of Economic Growth

New employment opportunities will be encouraged throughout the district in accordance with the vision and objectives of the plan and the spatial strategy as follows:

##### Within Winchester Town

- i. Bushfield Camp (Policy W5) About 20 ha new employment land
- ii. Winnall, (Policy W6)
- iii. Station Approach Regeneration Area (Policy W8)
- iv. Central Winchester Regeneration Scheme (Policy W7)

##### South Hampshire Urban Area

- v. Continued development of the following sites;  
Solent Business Park (Policy SH4), West of Waterloville (Policy SH1) and Little Park Farm (Policy SH5)

##### Market Towns and Rural Area

- vi. Market Towns and larger settlements - appropriate growth and maintenance of existing employment within the key settlements in accordance with the principles set out in SP2. Outside settlement boundaries economic development will be supported where it supports the diversification of rural economy and limited development consistent with the high quality environment, as specified in policies SP3, E9, E10 and E11.





Policy  
E2

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### What are we aiming to achieve



Support the development of vibrant and varied town centres, that are robust to deal with economic changes.

#### 10.50

Sets out the hierarchy of centres in the plan area and principles for development within the centres (identified need quantum).

#### 10.51

Town centres will need to change and adapt with retail development being supported by a much wider range of uses and activities, such as green space, leisure, arts and culture and health and social care services combined with housing to create a space based on social and community interactions. The key will be to encourage uses that will generate and increase the footfall, activity and the appeal of the high street with retail development still at the heart of the centre.

#### 10.52

Appropriate uses and activities will be those that support the economy of the centre, including retail, commercial and office and the growing sectors of entertainment, food and drink and tourist development. The main town centre uses as defined in the NPPF will be generally supported, in summary these are: retail, indoor leisure, entertainment, intensive sport and recreation uses (e.g. cinemas, restaurants, bars and pubs, nightclubs, health and

fitness) offices, arts, culture and tourism development (including theatres, museums, galleries, concert halls, hotels).

#### 10.53

Other uses that are primarily aimed at visiting members of the public are appropriate within town centres, such as banks, building societies, estate agents and other professional services health and beauty services, such as hairdressers and beauty salons as they generate footfall.

#### 10.54

Other uses that attract large numbers of people will be encouraged within the town centres, where they are of an appropriate scale in relation to the centre's role in the hierarchy. Public buildings that serve visiting members of the public, or attract a large number of visitors such as community halls, libraries, administration centres, educational institutions, and religious buildings may also be considered as town centre uses depending of their scale and operation. Policy E6 sets out detailed criteria for new developments, including where particular uses will be encouraged to locate.

**10.55**

Uses and activities that enhance the visitor experience and increase the attractiveness of centres will be encouraged along with activities that widen the role of centres beyond retail, add to viability and increase vitality. Temporary uses, 'pop up' activities, markets and special events can all add to the vibrancy of centres. Some of these activities will not require planning permission, but consideration will be given to developments that support and assist the promotion of these activities, such as improvements to the public realm, provision of outdoor seating, canopies and outdoor installations etc. Support will be given for the creative economy, which is a vital part of the Winchester economy and Winchester Town in particular.

**10.56**

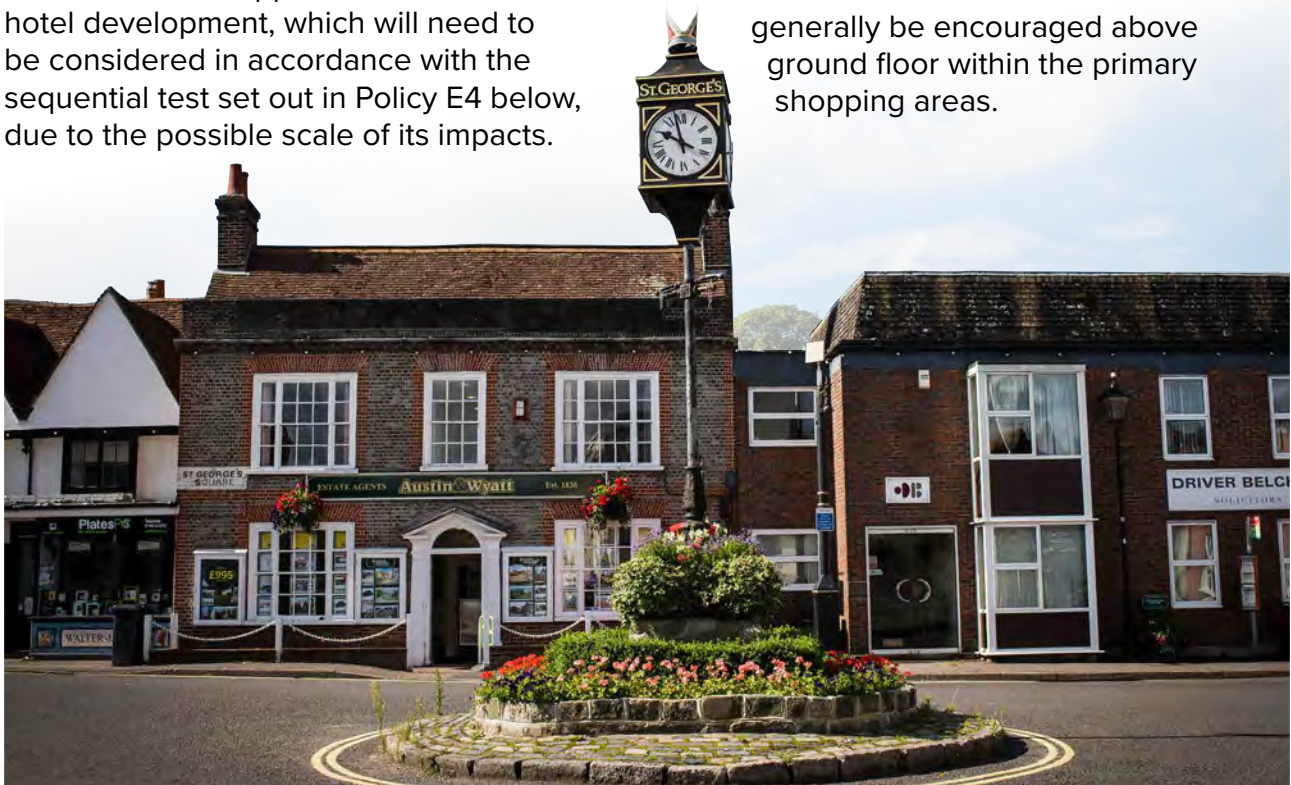
The visitor economy is an important element of the economy of the district and facilities should be focussed within the town centres. Winchester City and the historic market towns of the district are attractive to visitors and developments that enhance this role will be supported. This includes hotel development, which will need to be considered in accordance with the sequential test set out in Policy E4 below, due to the possible scale of its impacts.

**10.57**

Proposals that develop and support the night time economy within the town centres will generally be encouraged, such as new entertainment and food and drink offers that can offer a variety of experiences at different times of day. Such uses support the visitor economy and provide useful facilities for residents of the town centres. Activity during the evenings, can mitigate against dead frontages and make the town more welcoming by providing natural surveillance. There can be pollution and amenity issues related to these uses, so they may not be appropriate in all locations and may need particular restrictions in relation to their activities.

**10.58**

Town centres should also be places to live, where that would support the economic functions of the centre and enhance vitality and viability and support the night time economy. Residential development can play a useful supporting role, but it is not a main town centre use and does not contribute towards maintaining active frontages within streets. This will therefore generally be encouraged above ground floor within the primary shopping areas.



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## TOWN CENTRES STRATEGY AND HIERARCHY

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### 10.59

Exceptionally, residential development may be considered as part of large scale regeneration schemes, such as within the CWR. Opportunities to provide specialist forms of housing that would benefit from being within town centres will be considered, having regard to the effects on the economy and the strategy of the plan.

### 10.60

The centres of Winchester Town, Bishops Waltham, New Alresford and Wickham contain conservation areas. Proposals within these areas, will need to maintain and enhance the historic character.

### 10.61

Opportunities exist to enhance the quality of the local environment and increase its attractiveness as a place to visit will be supported. Proposals that enhance the sense of place will be supported along with improvements to the built environment, the public realm, or provide public open space. Opportunities should be taken to improve the access to the centres and individual buildings, and ensuring that they are accessible to all members of the community including those living with dementia, people with disabilities and reduced mobility.

### 10.62

The town centre hierarchy supports the spatial strategy of the Local Plan, setting out a network of various centres comprising a variety of different scales and roles. Winchester, Whiteley, Bishop's Waltham, New Alresford and Wickham are the higher level centres. Primary shopping areas (PSA) are identified within these centres and are illustrated on the policies map.

### 10.63

PSA are described in national policy as defined areas within town centres where the main retailing activity takes place. These centres serve an important function within the retail hierarchy and it is important that this role is supported where feasible. Retail development will be encouraged to locate within the PSAs of the centres listed above, which form the centre for the purposes of the sequential test in respect of retail development.

### 10.64

The different town centres of the district have distinct characters that should be supported as described below:

### 10.65

Winchester Town. The City of Winchester acts as a sub-regional centre and has a wide range of shopping, entertainment, cultural facilities and a significant role as a commercial employment area, particularly within the administrative, public services, health and further and higher education sectors.

**10.66**

It is important to reinforce Winchester Town's position as a sub-regional shopping centre for comparison shopping by enabling a variety of different retail opportunities to occur with a range of different sizes and configurations of retail units. New retail development will be supported within the town centre and particularly encouraged to locate within the PSA to maintain the concentration of retail development in and around the historic high street. The availability of shopping and independent shops in particular in historic and attractive buildings/setting is key to the attraction of the centre (also the historic towns add). The historic setting of the City with its conservation area and many listed buildings, means it is a significant attraction for day visitors and overnight stays. Tourism and visitor development will continue to play a large role in its future economy.

**10.67**

There are a number of areas within the town centre that require regeneration and specific sites and proposals are identified within the site allocation section of this plan. This includes the Central Winchester Regeneration (CWR) which is located in the heart of the city and will play a key role in relation to future proposals around the city centre along with plans for the Station Regeneration Area.

**10.68**

Whiteley town centre. Whiteley is still a developing settlement. The town centre is modern and purpose-built, having recently been redeveloped. Whiteley town centre is considered of a scale and function to act as a district centre, serving both the town and a larger catchment area for comparison goods. It also provides a wide range of modern attractions such as indoor leisure and recreation, including a large cinema. It has a wide range of food and drink opportunities.

**10.69**

Bishop's Waltham, New Alresford and Wickham. These market towns are relatively small centres in terms of the retail hierarchy. Despite this, their function as market towns/villages at the heart of larger rural areas means that they act as centres for their catchment areas and a PSA acts as an important focus for activities. These towns have attractive historic cores, comprising of conservation areas. There are growing centres for food and drink outlets and have established attractions of markets and specific events. They are attractive to visitors and are located nearby to the South Downs National Park. These market towns have potential to increase the role of tourism and visitor-related development and attractions.



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## TOWN CENTRE HIERARCHY

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### 10.70

Denmead, Kings Worthy, Oliver's Battery, Stockbridge Road/Andover Road and Weeke. These are at the lower level of centres in the hierarchy and function as local centres, providing clusters of town centre uses within their locality. These centres have a variety of uses and act as important community hubs that provide the opportunity for residents to be able to shop locally for their day-to-day needs and avoid the need to travel. It is therefore important to maintain uses within these centres that support that role and do not undermine the vitality and viability of the centre.

### 10.71

In addition to the centres identified in this policy, there are a number of smaller centres or clusters of shops which are too small to be identified in the Plan as local centres but which nevertheless provide important local facilities, which are protected by Policy E8.

### 10.72

Proposals should not be out of scale in relation to the size and function of the centre where they will be located. In these cases, developments will be directed to centres higher up in the town centre hierarchy.

### 10.73

Specific guidance on how proposals within town centres will be assessed is set out within the development management Policy E7.

## Strategic Policy E3

### Town Centres Strategy and Hierarchy

The Town Centre Strategy is to maintain and enhance the role of centres as thriving areas for community and economic activities and enhance the quality of the environment of the centres.

The vitality and viability of town centres will be enhanced by encouraging a wide range of uses and activities within the centres, of a function and scale appropriate to their position within the town centre hierarchy.

Within the town centres, the main town centre uses of retail, office, indoor leisure uses, will be supported, along with similar uses that are aimed primarily at visiting members of the public and add to the vibrancy and attractiveness of centres, such as those related to entertainment, food and drink, cultural and art and activities that support the evening and nighttime economy.

Developments that support the visitor economy and tourism, including hotel accommodation, will be encouraged, having regard to the hierarchy and subject to the scale and impact of the proposals.

Residential and commercial development will be encouraged above ground floor level.

Developments will be supported where they:

- i. Support the vitality and viability of centres.
- ii. Support the visitor experience and support the centres as destinations for shopping, leisure and entertainment activities;
- iii. Respect and enhance the existing character of the centres, including

the historic character and intrinsic qualities of the built environment within conservation areas.

- iv. Would complement and, where possible, make improvements to, the built environment, public realm and incorporate public open space.
- v. Maintain and enhance the existing role of centres as community hubs or for local administration

New developments and changes of use within the identified centres (listed below & indicated on the Policies Map) will be assessed having regard to the detailed criteria set out in Policy E7 and by taking into account their location and the scale of development proposed, in relation to the town centre hierarchy as set out below:

- vi. Sub-regional town centre – Winchester
- vii. Town Centre – Whiteley
- viii. District Centres – Bishops Waltham, New Alresford, Wickham
- ix. Local Centres – Denmead, Kings Worthy, and in Winchester; Olivers Battery, Stockbridge Road/ Andover Road, Weeke.

The boundaries of the identified centres are indicated on the policies map. Winchester, Whiteley, Bishops Waltham, New Alresford and Wickham have Primary Shopping Areas within the wider town centre area and these are also shown on the policies map.

New retail development will be directed towards the Primary Shopping Areas of centres, where one is identified.



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## RETAIL AND MAIN TOWN CENTRE USES

### What are we aiming to achieve



We are aiming to ensure that retail and other main town centre uses are appropriately located in relation to their

scale and avoid any harmful impacts on nearby town centres.

#### 10.74

Strategic Policy E4 sets out the council's approach to accommodating the need for new retail floorspace and dealing with proposals for main town centre uses.

#### 10.75

The RTCUS identifies capacity for up to 2,961 sqm net sales area of comparison goods retail by 2029, which is currently projected to fall to 1,852 sqm by 2036. All of that identified need could be accommodated within the Central Winchester Regeneration Area. The identified capacity for convenience floorspace is only 853 sqm by 2029, falling to 634 sqm by 2036, which is considered so low as to not require the identification of any specific sites to accommodate it.

#### 10.76

The RTCUS did not identify any requirement for commercial leisure floorspace and proposals for these uses will therefore be assessed on a criteria-based approach with reference to the town centre hierarchy identified in SE3.

#### 10.77

It is recognised that these floorspace assessments were carried out before the COVID-19 pandemic and will need to be re-assessed in the light of this. Within Winchester Town Centre, a large department store (Debenhams) has become vacant since the RTCUS was completed. As a result of the site not yet coming forward for redeveloped this will also need to be factored in to the assessment of needs and capacity within the town. An updated RTCUS will be prepared prior to the Reg 19 publication of this plan. National Planning Guidance also recommends that retail forecasts be reviewed regularly. This will therefore also be undertaken as part of the review of the plan in 5yrs time.

#### 10.78

Proposals in edge-of-centre or out-of-centre locations will be required to demonstrate why they could not be located on a sequentially preferable site in accordance with the NPPF. Winchester, Whiteley, Bishops Waltham, New Alresford and Wickham have Primary Shopping Areas within the wider Town Centre boundaries, which is relevant for the consideration of retail development, as set out in the NPPF.



**10.79**

Proposals for main town centre developments that are outside of defined town centres and have floorspace of 350sqm gross or more, will also require the submission of an impact assessment.

**10.80**

The RTCUS found that the current local thresholds within the adopted Local Plan did not prevent the incremental growth of small retail and leisure developments. The thresholds also did not allow the city council the opportunity to identify impacts associated with incremental increases to existing facilities or the change of use or applications to vary conditions on individual units within a retail park. In the light of this, the new 350sqm gross threshold will ensure that proposals for smaller stores and applications to incrementally expand existing edge and out of centre retail offer are appropriately assessed in terms of their potential impact on existing centres.

**10.81**

Consideration of impacts on town centres will include assessment of the effect of the proposal on planned or future investment within centres or the overall planning strategy for the centre, including any regeneration sites identified in the Local Plan.

**10.82**

When assessing out of centre applications for retail or large scale leisure developments, regard will be had to the nature of the use being proposed and any specific format or locational requirements that may apply.

**10.83**

Applicants should agree the scope of any required sequential and impact assessments with the local planning authority prior to the submission of the application.



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## RETAIL AND MAIN TOWN CENTRE USES

### 10.84

If such proposals are approved, conditions may be sought restricting the range of goods sold or the exact nature or the proposed use, or permitted development rights may be removed, where considered justified and necessary in order to protect the integrity of nearby town centres and avoid unnecessary development of town centre uses in inappropriate locations.

### 10.85

Small scale town centre uses that provide a facility or service which is aimed at serving the immediate locality, and are up to c 278 sq.m net (3,000 sqft)<sup>1</sup> in size, will generally be acceptable outside of defined centres. When assessing whether a proposal can be considered as a local facility or service, account will be taken of the nature of the proposed use, its value to the local community, its expected catchment and the amount of traffic generation as well as its size. Policy E8 outlines the approach that will be taken for proposals involving local facilities and services, including shops, and criteria to support the retention of such facilities.

### Strategic Policy E4

#### Retail and Main Town Centre Uses

The required need for retail and main town centre uses development will be met within the identified town centres of the hierarchy, by the development within the site allocations set out in the plan and the approval of new development within town centre boundaries. The scale and form of the development should be appropriate in relation to the size of the centre and its role within the hierarchy.

Outside of the identified town centres, new retail and other main town centre uses will be considered where they comply with the sequential test.

Where the development is for retail or leisure development, an impact assessment will also be required when the proposal is over 350sqm gross.

New or expanded retail development or and large scale leisure development outside of the centres listed in Strategic Policy E3 above will not normally be permitted unless the requirements of the sequential test and any required impact tests have been satisfied.

Shops or other town centre uses that will serve a local need and are under 278sqm (net) in size, will generally be acceptable outside of defined centres and sequential and impact assessments will not normally be required.



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# VIBRANT ECONOMY – DEVELOPMENT MANAGEMENT POLICIES ENHANCING EMPLOYMENT OPPORTUNITIES

## What are we aiming to achieve



The city council wants to encourage and support new development that will enhance the economy of the district and

provide local employment opportunities in accordance with the Green Economic Development Strategy.

### 10.86

Strategic Policy E1 sets out the Local Plan approach to the economy within the district. This includes support for a wide range of employment opportunities. Policy E5 below specifically supports the development of traditional employment uses within the industrial and office uses.

### 10.87

Employment uses are defined as office, industrial and some sui generis uses, as set out in Policy E5 below. It is recognised that there are also a large number of other activities that generate employment that do not fall within this definition. These activities also make a large contribution to the economy of the district and they will be considered in relation the principles set out within Strategic Policy E1

### 10.88

National planning guidance, as set out in the Use Classes Order 1987 (as amended) defines ‘industrial uses’ as being general industry (B2-B8) e.g. factories etc, and warehousing and distribution (B8 specifically).

### 10.89

Office/light industrial uses being uses that can be carried out within a residential area used to be classed as B1 uses, with sub-classes distinguished between office (B1a) and light industrial (B1c). However as of 1st September 2020, this has been subsumed within the new Commercial, Service and Business Class E and is referred to specifically as E(g)<sup>2</sup>. There are further subdivisions as follows;

- i. General, office administration use,
- ii. Research and development and
- iii. Light industrial that can be carried out within a residential area in principle

### 10.90

Sui generis uses are uses that do not fall within any specified use class. Whether a particular proposal that is sui generis will fall within the terms of this policy will therefore need to be considered on a case-by-case basis. Some activities that are specifically referred to in the legislation as being sui generis, that would fall within the terms of this policy however, are - scrap yards and car breakers yards, fuel stations, car sales sites, retail warehouse clubs and mineral storage and distribution sites.

**10.91**

Subject to compliance with the policies of the development plan as viewed as a whole, employment development as described within Policy E5 and the text above, will generally be supported within the settlement boundaries of the district. Within the countryside, proposals will be considered in the light of the rural economy approach set out in policies E9, E10 and E11.

**10.92**

In order to maintain a suitable mix of employment uses across the plan area, it may be necessary to limit permissions to particular use classes of industrial and office development or impose conditions to remove certain permitted development rights, where this would be necessary and reasonable to with regard to the plan strategy and national policy.

**10.93**

In particular, office/light-industrial use will generally be restricted to use within the sub-class E(g), in order to prevent changes to other uses within Class E which would otherwise be permitted under the GPDO and would be inappropriate within industrial areas or outside of town centres.

**10.94**

Class E comprises commercial, service and business uses that should first be considered within town centres in line with the sequential approach. Offices [E(g)i)] will therefore be carefully considered in accordance with the approaches set out in Strategic Policies E3 and E4 above.

**Policy E5**

Enhancing Employment Opportunities

Employment development will be supported within the settlement boundaries, including new development, extensions to existing businesses and the redevelopment of existing sites for alternative employment uses, subject to meeting the requirement of other policies in the Plan.

Employment uses are considered to be the following:

- i. Offices, light industrial research and development such as can be carried out within a residential area (Use Class E(g))
- ii. Industrial, warehousing and distribution (Classes B2-B8)
- iii. Some Sui Generis activities where they are employment and business-led, to be determined on an individual basis

Uses that attract significant amounts of visitors or are primarily aimed at visiting members of the public will not generally be acceptable within industrial areas and will be directed to town centres in accordance with the sequential approach. Office development will be restricted to sub-class E(g) in order to prevent unregulated changes to other uses within Class E that are appropriate within town centres.

Permissions may be restricted to particular use classes or sub-divisions thereof and/or restrictions may be placed on permitted development rights where appropriate and reasonable.

Due consideration will be given to amenity issues and it may be necessary to restrict the range of employment uses within residential areas, or in the vicinity of sensitive uses, such as residential accommodation, health facilities and education sites.

POLICY



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## RETAINING EMPLOYMENT OPPORTUNITIES

### What are we aiming to achieve



We want to set out criteria against which any loss of employment will be considered in order to ensure that a range of

employment opportunities are retained throughout the district to support the local economy.

#### 10.95

The Employment Land Review identified a need to retain the existing employment opportunities within the district. Due to high land values, and the attractiveness of the district as a location and a place to live, there are continuing pressures for the redevelopment of existing employment sites for other uses, particularly residential. Employment uses are therefore particularly vulnerable to redevelopment and it is important to ensure they are adequately protected to support the economy of the Winchester District.

#### 10.96

It is also important to ensure that inappropriate activities are not developed in inappropriate locations. Retail and other town centre uses that are proposed in industrial areas or on employment sites, will be considered in accordance with the sequential approach set out in Policy E4 above. Residential development is unlikely to be appropriate within general industrial areas.

#### 10.97

Other forms of redevelopment may not also not be appropriate in employment locations where they do not support the spatial strategy of the plan, or contribute to an increase in unnecessary travel contrary to sustainable travel goals and efforts to reduce carbon emissions. Examples of this may include activities that have large travel implications, such as hospitals, educational establishments. There are a number of existing employment uses on sites within the countryside. These comprise an important component of local employment opportunities across the district and should also be retained where appropriate.

#### 10.98

This policy sets out criteria against which changes of use from established, or allocated employment land and premises should be assessed. This also applies to land or buildings that are currently vacant, but were last used for an employment use.

#### 10.99

It is recognised that it may not always be appropriate or reasonable to retain employment uses and therefore this policy specifies criteria that will be used to assess the merits of changes of use.

**10.100**

As the ELR recommends retaining existing employment sites, the onus will be on applicants to demonstrate why that would not be reasonable or practical in any particular case. Policy E6 sets out a number of criteria that will need to be satisfied. It is recommended that applicants approach the council in advance of submitting applications to agree the scope of supporting evidence that will be necessary to determine the application.

**10.101**

The criteria set out in Policy E6 requires exploring the possibilities of using the premises or site for alternative employment uses in the first instance. This will usually include the submission of viability assessments and details of marketing undertaken to demonstrate that the existing or an alternative employment use would not be practical or viable.

**10.102**

The exercise should be able to demonstrate that the price and terms on which the land or premises were marketed were reasonable by comparison with similar examples in the local area. Information should be provided detailing any interest received from potential buyers or tenants since the marketing commenced. Where interest has been received and that interest has not been pursued, this must be documented.

**10.103**

Proposals should consider the possibilities for relocation of any current businesses on the site. The terms on which any current, or recent occupiers have been offered in relation to the site will form part of the consideration of the proposal.

**10.104**

Occasionally, it may be desirable for sites not to continue in their current use on grounds of amenity or adverse traffic impacts or other environmental grounds. In these cases, the possibility of alternative employment uses should be considered in the first instance, having regard to the spatial strategy of the Local Plan.

**10.105**

Proposals that involve the loss of other activities and uses that provide employment, but do not fall within employment uses as defined in Policy E5, will be considered on their own merits, taking into account the overall benefits of the new development compared with the existing use and assessed against the general policies of the plan.



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## RETAINING EMPLOYMENT OPPORTUNITIES

### Policy E6

#### Retaining Employment Opportunities

Proposals that involve the loss of existing or allocated employment land and floorspace, or land that was last used for an employment use, will only be permitted where it can be demonstrated that continued employment use is no longer practical or viable, taking account of the following considerations:

- i. The redevelopment potential for other employment uses including the scope for intensifying or providing an effective use of the site or building, and the potential to improve and extend the range of modern employment floorspace;
- ii. Whether the building or use meets, or could meet, a specific local business requirement - such as providing low cost start up accommodation;
- iii. The potential of the site or building to be developed for a mixture of uses, that include an element of employment;

- iv. The impact of continued employment use on the local environment and amenity;
- v. The suitability of access arrangements for the site/buildings, by road and public transport;
- vi. The benefits of the proposed use compared to the benefits of retaining the existing use.

Proposals that involve a loss of employment use will be expected to demonstrate that the factors set out above have been satisfactorily addressed.

As part of the assessment of proposals, applicants will be expected to provide viability assessments of the sites and evidence of the appropriate marketing of sites for potential employment uses. Marketing should be undertaken for a minimum of at least 12 months.





Policy

E6

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## MAINTAINING THE VITALITY AND VIABILITY OF CENTRES

### What are we aiming to achieve



We want to set out how developments within centres will be assessed and seek the development and retention of uses

that increase and support the vitality and viability of the identified town centres and the primary shopping areas within them.

#### 10.106

Locating uses together that attract large numbers of people generally has the most benefit in terms of sustainability. The vitality and viability of centres is best served by the clustering of complementary uses in order to promote visits and encourage linked trips. This principle applies whatever the size of the centre. Changes of use from main town centre uses do not generally improve the vitality and viability of the centre but may exceptionally be considered where they meet the criteria set out within the policy.

#### 10.107

Proposals should contribute to the maintenance of active frontages within centres, particularly on the main high streets or town squares where footfall is the most important, by installing windows and doors on the main frontages and avoiding areas of blank façade.

#### 10.108

Uses such as pubs, nightclubs, hot food takeaways are generally appropriate and supported within town centres, however as they may result adverse amenity or pollution issues, they will be carefully controlled and limits on the hours of operations may be appropriate in particular locations. It is recognised that some of the smaller centres or sites away from the main shopping streets may have more of a residential character.

#### 10.109

For all town centre uses, in order to secure acceptable amenity in the vicinity, the local planning authority may impose conditions on hours of operation, delivery and parking arrangements and require particular lighting or noise abatement measures or ventilation and pollution control measures. Regard will be had to the location of the development, the nature of the proposal and the character of the surrounding area in relation to this.

**10.110**

Residential development can play a useful supporting role in supporting centres, but is not a main town centre use. This will generally be encouraged above ground floor, along with commercial uses that support the function of the town centre. It is important that residential development is able to achieve acceptable living standards for future occupiers. Residential development may not always be feasible where it is difficult to achieve safe access for residents, or where necessary conversion would not be compatible with the maintenance of the historic features of listed buildings.

**10.111**

Uses other than residential that make use of space empty floor space above ground floor level, or behind street frontages will be encouraged where they support the viability and vitality of the centre, including the main town centre uses, offices and professional services, galleries, studios, workspace for creative industries and studios, community uses, health services. Any other uses will need to demonstrate their contribution to the vitality and viability of the centre.

**10.112**

Office and light industrial uses will not always be appropriate within town centres or the main shopping street, where they do not contribute positively to the vitality and viability of the function of the centre.

**10.113**

In order to achieve and preserve a suitable mix of uses and avoid areas of 'dead frontage' or over-concentrations of specific uses, it may be necessary to limit permissions to particular uses or sub-classes, impose conditions on permission relating to restricting range of goods or activities, or remove permitted development rights, where it is necessary and reasonable to do so.

**10.114**

New development, including demolition and redevelopment and changes of use, should not have adverse effects on the character of the centre. The town centres of Winchester, Bishops Waltham, New Alresford and Wickham are conservation areas and also contain listed buildings. Proposals in these locations must protect and enhance the character and appearance of the conservation areas. The effects of necessary internal changes with need to be taken into account in relation to listed buildings

**10.115**

Planning applications and applications for prior approval within the conservation areas will be assessed against the requirement to protect and enhance the appearance of the character of the area. This will include consideration of the effects of the proposal on the vitality and viability of the centre, in terms of how it may effect the existing commercial character of the centre, as well as the effects on the built environment and historic interest.



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## MAINTAINING THE VITALITY AND VIABILITY OF CENTRES

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### 10.116

Notwithstanding any special considerations that may apply in relation to historic settings, developments should ensure they are accessible to all members of the community. Proposals that make use of the public realm, such as pavements and pedestrianised areas, should pay special attention to the needs of all members of the community including those living with dementia, people with disability or those with reduced mobility. Appropriate street furniture and careful siting can assist with this. Sensitively designed lighting can be used to enhance security and surveillance within centres. Detailed guidance can be found in the Design topic, any Supplementary Planning Guidance, including any local Design Guides or Codes.

### 10.117

Within the Primary Shopping Areas, it is important to maintain their role as the centre for retail and other town centre uses. The concentration of the main town centre uses in these locations maintains and enhances the function of these areas as the main focus for retail and related activities. These uses benefit from being clustered together and maintaining high levels of footfall.

### 10.118

Changes of use from the main town centre uses<sup>3</sup> will not normally be allowed in the Primary Shopping Areas as it is important that breaks in active frontages are not large enough to undermine the cohesion of the area. Therefore a distance of 25m from the edge of the unit will be taken into account, within which 80% of the frontage should be in a main town centre use, as measured by distance on the ground. No additional distance will be added in where the frontage continues over footpaths or roads. Corner units will need to consider 25m in both directions.

### 10.119

When considering planning applications for change of use, account will be taken of the suitability of the unit concerned, the period of any vacancy, adequacy of the marketing of the unit, and footfall volumes and patterns.

**Policy E7****Maintaining the Vitality and Viability of Town Centres**

New development within the identified centres should reflect the strategy set out in Strategic Policy E3 above and enhance the vitality and viability of the centre.

New development and changes of use within the Primary Shopping Areas.

Within the Primary Shopping Areas of Winchester, Whiteley, Bishop's Waltham, New Alresford and Wickham, as defined on the Policies Map, activities within the main town centre uses will be encouraged and the loss of main town centre uses at ground floor level will be resisted.

Residential development will be permitted above ground floor, where the proposal will result in safe and acceptable standards of living for residents and subject to the general criteria set out above.

Permissions may be restricted to particular use classes or sub-divisions thereof and/or restrictions may be placed on permitted development rights where appropriate and reasonable.

In exceptional circumstances changes of use from the main town centre uses within the Primary Shopping Areas will be permitted where no less than 80% of the Primary Shopping Area frontage will be in a main town-centre use within 25m of the development, as a result of the proposal.

As part of the assessment of such proposals, applicants will be expected to provide viability assessments of the site and evidence of the appropriate marketing for alternative town centre uses. Marketing should be undertaken for a minimum of at least 12 months.



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## LOCAL SHOPS, FACILITIES AND SERVICES

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### What are we aiming to achieve



We want to set out how we will support local shops, facilities and services that can serve local communities and support the development of hubs in appropriate locations in accordance with

the spatial strategy and the 15 minute neighbourhood principle and set out the criteria for considering proposals to change the use of such facilities.

#### 10.120

Local services and facilities provide an important function in supporting the viability and viability of local neighbourhoods, the market towns and more local service centres. Outside of the settlements areas, local services and facilities can provide a vital role in supporting local communities and isolated developments.

#### 10.121

The availability of local services and facilities supports the self-sufficiency of areas and reduces the need for unnecessary travel. Maintaining a network of local services and facilities supports the council's goal of reducing carbon emissions, the overall strategy of this plan and the carbon neutrality policies.

#### 10.122

Within the rural area, the provision and retention of local services and facilities is particularly important, where there is often a lack of choice and easily accessible alternatives and may be limited opportunities for public transport to access wider areas. Some facilities and services may be particularly critical in certain communities, such as the local school, shop or pub.

#### 10.123

It is therefore important to retain any existing provision at the same time as encouraging new facilities and services.

#### 10.124

Local services and facilities fall into the following categories:-

- Community centres and village halls;
- Indoor sports and recreation facilities, including allotments;
- Educational, health and care establishments (including nursing/care homes);
- Premises for the emergency services, public utilities and infrastructure;
- Local pubs and shops;
- Libraries, cultural and arts facilities;
- Churches, places of worship and cemeteries/burial grounds.

#### 10.125

The above list is illustrative and is not considered exhaustive.



### 10.126

The SIP consultation results strongly emphasised the importance of local supporting facilities in terms of the local community, local economies and quality of life within localities. Facilities such as local shops and food and drink provision along with local digital workspaces were seen as key to enable more localised working and home working, particularly outside of the larger settlements.

### 10.127

Because of the need to conserve the district's undeveloped countryside, development is generally limited to that which has an operational need for a countryside location or for extensive areas of undeveloped land. To override the normal presumption against non-essential development in the countryside, there must be a need for the development proposed and it must provide an essential local facility or service. The development may either need to be located on the site proposed for operational reasons, or it should be demonstrated that it is not practical or feasible to locate the development within a defined settlement.

### 10.128

Examples of such development may include community or education facilities, premises for emergency services or development by statutory undertakers and public utility providers.

### 10.129

Shops, pubs, arts and cultural services and facilities that attract visiting members of the public are town centre uses, which should be located with regard to the town centre hierarchy of Strategic Policy E3 and detailed considerations set out in Policy E4. These uses are not generally appropriate within the countryside, due to their traffic implications and impacts on the rural character.

### 10.130

Exceptionally such uses may be considered as part of rural economic development or tourism as set out in policies E9 – E11 below. Such proposals will not fall within the terms of this policy as they are not primarily aimed at providing a service or facility for local communities.

### 10.131

Due to the importance of retaining local facilities and services, proposals that involve the loss of a local facility of service will be expected to demonstrate that it is not practical or viable to retain the facility or site in a use that would benefit the local community.

### 10.132

Reasonable attempts should be made to seek an alternative use or facility that would benefit the local community. This includes instances where a particular service or facility has been relocated.



10.120  
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10.132

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## LOCAL SHOPS, FACILITIES AND SERVICES

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### 10.133

In cases where services and facilities are no longer commercially viable, they have occasionally been taken over by the local community. Examples include local shops and pubs. Therefore, sites should be offered for community purchase.

### 10.134

Applicants will be expected to provide evidence of the marketing of the site in support of their proposals. This will include viability assessments and details of the marketing undertaken, such as the terms and conditions under which the site was marketed, where and for how long the site was marketed. Marketing should be undertaken for a period of at least 12 months. Where the sale involves an Asset of Community Value the nominator and wider community will be informed about the proposed sale (or long-term lease). The community has six weeks to express its interest in making a bid and can then prepare and submit a full bid within six months. The owner considers any community bid along with all other bids, but is under no obligation to sell the property to the community and can sell to any bidder at any price. The successful bidder then takes over ownership of the property. The City Council has a list of Assets of Community Value on the web site:

[winchester.gov.uk/community-recreation/crtb](http://winchester.gov.uk/community-recreation/crtb)





**Policy E8****Local Shops, Services and Facilities**

Proposals for the development of new, extended or improved facilities and services will be supported in accordance with the Local Plan vision SP1 and objectives and the spatial strategy set out in SP2. Within settlements, facilities and services that do not serve a local function should be located within the centres in accordance with Strategic Policy E3 above.

In the countryside, shops, pubs, arts and cultural services and facilities that attract visiting members of the public will not generally be permitted, except within the terms of Policy E9 below.

In the countryside, the development of essential facilities and services to serve local communities may exceptionally be permitted, where they comply with the Development Plan and:

- i. There is an identified need for the development within that area;
- ii. A location in the countryside is essential for operational reasons; or
- iii. There are no suitable alternative sites for the proposed development within the defined built-up area of the settlement(s) which the development is intended to serve
- iv. There are no unacceptable impacts on the natural environment or the rural character of the area

Development proposals should not threaten or result in the loss of premises or sites used to provide services and facilities unless it can be demonstrated that:

- v. The site/premise is not required because the service or facility has been satisfactorily relocated or is no longer needed to serve the locality;
- vi. The service/facility is no longer practical or viable; and
- vii. The site or building has no reasonable prospect of being used for an alternative service or facility which would benefit the local community.

As part of the assessment of proposals, applicants will be expected to provide viability assessments of the sites and evidence of the appropriate marketing for alternative services or facilities. Marketing should be undertaken for a minimum of at least 12 months.

When considering proposals, account will be taken of:

- viii. Whether the loss of the service or facility would cause harm for those living within the neighbourhood, settlement, or rural catchment with a reasonable need to access such facilities in the future; and
- ix. Whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of the settlement; and
- x. Whether the loss is part of an agreed plan to provide improved local services in equally accessible location

Any alternative uses or proposals for sites and premises will be assessed with regard to the spatial strategy and strategic policies of this plan.



10.133  
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10.134

### What are we aiming to achieve



We are trying to achieve sustainable economic growth in the countryside, developing a thriving and more varied rural economy, whilst protecting the natural and built environment of the

area. Supporting and encouraging opportunities for the development of a low carbon/green economy within this context.

#### 10.135

The spatial strategy sets the context for development across the plan area, as part of which development within the countryside will be strictly controlled. Strategic Policy E2 sets out the economic aspects of the spatial strategy, including the rural area.

#### 10.136

The rural character and the high quality of the local environment of the district's countryside is a much valued asset. It is important that developments within the countryside do not harm the integrity of this asset. The rural economy is also a valued aspect of the district. The GEDS seeks to develop a more low carbon economy, with opportunities for small scale business development in sustainable locations, development of the green economy and supporting low carbon infrastructure and the development of a Sustainable Tourism Strategy.

#### 10.137

Consultation on the SIP found strong support for widening the scope of economic development allowed in the rural area, whilst also supporting respecting the valued aspects of the rural character. Premises in rural areas and more flexibility regarding expansion of existing development will widen rural employment opportunities. This will support the development and viability of local service centres and can enable local clusters of complimentary activities.

#### 10.138

Local employment opportunities can help to support the Local Plan aim of reducing carbon emissions, by reducing the need to travel, provided they are if carefully located in relation to nearby facilities and services and local transport routes that will support active travel. Therefore development should be assessed in accordance with these principles.

**10.139**

The SIP consultation also expressed strong support for maintaining the rural character and natural environment of the district. This may mean that not all economic development can be supported in the rural area.

**10.140**

A balanced approach will need to be taken, using the principles set out in this policy against the objective of preventing unacceptable harm to the rural environment.

**10.141**

There are strict limits to development outside settlements. Accordingly, Policy E9 focuses on the re-use of existing buildings, with limited new development in the specific circumstances as set out in the policy.

**10.142**

Where proposals are put forward outside of settlements, they must be supported by a statement and robust business plan setting out the operational/functional need for the scale of development proposed and the justification for its location including, an assessment of other potential sites and buildings that have been considered. Any such development should be appropriate to the proposed location in terms of scale and must not have an unacceptable impact on the character of the countryside or the form and setting of the settlement. The proposal must demonstrate clear community support.

**10.143**

The contribution that proposals could make to enhancing the vitality and viability of nearby settlements will be taken into consideration. In order to promote sustainable development and minimise car travel, proposals should be located so as to allow for access by active travel where possible. The contribution that proposals that will make to the development of the 15 minute neighbourhood will be taken into consideration when assessing the benefits of proposals.

**10.144**

Proposals that will contribute to the development of hubs that service the local area will be favourably considered. There are benefits to developments co-locating, subject to the resulting scale of environmental impacts. Rural enterprise hubs where a number of small businesses are located in a cluster with shared broadband connection and other essential facilities are of value, making use of existing employment sites or rural buildings, such as farm complexes.

**10.145**

In order to minimise additional impacts on the local environment, all proposals should explore the possibilities of using existing buildings in the first instance. There are often redundant farm buildings which can be utilised, rather than adding new built development to the landscape. It may be necessary to extend them to use for economic development. Where new or replacement buildings are required, where possible they should be in close proximity to an existing group of buildings and the siting, form, scale, design and external materials of the new buildings should not detract from the existing buildings nor the character of the surrounding area.



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## ECONOMIC DEVELOPMENT IN THE RURAL AREAS

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### 10.146

It is recognised that existing buildings may not always be visually attractive or appropriately sited and it may occasionally be of overall benefit to the environment to construct new buildings or redevelop the site.

### 10.147

Strategic Policy E1 supports the development of more localised working and working from home. Extensions of residential properties to enable business activities and proposals for small scale economic development within the curtilage of existing residential properties will be supported, subject to careful consideration of visual intrusion, the physical scale of development proposed and the nature of any proposed business. Developments that adversely impact on the amenity of the area will not be supported.

### 10.148

The city council wishes to encourage new forms of development to develop a new greener low carbon economy. This is line with the Carbon Neutrality Action Plan and the GEDS. Locations will be required for decentralised energy generation and storage. It is acknowledged that some of these developments may have impacts on the environment, so location in association with existing development such as farms may be helpful.

### 10.149

In relation to new development related to the green economy, special consideration will be given to the contribution of the proposal to the national energy strategy, reduction of carbon emissions or other mitigation of the effects of climate change, when considering the merits of the proposal. The weight of any benefits will be weighed against any harmful effects on the character of the rural area.

### 10.150

All proposals for economic development within the countryside will be assessed in the context of their impact on the rural character. The visual impact of proposals, the suitability of the site and access to it and the amount and type of traffic generated by the proposal will be taken into consideration. Issues of noise, light and other pollution will be important in view of the countryside location.

### 10.151

Economic development within the countryside should comply with the plan as a whole, with particular attention to policies that maintain and enhance the character of the rural area and the natural environment (Policies NE1-NE17 and also those relating to sustainable transport (Policies T1-T4) and pollution (Policy D9)

### 10.152

In order to protect the character of the rural environment and prevent the future development of unacceptable uses or forms of development, conditions may be imposed restricting the range of uses, and permitted development rights in relation to changes of use and physical extensions may be imposed where they are justified and reasonable.



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10.152

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## MAINTAINING THE VITALITY AND VIABILITY OF CENTRES

### Policy E9

#### Economic Development in the Rural Area

Outside of the defined settlement boundaries, the primary consideration is that new development must not have an adverse effect on the rural character of the area and be compatible with the need to preserve and maintain the quality of the natural environment.

Economic development outside of settlements will be supported when:

- i. The development has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or
- ii. The proposal is for the purposes of business use in association with residential accommodation within the same curtilage; or
- iii. The proposal is for the reuse of existing rural buildings for employment or tourist accommodation; or
- iv. The development will be solely within the confines of established purpose built industrial estates; or
- v. The proposal is for the use of existing buildings - including extensions to such buildings - in order to facilitate the expansion on-site of established businesses or to meet an operational need.

Proposals for additional buildings in association with existing businesses will be considered where it can be demonstrated that there is a need for the development and that this need cannot be provided within the existing buildings on the site or extensions to such buildings.

The redevelopment of existing sites/ buildings on established business sites may exceptionally be considered where proposals relate to established businesses on the site and it can be demonstrated that existing buildings will not meet the requirements of the business.

Proposals for new industrial and commercial development outside the settlement boundaries that do not fall within the above criteria will not usually be permitted. However, proposals may exceptionally be considered where the following criteria can be satisfied:

- vi. There is a recognised and demonstrable need within the locality, for the development proposed;
- vii. Sequentially preferable sites are not suitable or available;
- viii. And the site is well related to a nearby settlement and in a sustainable location

**Policy E9**

## Economic Development in the Rural Area - continued

Where planning permission is required, extensions of residential properties to enable business activities and proposals for small scale economic development within the curtilage of existing residential properties in the countryside, will be supported, subject to careful consideration of visual intrusion, the physical scale of development proposed and the nature of any proposed business.

All proposals for economic development within the countryside

will be assessed in the context of their impact on the rural character and the suitability of the location and the nature of the development proposed, including access to the site.

Permissions may be restricted to particular use classes or sub-divisions thereof and/or restrictions may be placed on permitted development rights where appropriate and reasonable.

Proposals that may be acceptable in principle will nonetheless be refused if they result in unacceptable impacts on the rural environment.



Policy  
E9

### What are we aiming to achieve



We are trying to support local agricultural enterprises to adapt and continue to thrive, whilst protecting the natural and

built environment of the area and setting out detailed criteria for new economic development in the countryside.

#### 10.153

Agriculture and land related activities are appropriate uses in rural locations. The need to address climate change issues including flooding, loss of biodiversity, development of new food sources and products creates new challenges in the rural areas. There are also changes due to economic and societal changes which may result in new uses for traditional agricultural areas.

#### 10.154

There are also opportunities to take advantage of these wider changes in a positive way, to promote a more diverse rural economy and to move towards a more low carbon green economy. This may involve new forms and scales of development in rural locations.

#### 10.155

Agriculture and related activities are part of the rural landscape and local economy of the district. The city council seeks to support the viability of existing enterprises with policies that are sufficiently flexible to meet the anticipated challenges in agriculture and the rural economy.

#### 10.156

The diversification of existing holdings into non-food production, which may nonetheless be appropriate in a rural area.

#### 10.157

Feedback from SIP consultation supported land based activities, diversification, their role in supporting the local shops, services and visitor economy, develop a circular and green economy and support for 'green industries' in rural areas. There was also support for the diversification in terms of acceptable low-key uses, roles in farm shops and local tourism. Compatible with the existing character of the rural landscape an encourage use of existing buildings. Typically farm diversification provides for tourism and leisure activity, but also new office and workshop space, as well as on-site manufacturing, and in some cases sale of farm produce.

#### 10.158

More radical changes that involve new buildings may be considered in the interests of supporting the ongoing viability of agricultural enterprises, where evidenced.



**10.159**

Promotion of sustainable forms of agriculture which include environmentally sensitive organic and locally distinctive food production together with its processing, marketing and retailing will be encouraged as part of a thriving and diverse rural economy

**10.160**

Development related to produce from the farm and the local area (define this) may be supported. Brings benefits to the local community and economy beyond the farm itself. Small scale produce or farming-related activities, e.g. micro-breweries, bakeries etc may be acceptable dependant on exact nature of the activity

**10.161**

However some forms of development such as large-scale food processing may be of such a scale that they should be located in industrial locations. This is due to their visual impacts, possible noise, light and other pollution. These uses are more akin to factories and also have unacceptable levels of traffic from deliveries and employees. They should be sited where they are available for accessibility by sustainable transport.

**10.162**

Changes to the economy may mean that large parts of farms, or some farms in their entirety may cease to be in agricultural production. Changes of land from crop production to use such as set-aside for biodiversity benefits, soil regeneration and nitrate or phosphate mitigation will be encouraged and may assist in the viability of land holdings.

**Policy E10****Farm Diversification**

Farm diversification will generally be supported, and should utilise existing buildings in the first instance, where practical and feasible. Common forms of farm diversification include visitor accommodation and farm shops. Farm shops should primarily sell products from the farm.

Proposals that attract visitors to the farm (e.g. retailing, cafés, visitor activities, education and leisure activities) are considered in Policy E8, Rural Tourism below. Equestrian development is considered in Policy NE12 of the plan.

Diversification proposals that support the development of a low carbon economy are generally welcomed. These can take a variety of forms involving new uses for land or new constructions and can assist in supporting the viability of the farm. Proposals for renewable and

low carbon energy schemes will be assessed against Policy CN5.

Additional new development on agricultural holdings that will enhance the viability of the existing farm may also be acceptable, including the development of buildings and associated uses that use produce from the farm or farms from within the local area, such as food processing operations, subject to careful consideration of their scale and impacts.

Proposals for diversification on agricultural holdings should provide evidence to indicate how the development will assist in the continued viability of the enterprise.

Complete redevelopment of agricultural holdings should be for other economic uses and in a form that is acceptable in the rural environment.



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10.162

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## VISITOR-RELATED DEVELOPMENT WITHIN THE COUNTRYSIDE

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### What are we aiming to achieve



We want to support visitor accommodation and tourist-related development in a

way that does not detract from the characteristics of the rural environment.

#### 10.163

Opportunities exist to make use of the natural assets and beauty of the area and take advantage of links to SDNP and the wider south east area, the coast, and relative accessibility to London and regional airports, in relation to tourism. The visitor economy makes the most of local food and drink business in the rural area, such as rural pubs and restaurants, attractions associated with local farms, such as around farm shops. Such businesses can enhance the local economy, supporting the local supply chain and providing local employment. There are unique activities which attract visitors such as vineyards, recreational fishing areas and opportunities for recreation on local rivers such as the Itchen and Hamble. Also of note are a number of large country hotels that attract visitors and business uses.

#### 10.164

There are opportunities for development in the market towns and the development of a tourism strategy to promote them as a destination for visitors. This may provide the potential for development related to the market towns, nearby or on accessible routes. However, as development is not generally supported within the countryside, it is necessary for proposals to outline the benefits to the local economy as part of the justification for their proposals. May led to potential for development of activities nearby to support them, as part of a strategy.

#### 10.165

There is the potential to use existing buildings such as rural pubs and shops as bases for tourist activities. Possibilities of small scale additional development in relation to them. However, the scale of development needs to be carefully controlled to avoid unacceptable impacts. Therefore the benefits of these proposals will need to be spelt out.

**10.166**

Opportunities for event venues in association with existing buildings, attractions or in an attractive location. Visitor accommodation and associated leisure activities may form part of farm diversification plans. There are also opportunities for development in association with long-distance walking and cycling paths into the South Downs National Park and beyond.

**10.167**

A variety of accommodation is necessary to provide for the varied needs of visitors, ranging from hotels, to bed and breakfast and self catering accommodation to camping and camping and caravanning sites. Larger scale hotels are directed to towns and village centres to support the range of activities there and where they are more accessible by a variety of means of transport and sites are more likely to be available to accommodate their larger footprint.

**10.168**

There is a need for a range of smaller scale accommodation to support the rural tourist industry. Suitably located development can disproportionately benefit the surrounding area by the use of nearby facilities and attractions by visitors who are staying in the accommodation.

**10.169**

For some of these forms of development, their situation in isolated locations, or away from built areas is part of their appeal. However, these may have the potential for disproportionate impacts on the local environment so will need to be carefully controlled. Important factors will be the amount and scale of development in terms of its visual impact. Even camp sites may have ancillary facilities such as amenity blocks, site shops or cafés which will also have an impact, both visually and in terms of potential pollution issues from light and sound and traffic generation.

**10.170**

The location of the site in terms of accessibility and traffic generation will be very important. Limits may need to be imposed on the amount of development permitted as a result – to mitigate negative environmental impacts and minimise traffic issues. Long-term management plans may be sought to ensure that the proposals support the characteristics of the rural environment.



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10.170

**Please see Policy E11 overleaf**

# VISITOR-RELATED DEVELOPMENT WITHIN THE COUNTRYSIDE

## Policy E11

### Visitor-Related Development within the Countryside

New visitor related development, including accommodation and suitable small scale improvements and associated development to existing visitor attractions and accommodation in the countryside will be supported where the proposals are in accordance with the development plan, promote the rural economy and contribute positively towards the ongoing protection and enhancement of the countryside.

Proposals will be expected to make use of existing buildings in the first instance. Proposals which involve new buildings should provide justification as to why it is not feasible to use existing buildings.

Proposals will be expected to provide evidence to support new development in terms of the benefits to the local economy and demonstrate how the proposal will minimise impacts on the local environment, by its location, scale and detailed design.

Traffic assessments of proposals will be necessary and travel plans will be required to show how impacts can be mitigated.

Where proposals are being proposed as part of ensuring the viability of existing commercial development within the countryside (such as pubs or food and drink facilities) this should be made clear in the application.

In assessing proposals for overnight accommodation within the countryside, alongside the general considerations of impacts on the countryside and rural environment, account will also be taken of the following factors:

- i. Potential to use existing buildings
- ii. Accessibility by active travel and sustainable transport
- iii. Location in relation to existing settlements, local attractions, other visitor and tourist uses and long distance sustainable travel routes
- iv. Scale of development in relation to the character of the area and the characteristics of the site
- v. The suitability of local infrastructure and access arrangements

Visitor accommodation that is of a large scale in terms of its physical size or the amount of traffic it generates will not be appropriate within the countryside. Hotels should be located within settlements.

Residential or commercial uses, proposed in association with tourism, recreational and leisure developments in the countryside, but not directly essential to their operation, will not be permitted.

# DEVELOPMENT ALLOCATIONS



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## DEVELOPMENT ALLOCATIONS THAT ARE NEEDED TO MEET THE DEVELOPMENT STRATEGY

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### 11.1

The following section includes details of the sites that are required to meet the city council's development strategy.

### 11.2

In many cases, allocations in the existing development plan are being carried forward where they have not been substantially completed. The Council has undertaken a review of those allocations which do not yet have planning permission to consider if the allocation should be retained within the development strategy. It has also undertaken a light touch review of those allocations policies and criterion for development. In some cases development has commenced and may be substantially underway. However, for the purposes of ensuring there remains a planning framework in place throughout the period of delivery, those allocations have also been carried forward. Care has been taken to ensure that completions and remaining extant permissions have been accounted for, to ensure there is no double counting. Further details are set out in a housing supply table for each settlement and in the individual site allocations policies.

### 11.3

In a number of cases, particularly the larger site allocations in Winchester, there is a requirement in the site allocations policy to prepare a masterplan which will provide a clear platform for the preparation of planning applications.

### 11.4

As outlined in the topic of High Quality, Well Designed Places and Living Well, well-designed places and buildings come about when a rigorous design process follows the ten characteristics in the National Design Code. It is essential that masterplans are prepared with the full involvement of landowners, local communities and all other interested parties and are agreed by the council.

## IMPORTANT

It is important that the site allocations policies that have been included in the next section are

read in conjunction with other general development plan policies in the Local Plan and the National Design Code.

## MAP KEY

The colour of the site is related to whether it is a site proposed to be newly allocated or a site carried forward from the current Local Plan.

Green = Carried Forward Sites

Amber = New Sites

# DEVELOPMENT ALLOCATIONS WINCHESTER



**YOUR PLACE  
YOUR PLAN.**  
Winchester District Local Plan

## WINCHESTER SITE ALLOCATIONS:

### 12.1

The area referred to by the city council as Winchester Town consists of the Winchester Wards plus the adjoining built up areas of Badger Farm, Oliver's Battery and Harestock, as defined on the Policies Map. It is compact, vibrant, distinctive, and located within a remarkable natural setting. It has played an important role over the centuries as a seat of political and religious power, and it is still a major centre of civil government, the law and the military. The Cathedral, the College and the Universities are also great Winchester institutions. The town has a thriving cultural life with museums, galleries, many fine art installations and live performances occurring throughout the year.

### 12.2

The unique characteristics of Winchester Town include historic and cultural assets of exceptional quality. The town is set in some of the most beautiful landscape in the country, and is connected both physically

and visually to the surrounding countryside and the South Downs National Park. The river Itchen flows through the heart of Winchester, with its tranquil water meadows reaching right into the town itself.

### 12.3

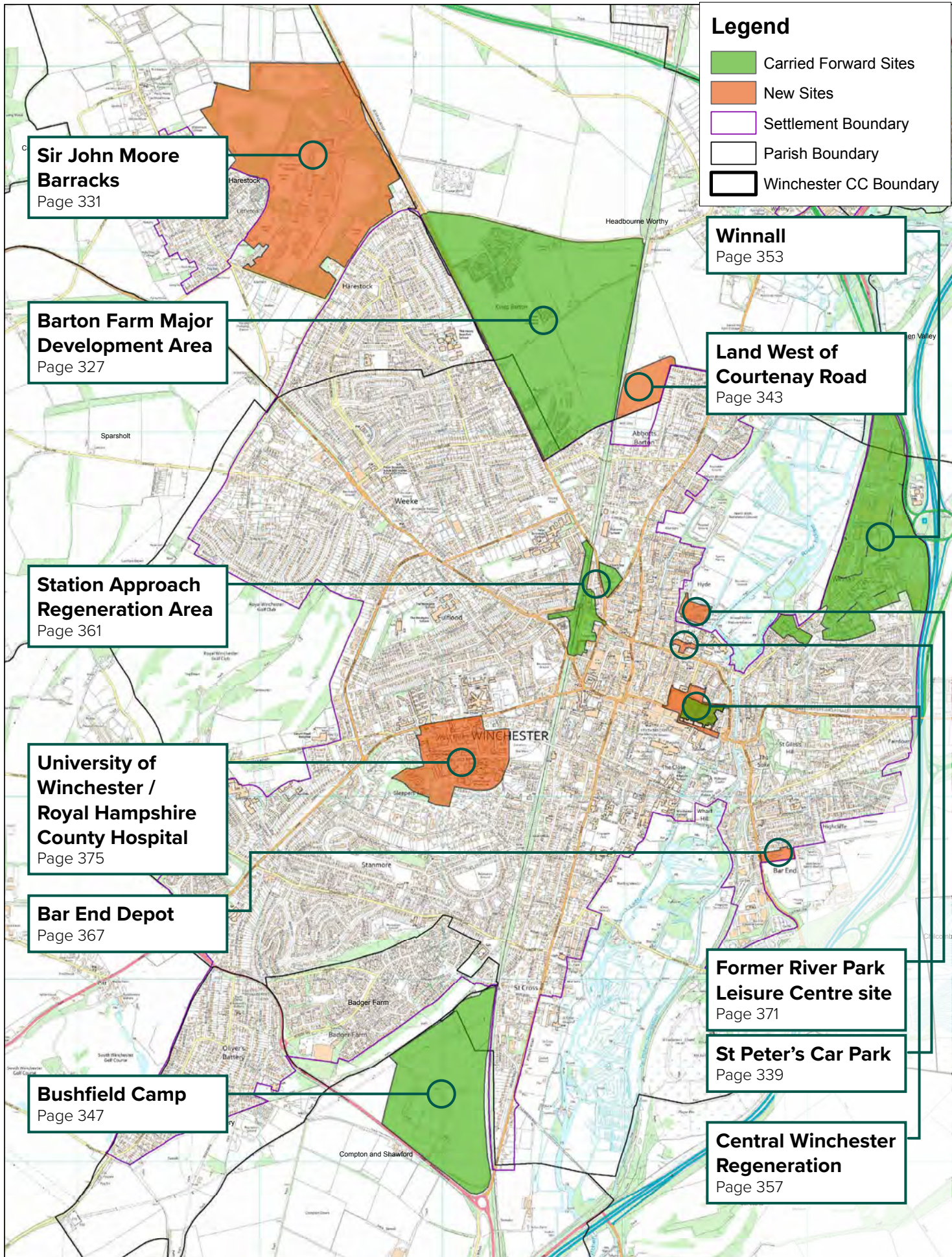
The development strategy for the Town is set out in Policy SP2, namely to meet the needs of the whole community and to ensure that the local economy builds on its existing and growing strengths in higher education, creative and media industries, and other knowledge-based activities, whilst respecting the town's special heritage and setting. The site allocations and other policies in this section seek to implement the development strategy.

### 12.4

It is expected that there is capacity for the development of about 5,770 dwellings in Winchester Town, which can be achieved as follows:

Winchester Town Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	347
Outstanding permissions (at 2021) (excluding Barton Farm)	699
Local Plan allocation carried forward (Policy W1, Barton Farm)	1,680
Windfall allowance	1,035
New Local Plan allocation (Policy W2, Sir John Moore Barracks)	900
New Local Plan allocation (Policy W3, St Peter's Car Park)	30
New Local Plan allocation (Policy W4, Courtenay Road)	100
New Local Plan allocation (revised carried forward allocation) (Policy W7, Central Winchester Regeneration area)	300
New Local Plan allocation (revised carried forward allocation) (Policy W8, Station Approach area)	250
New Local Plan allocation (Policy W9, Bar End Depot)	30
New Local Plan allocation (Policy W10, River Park - student accommodation to be provided on a site nearby to the site allocation, dwelling equivalents)	100
New Local Plan allocation (Policy W11, Winchester University/Hospital area - student accommodation at/nearby, dwelling equivalents)	200
<b>Total Provision 2019 - 2039</b>	<b>5,671</b>





**Legend**

- Carried Forward Sites
- New Sites
- Settlement Boundary
- Parish Boundary
- Winchester CC Boundary

**Sir John Moore Barracks**  
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**Winnall**  
Page 353

**Barton Farm Major Development Area**  
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**Land West of Courtenay Road**  
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**Station Approach Regeneration Area**  
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**University of Winchester / Royal Hampshire County Hospital**  
Page 375

**Bar End Depot**  
Page 367

**Former River Park Leisure Centre site**  
Page 371

**Bushfield Camp**  
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**St Peter's Car Park**  
Page 339

**Central Winchester Regeneration**  
Page 357



Scale: 1:18,000  
Paper Size: A3

**Winchester Town**

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# HOUSING ALLOCATIONS - BARTON FARM MAJOR DEVELOPMENT AREA

**Area:**

Winchester Town

**Name of Site:**

Barton Farm Major Development Area

**Location:**

Andover Road/Wellhouse Lane

**Size:**

Size: 93.1 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Mixed use including a Park and Ride facility

**Indicative number of homes:**

2000 dwellings

**Existing use:**

Residential development and undeveloped agricultural land

**Site Plan****Wider Context**

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## 12.5

**Supporting text:**

The Barton Farm Major Development Area is an existing allocation in the adopted Local Plan which has been carried forward, updated as necessary. The site occupies approximately 93.1 hectares of land located approximately 1km north of Winchester

railway station and 2km from the city centre. The site has been granted outline planning permission for 2,000 new homes including affordable housing, community facilities, retail development and other supporting employment uses and a park

and ride facility. Some 1,680 dwellings remained to be developed at April 2021. The Barton Farm Primary Academy which is a 420-place primary academy for children aged 4-11 opened in September 2020.

### 12.6

The site is bounded to the west by the residential areas of Weeke and Harestock, which adjoin the Andover Road corridor; to the east by the London to Southampton railway line, which runs along an embankment for the majority of the length of the eastern boundary; and to the north by open farmland that gently rises upwards from Well House Lane. The northern boundary of the site is defined by Well House Lane and the mature evergreen hedgerow that adjoins the highway.

### 12.7

There is a ridgeline running from the west to the north-east across the site which divides the site into two similarly sized parcels of land. To the south of the ridgeline the land is relatively enclosed, while north of the ridge the aspect is far more open and visible on approach from the north. The ridgeline comprises a shelter belt of mature beech trees at its eastern end and a semi-mature hedgerow containing young copper beech trees to the west. The western boundary, adjoining Andover Road, is defined to the south of the ridgeline by a linear group of mature sycamores. To the north of the central ridgeline the feature continues, although the size and quality of the trees diminishes towards the junction with Well House Lane.

### 12.8

Barton Farm itself, and the associated buildings located to the south of the ridgeline and Well House Cottage/Well House Farm close to the northern site boundary, are excluded from the site allocation.

### 12.9

The site includes the entire length of Andover Road/Andover Road North between the southern boundary of the site and the junction with Harestock Road and Well House Lane in the north. To the north is a mature landscape boundary to dwellings in Headbourne Worthy.

### 12.10

The proposals that have been granted outline planning permission include a comprehensive access strategy involving:

- The diversion and re-routing of the Andover Road between the junction with Well House Lane and Harestock Road in the north to a point north of Park Road to the south, adjacent to Stoney Lane to the west.
- The downgrading of Andover Road involving the retention of vehicular access to properties fronting the road and the creation of a pedestrian and cycle route along this length of the Andover Road.
- The provision of a park and ride facility close to the northern boundary at Well House Lane, which would be served by the principal bus route passing through the site. As the park and ride would be served by existing bus services rather than a new dedicated service it would be a 'park and ride light' (which is a park and ride facility that utilises the existing bus service that operates along Andover Road). The park and ride facility would have the capacity to accommodate a minimum of 200 cars which is intended to connect with and encourage the use of existing public transport system (which would be diverted into the site) and vehicle sharing for traffic coming into the city from the north in conjunction with the park and ride facility at SJM Barracks site (Policy W2).

## HOUSING ALLOCATIONS - BARTON FARM MAJOR DEVELOPMENT AREA

### 12.11

Work has now completed on creating a new public right-of-way linking the site to Worthy Road, via the railway underpass and the land to the east of the development site. The masterplan which has been agreed for

the site includes a network of pedestrian and cycle routes that connect the site to the adjoining neighbourhoods to the east and west.

#### Policy W1

##### Barton Farm Major Development Area

Land at Barton Farm, Winchester, as defined on the Policies Map, is allocated for the development of about 2,000 dwellings together with supporting uses provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:

- i. The creation of a distinctive, well integrated suburb of Winchester Town which respects its local context, and enhances the standards of sustainable design in the locality;
- ii. The proposal should follow a sequence of development, in accordance with an approved phasing plan, with the timely provision of infrastructure and community facilities to the benefit of the new community at the earliest possible time, as set out in the Infrastructure Delivery Plan;
- iii. Development proposals should be in accordance with the approved comprehensive masterplan which

- includes an indicative layout and phasing plan and sets out details of how this will be achieved. The masterplan has been designed to minimise its impact on the setting of Winchester and local landscape, to incorporate the highest standards of contemporary urban design and the effective use of the site through the application of appropriate densities, layout and form;
- iv. The development should be designed to meet the housing needs of all sectors of the community, including families, the young and older people to ensure equality and social cohesion;
  - v. The provision of a new local centre, with a range of shopping facilities to meet locally-generated needs, small-scale employment uses, pre-school facilities, and primary education. The potential for relocating all or some of the facilities on the current Henry Beaufort secondary school site should be investigated;
  - vi. Measures to improve accessibility to the town centre and the

**Policy W1**

## Barton Farm Major Development Area - continued

- railway station by sustainable transport systems to reduce the need to travel by car, including public transport provision and enhancement, footpaths, cycleways, bridleways, and green corridors. Measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks should be included and funded by the development, including the provision of a park and ride 'light' scheme within the northern part of development;
- vii. The provision of publicly accessible land to the east of the railway line to help meet requirements for green infrastructure, and to mitigate potential environmental impacts, in addition to substantial areas of on-site open space to meet all the recreational needs of the new community, including the retention and enhancement of existing routes within the site to provide links between existing and proposed green infrastructure;
- viii. Measures to avoid any harmful impacts on water resources, given the proximity of the site to the River Itchen which is designated as a European site of nature conservation interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk, apply a flood risk sequential approach to development across the site, and ensure adequate separation from the Harestock Waste Water Treatment Works;
- ix. The protection and enhancement of landscaping and mature trees along the ridge which runs from east to west across the site, along Well House Lane and Andover Road, and within the area to the east of the railway line; and
- x. The provision of major new structural planting, especially to soften the impact of development in views from the north and to reduce the impact of noise and light pollution arising from the development of the site.

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# HOUSING ALLOCATIONS - SIR JOHN MOORE BARRACKS

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**Area:**

Winchester Town

**Name of Site:**

Sir John Moore Barracks

**Location:**

Andover Road, Winchester

**Size:**

86 hectares (total site area)

**SHELAA site Reference:**

LH05

**Allocated Use:**

Mixed use and park and ride facility

**Indicative number of homes:**

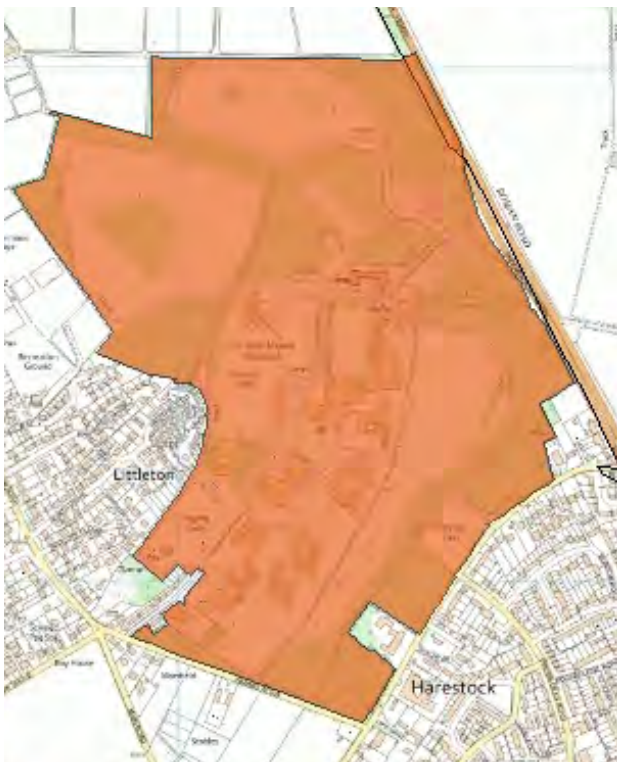
750 – 1,000 dwellings

**Existing use:**

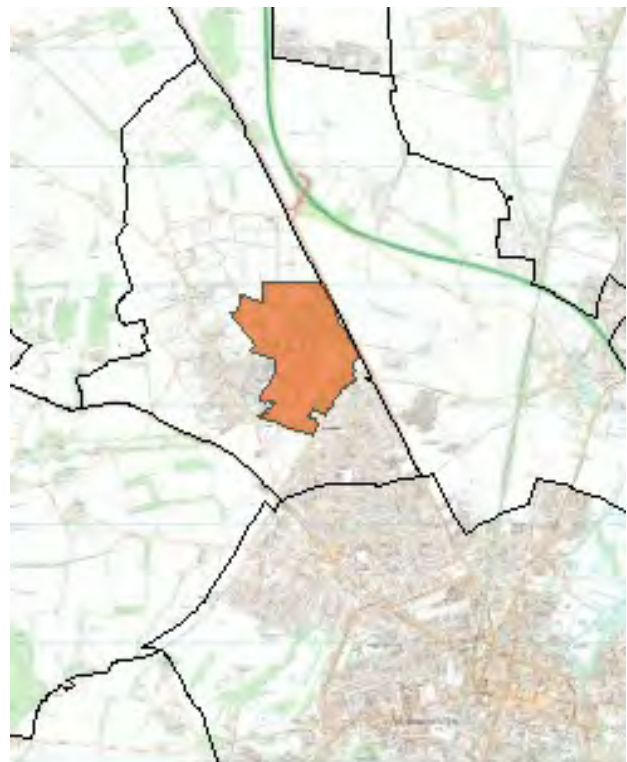
Military Barracks (Defence Infrastructure Organisation)

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**Site Plan**



**Wider context**



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**12.12****Supporting text:**

The Sir John Moore Barracks is situated in the Parish of Littleton and Harestock and consists of an irregular parcel of land which has a total land area of 86 hectares. The site is broadly bounded by Kennel Lane to the south west, Harestock Road to the south east and Andover Road to the north. To the south-west, the site abuts the rear of residential properties that are located within the settlement of Littleton. To the south-east, the site is bounded by wooded/greenfield land. The site is located between the settlement of Littleton and the built up area of Winchester Town and approximately half of the site is located in the Settlement Gap Policy NE7.

**12.13**

The site is defined in a broad way, to enable a comprehensive approach to be taken regarding the future development of the land, which will be subject to a master planning process. This does not mean therefore that all of the site included in the plan is proposed or suitable for built development. Much of the area comprises of 'previously developed land' so it is important to make the full use of the site's potential, within the constraints existing. Therefore a working assumption of has been made the site could accommodate about 900 dwellings.

**12.14**

The site has been in military ownership since 1914 and has been occupied by a transitional camp during the First World War and HMS Flowerdown, which was a naval Listening Station, during the Second World War. Following this, it was used as a training college until the 1970s, where it was subsequently redeveloped into the current barracks.

**12.15**

The site is used as a military barracks for the Army Training Regiment dating from the mid 1980's with the majority of the site being contained by a secure fence compound. As a result there are no Public Rights of Way routes through the site but there are public footpaths along the northern boundary and from the Southern Water treatment works towards South Wonston. Andover Road has a narrow footway on the west of the site.

**12.16**

The main vehicular access to the site is via a dedicated access road which is located off Andover Road North (the main north south route in and out of Winchester). Given the secure/defence-related nature of the site, there is a gatehouse and guardroom entry point in the north-east. There is a secure gated access for military vehicles only which is located off Chestnut Avenue/Kennel Lane.

**12.17**

Outside the secure fenced compound there are areas of grassland and woodland that are currently used by the military for outdoor training activities. This includes two large open grassland areas in the north/north-west of the site and a triangular area of grassland and scrub to the east of the fenced compound. The remainder of the site, which is located outside the fenced compound, is characterised by largely broadleaved woodland mainly of planted origin, with the woodland areas in the north of the site being recent (less than 20 years old) and some more established mixed woodland in the east of the site including a narrow belt of semi-natural woodland in the north-east. The site includes the Flowerdown Site of Importance for Nature Conservation (SINC) which has been designated because it is chalk grassland. To the north west of the site is the Littleton Conservation Area.

12.12

12.18

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## HOUSING ALLOCATIONS - SIR JOHN MOORE BARRACKS

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### 12.18

The site is located within the upper catchment of the River Itchen and feeds one of the River Itchen's tributaries known as Nuns Walk Stream. Development of the land therefore has the potential to impact upon the nationally protected site of the River Itchen SAC and other sites in the wider Solent area in terms of nutrients (phosphates and nitrates) in wastewater produced by new housing and other forms of overnight residential accommodation. Any redevelopment of the site will be subject to a Habitat Regulations Assessment and will need to consider and address these potential impacts on the quality of the water environment and identify means to secure suitable mitigation as part of the submission of a planning application. One way to achieve this is to demonstrate that the development will achieve nutrient neutrality thereby avoiding any adverse impact on nationally protected sites. If arrangements cannot be included on the site, as part of the proposed development, to ensure the protected habitats are not adversely effected, any planning application will need to include details of alternative proposals to mitigate the impact of the development.

### 12.19

In terms of flood risk, there have been recorded flood events at the main access to the site. Surface water flooding (from Littleton) is most prominent in the lower parts of the site such as around the existing shooting range and the adjacent car park off the main access road. In order to mitigate against this the main access road off Andover Road has been raised and drainage improvements have been undertaken along Andover Road. As some parts of the site have a high risk of flooding from surface water and groundwater from

Littleton, any plans for the redevelopment of the site will need to address and mitigate against this through the use of a Sustainable Drainage System (SuDS) hierarchy strategy, a Flood Risk Assessment to ensure that the proposed development is located outside of flood zone 2 and 3 and any surface water does not drain or have a detrimental impact on the SINC or other protected sites. It will also be important to demonstrate how the proposals for the site would be in accordance with the Hampshire County Council Catchment Management Plans which identify and prioritise the areas within each river catchment in Hampshire that are at highest risk of flooding.

### 12.20

The site is currently located outside of the settlement boundaries of Littleton and Winchester in an area of countryside and it is not proposed to change the designation of the land at this point. Similar to the approach that the city council took with the Barton Farm Major Development Allocation, the settlement boundary would only be amended once a planning application had been approved to redevelop the site as currently the exact type, distribution and location of the development within the site being allocated has not yet been defined through the master planning process.



**12.21**

## Existing uses:

The site includes a variety of buildings and uses; the majority of which are located either centrally within the site or the southern part of it. This existing built form includes a series of buildings with large footprints surrounding an existing Parade Ground which is located in the centre of the site. The current barracks includes outdoor areas that are used as recreational/playing fields, some of which are available to the local community.

**12.22**

The buildings and structures are predominantly used for military training-related use or associated recreational purposes and include the following:

- A central recreational facilities building, which includes a common room, dining area and a local shop;
- Gym and leisure facilities, including a swimming pool and a nursery which is used occasionally by the local community as well as military personnel;
- Various staff training equipment and military assault courses;
- Various residential buildings, including both trainees and more senior military personnel/officers that are stationed at the site;
- 250 space surface car park; and
- A chapel.

**12.23**

## Master planning

The site is currently located outside of the existing settlement boundary in the countryside, part of the site is located in the settlement gap, part of the site is previously developed land and there is landscape and conservation value to the site. The setting of the site and its military history means that a masterplan will need to be prepared and agreed in order to provide a clear vision and planning framework for its planned redevelopment and future use. The masterplan will help to deliver a high quality development solution which responds positively to the site's sensitive location in the countryside, the settlement gap between Winchester and village of Littleton, and reflects the site's characteristics, wider setting and history. Developing a masterplan needs to fully involve and engage with a wide range of stakeholders and interested parties including ward members and parish councils. The outcome of this work needs to identify a positive planning solution for the site that makes the most of this unique opportunity.

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## HOUSING ALLOCATIONS - SIR JOHN MOORE BARRACKS

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### 12.24

It will need to take into account making the best of use of previously developed land, the sensitive location of the part of the site that is located in the Settlement Gap and the objective is to provide primarily residential led development that is designed around neighbourhoods centres with ancillary and supporting uses. The master planning process will also be used amongst other matters to:

- Clearly demonstrate with evidence which parts of the site, taking in consideration the settlement gap, biodiversity, topography and landscape features such as mature trees, which parts of the site could be capable of being redeveloped and which parts of the site are not suitable for built development in terms of potential adverse landscape, ecological and visual impacts, as well as lighting and key views in to (and out of the site from neighbouring settlements);
- Assess the archaeology, heritage and history of the site and how this can be incorporated into the proposed development in order to create a 'sense of place';
- Agree the precise amount of the residential development including housing densities, tenure, size and house types;
- The range of supporting and ancillary uses that are needed in order to make this a sustainable development rather than a destination in its own right;
- Be designed in a way that supports a range of high quality open green and blue infrastructure, recreational facilities, retail and local facilities at a neighbourhood scale that can be made available to the new and existing local community;
- Ensure that the development is designed to ensure strong integration and permeability for pedestrians, cyclists and public transport to the surrounding residential neighbourhoods and settlements by providing high quality and maintained active travel routes;
- A lighting scheme along Public Rights of Way that is appropriate for the specific location;
- In order to safeguard residential amenity and character of the countryside, ensure that access to the site via Chestnut Avenue/Kennel Lane is only used for pedestrian, cyclists and potential emergency access purposes only;
- Provide opportunities in the development for low car/car free zones, the use of car clubs and ensure that there is the provision of charging points throughout the development;
- Consider and address the need for education provision (Primary and Secondary) to meet the needs of the development and if not provided on the site, provide suitable sustainable links that can be used all year round; and
- Review the need for and condition and age of any existing leisure facilities on the site in order to ascertain whether they should be retained/incorporated into the wider redevelopment of the site for residential development. Depending on the outcome of this assessment, a management plan will need to be put in place in order to secure the future use of these facilities.

**12.25**

In terms of heritage significance, initial work has indicated that there are no structural remains of the historical military establishments that were previously on the site, aside from a number of radio mast fixings that are located on the fringes of the site. No buildings of heritage significance have been identified within the site. The modern Chapel is recorded as containing historic components taken from former Garrison Chapel at Peninsula Barracks in Winchester and there is a pair of gates located at the entrance to the site that originated from the Peninsula Barracks which would need to be retained. There is some limited potential for archaeological remains, either of prehistoric date or related to the former military establishments on the site that would need to be investigated as part of the master planning process. However, this is anticipated to exist only within current greenfield areas, due to extensive landscaping undertaken during construction of the barracks. Given the site's military history, it will be important that any features of heritage significance are celebrated through the creation of a heritage trail and the public realm in order to enhance the intrinsic quality of the site and to create a 'sense of place'.

**12.26****Park & Ride facility**

As the site is located on one of the key radial routes into the city centre (Andover Road), the City of Winchester Movement Strategy has identified that there is need to reduce city centre traffic by increasing the number of Park & Ride facilities with a particular need to provide a car park on the north side of the city. In order to meet this need, there is an opportunity, as part of the comprehensive redevelopment of this site, to provide approximately 850 spaces as a Park & Ride facility. This would be in addition to the Kings Barton 200 space Park & Ride Light site that is located on the opposite side of Andover Road which would need to be operationally connected to the Park & Ride facility at the Sir John Moore Barracks site (Policy W1). The scale and location of the Park & Ride facility should be considered as part of the master planning process and be in a location that is physically connected to sustainable modes of transport and provide charging points.

# HOUSING ALLOCATIONS - SIR JOHN MOORE BARRACKS

## Policy W2

### Sir John Moore Barracks

Land at Sir John Moore Barracks, Winchester as defined on the Policies Map, is allocated as a mixed use site which is mainly residential led comprising of 750 to 1,000 homes, ancillary and supporting uses to make this a sustainable neighbourhood with approximately an 850 space Park & Ride facility provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:

- i. Any application for development is preceded by, and is consistent with, a comprehensive and evidence based site wide masterplan which demonstrates how high quality design, green spaces, settlement gaps will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the local planning authority;
- ii. The proposals relate to the whole of the allocated site or, if less, do not in any way prejudice the implementation of the masterplan for the whole site;
- iii. The proposals include a phasing and delivery strategy that is related to the provision of infrastructure and the creation of neighbourhood centres with ancillary and supporting uses;
- iv. The proposals investigate the opportunity to reuse/re-purpose any of the existing buildings and gives priority to the use of the previously developed land and the intensification of the existing built up area before the use of undeveloped land;
- v. The proposals consider and address the need for education provision (Primary and Secondary) to meet the needs of the development and if not provided on the site, provide suitable sustainable links that can be used all year round;
- vi. The proposals include a high standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and improvements to the public realm;
- vii. Access should be off Andover Road and the proposals must be permeable to a range of sustainable travel modes of transport that maximises the opportunity for walking, cycling and public transport that is connected to the surrounding area/PROW/cycle network;
- viii. The proposals ensure that the existing access to the site via Chestnut Avenue/Kennel Lane is retained and is only used for pedestrian, cyclists and potential emergency access purposes;

**Policy W2**

## Sir John Moore Barracks - continued

- ix. The proposals are accompanied by a green/blue infrastructure/ SuDS hierarchy strategy to both enhance the development and mitigate potential impacts on the surface water from flooding and ground water from Littleton in a way that increases the biodiversity on the site. This should include the provision of multi-functional green/blue links throughout the site and out to the adjoining area and ensure that it does not drain or have a negative impact on the SINC;
- x. The proposals record and retain any features of heritage significance and incorporate them into any re-development of the site as part of a wider heritage trail that celebrates the sites military history;
- xi. The proposals incorporate and include public realm to enhance the intrinsic quality of the site and creates a 'sense of place';
- xii. The proposals retain the existing Chapel and opens this up to the community as part of any new development, as this will reinforce links to Peninsula Barracks and historical military associations with Winchester;
- xiii. The proposals include an assessment of the condition, age and the need to retain/incorporate the existing gym, leisure facilities and the swimming pool as part of the wider residential led scheme. Depending on the outcome of this assessment if they are viable, they should be opened up for use by the local community and management plan should accompany any planning application;
- xiv. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible (Policy NE6); and
- xv. The proposals include a Park & Ride facility of approximately 850 spaces that would be in addition to and would need to be connected operationally to the 200 space Kings Barton Park & Ride light. The scale and location of the Park & Ride facility should be should be determined through the master planning process and include the provision of electrical charging points.

POLICY

NEW SITE

Policy  
W2

## OTHER HOUSING SITES: ST PETER'S CAR PARK

**Area:**

Winchester Town

**Name of Site:**

St Peter's Car Park

**Location:**

Adjacent North Walls, off Gordon Road

**Size:**

0.44 hectares

**SHELAA site Reference:**

WIN22

**Allocated Use:**

Residential

**Indicative number of homes:**

30 dwellings

Existing use:

Public car park

**Site Plan****Wider context**

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**12.27****Supporting text:**

The site is currently operated as St Peter's public car park and consists of area of land which is 0.44 hectares. The site is located along North Walls and is accessed via an access road to the car park.

**12.28**

The site adjoins the one way system and is within easy walking distance to the shops, services and facilities in Winchester Town Centre. Existing residential properties lie to the south of the site. The site abuts the St Bede Primary School and the Winchester School of Art.

**12.29**

The City of Winchester Movement Strategy has identified that there is need to reduce city centre traffic by increasing the number of Park & Ride facilities around the edge of the town with a particular need to increase capacity by developing a car park on the north side of the settlement (Policy W2) which would enable the release of this car park for residential development. The site is located adjacent to the Air Quality Management Area (AQMA) so, as part of the design process, any development will need to take this into account and demonstrate ways that the scheme includes the appropriate mitigation measures to address air quality issues in accordance with the council's Air Quality Supplementary Planning Document. The site will also need a contaminated land assessment and a noise assessment. Depending on the outcome of these assessments, and the proposals for the site's redevelopment, appropriate remediation measures will need to be put in place.

**12.30**

The close proximity of the site to Winchester Town centre means that as part of the design process, it will be necessary to consider and assess the need for car parking/operational/serving needs of the development. It will also need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site, have been addressed including connections to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

**12.31**

As the site is located adjacent to a flood risk area, a flood risk assessment would need to be undertaken and taken into account as part of the design process.

**12.32**

Any proposals will need to be designed in a sensitive manner as the southern part of the site is located with Winchester Conservation Area.

**Policy overleaf**

## OTHER HOUSING SITES: ST PETER'S CAR PARK

### Policy W3

#### St Peter's Car Park

Land at St Peter's car park, as shown on the Policies Map, is allocated for about 30 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

#### Nature of the development

- i. The proposals for the site has involved and engaged with landowners, stakeholders and interested parties establishing principles for the disposition of uses across the site, access and junction arrangements and take into account the wider community uses of the existing site. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- ii. The proposals include a high standard of architectural design and use quality materials and detailing and are of appropriate scale and massing that responds positively to the Winchester Conservation Area;
- iii. The proposals takes advantage of the site's close proximity to the Winchester Town Centre;

#### Access:

- iv. The proposals are designed to create a permeable place and be based around sustainable modes of travel that maximises the opportunity for walking, cycling and public transport which connect to the surrounding area/PROW/cycle network, landscape and designated heritage assets and links to the Winchester train station, the city centre and park and ride facility;
- v. Through the design process consider and assess the need for car parking on the site and ensure that there is safe pedestrian and cycle access to the site in accordance with Policy T3;

#### Environmental

- vi. Provides an attractive edge to the development that enhances the street frontage of North Walls;
- vii. The proposals take into account, as part of the design process, the Air Quality Management Area and provides the appropriate mitigation measures to address air quality issues;
- viii. Noise and contaminated land assessment and the appropriate remedial measures are put in place; and

#### Other Infrastructure

- ix. Create a permeable development and contribute to infrastructure needed to make the development acceptable in planning terms.



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## OTHER HOUSING SITES: LAND WEST OF COURTENAY ROAD

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**Area:**

Winchester Town

**Name of Site:**

Land West of Courtenay Road

**Location:**

West of Courtenay Road

**Size:**

5.7 hectares

**SHELAA site Reference:**

HW09

**Allocated Use:**

Residential and open space

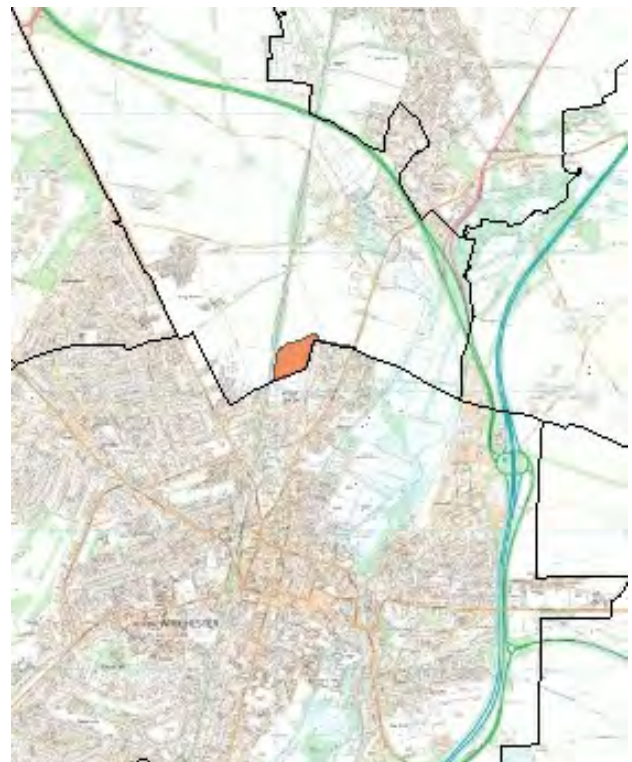
**Indicative number of homes:**

100 dwellings

**Existing use:**

Agricultural land

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**Site Plan****Wider context**

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**12.33****Supporting text:**

This site adjoins the built-up area of Winchester and totals approximately 5.7 hectares. It is bounded by housing to the east, allotments to the south, and the railway line and Barton Farm (Kings Barton) development to the west, so is well-related to the facilities and services being provided within Barton Farm. To the north is a tree belt and beyond this the Barton Meadows Nature Reserve which was provided in conjunction with development at Barton Farm. The site is within the currently defined Winchester to Kings Worthy / Headbourne Worthy settlement gap. However, it is well-contained and suited to development and development would not extend the built-up area beyond its current northern boundary, helping to retain the openness of the settlement gap.

**12.34**

There is a need for sports pitch provision in Winchester and a lack of flat open sites on which to provide it. This site provides an opportunity to provide a small sports pitch area (1.5 – 2 hectares) which can also provide a buffer between the proposed housing and the railway line. There is a need to retain and strengthen planting around the site and provide landscaping within it.

**12.35**

Access to the site is from Courtenay Road and pedestrian and cycle access should be provided and improved as necessary to the west (to the Barton Farm development) and to the east, to cross Worthy Road and link with the Kings Worthy to Winchester cycleway.

**12.36**

In accordance with Policy H2, the development of this greenfield site will be phased to take place in the second half of the Local Plan period (2030 onwards). This is particularly relevant given the importance of prioritising brownfield sites, including Sir John Moore Barracks, and the fact that much of the Barton Farm development remains to be built.

**Policy overleaf**

## OTHER HOUSING SITES: LAND WEST OF COURTENAY ROAD

### Policy W4

#### Land West of Courtenay Road

Land west of Courtenay Road, Winchester, as shown on the Policies Map, is allocated for the development of about 100 dwellings and public open space. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

#### Nature & Phasing of Development

- i. 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 for safe vehicular access from Courtenay Road and improve pedestrian and cycle access, including crossing facilities on Worthy Road as necessary;
- iii. Contribute to any other off-site junction improvements necessary;

#### Environmental

- iv. Provide on-site open space (Sports Pitches and Informal Open Space) of at least 1.5 hectares so as to help meet open space needs, separate housing from the railway line on the western site of the site, create an attractive and accessible environment and retain the openness of the settlement gap;
- v. Undertake a noise assessment and provide appropriate mitigation to prevent excessive disturbance to the planned residential development from the adjoining railway line; and

#### Other Infrastructure

- vi. Provide infrastructure needed to make the development acceptable in planning terms.

NEW SITE

Policy  
W4

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## EMPLOYMENT ALLOCATIONS: BUSHFIELD CAMP

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**Area:**

Winchester Town

**Name of Site:**

Bushfield Camp

**Location:**

South of Whiteshute Lane

**Size:**

43 hectares (total site area)

**SHELAA site Reference:**

N/A

**Allocated Use:**

High quality flexible business and employment space, an innovation/ education hub and creative industries

**Indicative number of homes:**

0

**Existing use:**

Former Army camp

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**Site Plan**



**Wider context**



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**12.37****Supporting text:**

Bushfield Camp is an existing mixed use allocation from the adopted Local Plan that has been carried forward, updated as necessary. The site lies on the southern edge of Winchester Town, between the established areas of St. Cross and Badger Farm. This area comprises approximately 43 hectares of land to the south of Whiteshute Lane, of which approximately 20 hectares was previously occupied by the military camp. The site lies in a unique position being close to attractive countryside, the strategic highway network, South Downs National Park, River Itchen and the urban fabric of Winchester.

**12.38**

The site is defined in a broad way, to enable a comprehensive approach to be taken regarding the future development of the land, which will be subject to a master planning process. This does not mean therefore that all of the site included in the plan is proposed or suitable for built development.

**12.39**

The area was used by the Army during the Second World War and, until closure of the camp in the 1970s, had a number of buildings and other military infrastructure. It is gradually reverting to its previous character, although large concrete areas, building remnants and roadways remain in situ. There is some archaeological interest on the site which will require further investigation prior to any development and linked together by a heritage trail as part of the redevelopment of the site.

**12.40**

The site is in a sensitive location, forming part of the Winchester – Compton Street Local Gap and the South Downs National Park lies to the south east, beyond St Cross Road. The River Itchen to the east is designated for its biodiversity interest as a SAC. The Habitats Regulations Assessment identifies development at Bushfield Camp as having the potential to have a 'significant effect' on this SAC and other designated sites 'in combination'. Therefore it will be necessary for further work in relation to this aspect to resolve issues of water resource and quality, atmospheric pollution and recreational activity, in relation to any development proposals.

**12.41**

The topography of the site means it is visible from a wide area and the setting of the City as a whole, and particularly to St Cross. Whilst the site is not within the South Downs National Park its proximity will be a consideration for the extent of developable land, the type of land uses which would be acceptable, the design and layout of the site and lighting proposals which will all need to be minimised in order to avoid adverse impacts on the setting and thus cause harm to the significance of designated heritage assets and the National Park. Prominent highly visible structures would likely be visually distracting and unsympathetic, especially as they could draw attention from the assets or affect the skyline.

**12.42**

The site is located within the upper catchment of the River Itchen and feeds one of the River Itchen's tributaries known as Nuns Walk Stream. Development of the land therefore has the potential to impact upon the nationally protected site of the River Itchen SAC and other sites in the wider Solent area in terms of nutrients (phosphates and nitrates) in wastewater produced by new housing and other forms of overnight residential accommodation.

12.37

12.42

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## EMPLOYMENT ALLOCATIONS: BUSHFIELD CAMP

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### 12.43

There are built heritage remains located within the Site that are associated with the Second World War military establishment known as Bushfield Camp. An assessment of these structures has concluded that they are not considered to be of particular significance, largely due to poor survival and remodelling/rebuilding during the post-WWII period, and therefore the retention of these remains is not required and these remains are not considered to be a constraint to development of the site.

### 12.44

For reasons set out above this is a sensitive site, so development proposals should be brought forward in accordance with the development of a masterplan and this process needs to involve and engage with a wide range of stakeholders and interested parties.

### 12.45

The masterplan will need to promote a positive landscape and heritage led planning solution for the site, which contributes to the spatial development strategy for Winchester Town and reflects the importance of the unique characteristics of the site, its setting and ensure that heritage constraints are fully addressed within the proposed plans. It must ensure therefore that any development proposals respect these characteristics and important features of the site are retained, whilst realising the recreational potential of the area. The masterplan will serve to prevent an uncoordinated or piecemeal planning outcome.

### 12.46

#### Master planning

The unique characteristics of the site, which is the subject to further testing through the master planning process, may be suitable for high quality flexible business and employment space, education and creative industries, innovation hub along with the potential for complementary uses, that are appropriate for such a unique location, rather than main town centre uses which could and should be routinely accommodated within or adjoining the town centre.

### 12.47

The masterplan process should:

- Emphasise the importance of place making and exemplary design that is appropriate for this elevated and prominent site;
- Maximise the site wide opportunities whilst responding sympathetically to the site constraints and ensure that any proposals have been directly informed by the Landscape Visual Impact Assessment and strengthen the landscape framework for Winchester Town as a whole;
- Protect and enhance the sensitive national and local landscapes and views into and out of the site particularly, Grade I Listed Winchester Cathedral, St Catherine's Hill Hillfort Scheduled Monument, Two bowl barrows Scheduled Monument, Scheduled Monuments at Twyford Down and Winchester Conservation Area;
- Identify any other designated heritage assets and the extent that their setting could be affected by the proposed development on the site;



- Address the setting of the South Downs National Park, Winchester Town and the wider area and take into account its unique gateway location and the various designations that affect the site and its surroundings;
- Ensure that any plans take into account the identified heritage sensitivities (e.g. height, mass, scale and design) and any development should be of highest quality and exemplary design, incorporating the use of high quality materials whilst protecting and enhancing the vegetation screening, and including open space within sensitive areas of the site; and
- Enhance and retain public access to the site and build upon the site's legacy as a place for enjoyment by the wider public

#### 12.48

Any plans for the re-development of the site should demonstrate how they help to realise the Vision for Winchester and aims for the wider district and must be compatible with the policy framework set out in this Plan. Consequently, Bushfield Camp is allocated for high quality business employment and complementary uses. This recognises the opportunity for the site to contribute towards social, economic and environmental aspirations for Winchester and for a form of development which ensures that the key aspects of the site are retained in perpetuity.

#### 12.49

The policy enables the development of this site to meet future, currently unidentified, needs that will be identified through the master planning process. Therefore, the details of delivery of this site and the exact uses that can be accommodated cannot be quantified at this stage as this will be undertaken through the master planning process, but the above policy sets out the parameters and requirements to be taken into account. Given the site's sensitive location there will, however, be infrastructure requirements to be fulfilled and delivered in a timely manner. Current information suggests these will be particularly in the areas of transport and access, open space and blue/green infrastructure provision, avoidance and mitigation of impacts on designated/protected sites, water supply and drainage, and energy supply. However infrastructure requirements will need to be investigated as part of the master planning process, and prior to submission of a planning application, and the necessary measures will be secured through planning conditions and obligations relating to any consent. Any contaminated land issues will also need to be addressed and remediated.

#### Policy overleaf

## EMPLOYMENT ALLOCATIONS: BUSHFIELD CAMP

### Policy W5

#### Bushfield Camp

Land at Bushfield Camp, Winchester as defined on the Policies Map, is allocated for a mixed use high quality flexible business and employment space, an innovation/education hub and creative industries provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:

- i. Any application for development is preceded by, and is consistent with, a comprehensive and evidence based site wide masterplan which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the local planning authority;
- ii. The proposals relate to the whole of the allocated site or if less do not in any way prejudice the implementation of master planning of the whole site;
- iii. The masterplan limits to approximately 20 hectares the area of the site to be subject of built development and should identify the rationale / mix of uses taking into account and use of land previously occupied by the former army base;
- iv. The proposals demonstrate that the uses on the site would not compete, detract or undermine Winchester Town Centre;
- v. The proposals are designed to create a permeable place and be based around sustainable modes of travel that maximises the opportunity for walking, cycling and public transport which connect to the surrounding area/PROW/cycle network, landscape and designated heritage assets and links to the Winchester train station, the city centre and existing nearby park and ride facility;
- vi. The proposals include a high standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and improvements to the public realm
- vii. Secures and identifies land for public use in the undeveloped part of the site for recreational purposes in perpetuity, but allowing for appropriate strategic landscaping;
- viii. The design and layout needs to create flexible and active spaces on the ground floor;

**Policy W5**

## Bushfield Camp - continued

- ix. The design needs to have particular regard to relationship with the South Downs National Park, consideration for the Winchester - Compton Street settlement gap and views from and to Winchester in terms of the height, view corridors and the scale, massing and appearance of buildings, design of roofs, lighting taking into account its unique gateway location, the various local and national designations and designated heritage assets (listed buildings and conservation areas) and address the affect that the proposed development would have on their setting and sensitives;
- x. The proposals incorporate and include public realm to enhance the intrinsic quality of the site and creates a 'sense of place';
- xi. Any heritage and archaeology features are recorded, retained and incorporated into any re-development of the site as part of a wider heritage trail that celebrates the sites military history and place of enjoyment by the general public;
- xii. Any contaminated land issues will also need to be addressed and remediated;
- xiii. The proposal includes a Habitats Regulations Assessment to consider the potential effects on biodiversity, on-site and on the River Itchen, and the possible in-combination effects of the development on nearby sites of national and international importance;
- xiv. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible; and
- xv. Any application is accompanied by a green/blue infrastructure strategy to both enhance the development and mitigate potential impacts on the water environment and biodiversity. This should include the provision of multi-functional green links throughout the site.

POLICY

CARRIED FORWARD SITE

Policy  
W5

## EMPLOYMENT ALLOCATIONS: WINNALL

**Area:**

Winchester Town

**Name of Site:**

Winnall

**Location:**

Winnall industrial estate

**Size:**

43.48 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Employment

**Indicative number of homes:**

0

**Existing use:**

Employment

### Site Plan



### Wider context



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### 12.50

**Supporting text:**

Winnall is an existing employment allocation in the adopted Local plan that has been carried forward, updated as necessary. The employment site located to the north east of Winchester and comprises a large cluster of employment businesses and activities which sit adjacent to the residential

neighbourhood. Winnall has access to the M3 motorway, is close to the city centre and is located next to the Winnall Moors Nature Reserve and South Downs National Park. In addition, there is good access to the A34 which is the main trunk route from the south to the Midlands.

**12.51**

Winnall has a high proportion of council-owned housing and locally significant levels of unemployment. It also suffers day to day problems associated with access and movement.

**12.52**

National Highways were in the process of applying for a development consent order for improvements to Junction 9 of the M3 motorway. However, the Government has paused work on all smart motorway projects that were in their early stages, including the M3 Junction 9-14 project.

**12.53**

The Winnall employment area provides a number of opportunities to enhance the quality of life for the local community, and improve business performance.

**12.54**

Within the area there are opportunities to improve pedestrian and cycle access to the countryside and South Downs National Park, given the location of the area, and the need to provide additional open space and improve local community infrastructure.

**12.55**

The employment area in Winnall is the largest employment area in Winchester Town and generally the area is thriving with very few vacant premises. The policy therefore is aimed at retaining the core of the employment area in traditional employment uses (Use Classes B2 and B8) while allowing for a degree of flexibility in those parts of the employment area where change might be expected and would support the vitality and viability of the area and avoid out of town destination retail and other recreational proposals. It also recognises the need to maximise opportunities to create additional B2 and B8 employment floorspace, improvements to community infrastructure, open space and green infrastructure provision.

**Policy and map overleaf**

12.50

12.55

## EMPLOYMENT ALLOCATIONS: WINNALL

### Policy W6

#### Winnall

Within the Winnall area, as shown on the Policies Map, the council will continue to apply Policy E6 (retention of employment land and premises) with the expectation that it will remain as the main employment area in Winchester Town. Planning permission will be granted for proposals which are in accordance with the Development Plan and the approach for Winnall, as set out below:

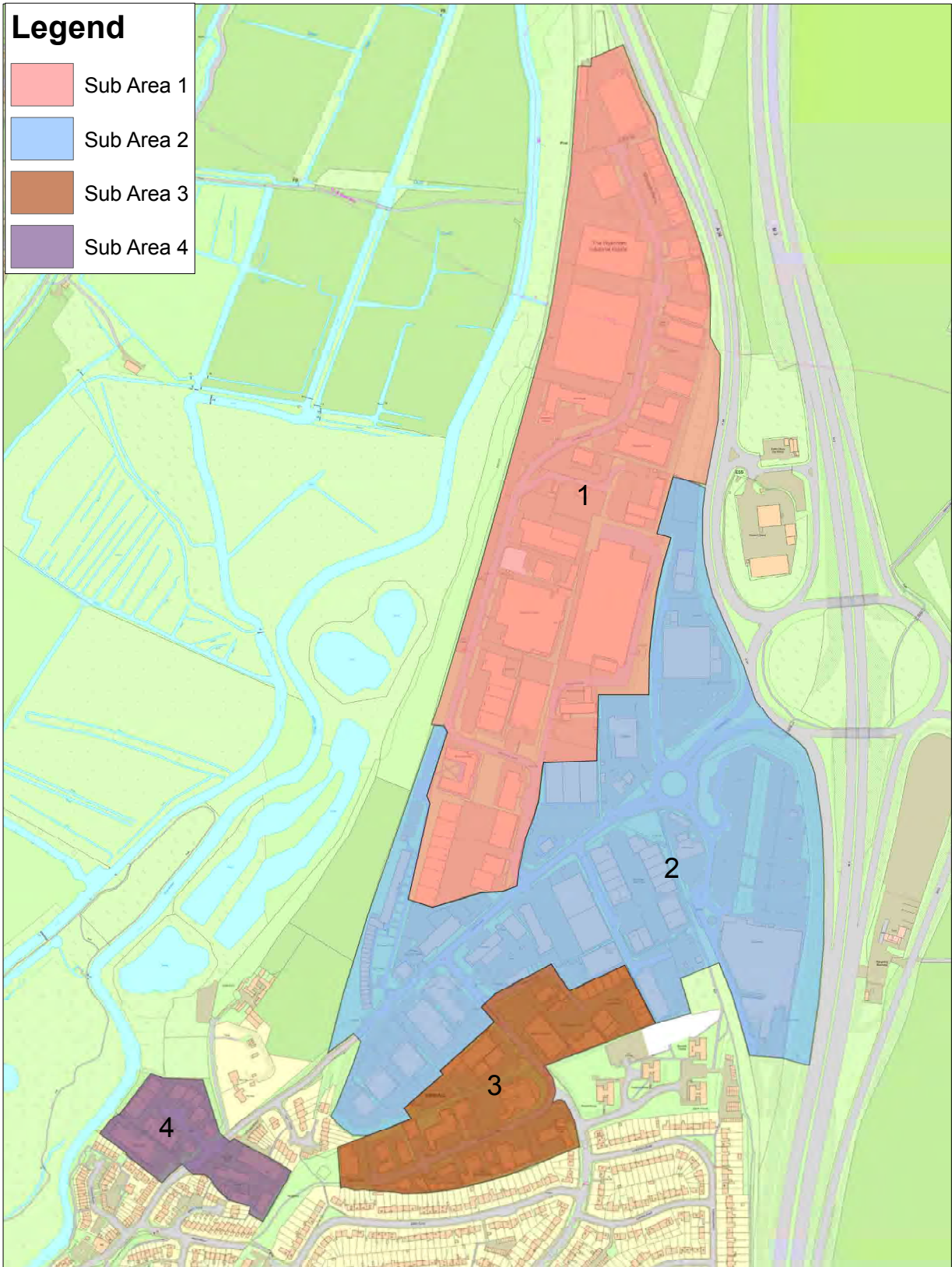
- i. In sub area 1, which is the core employment area in Winnall focussed on Moorside Road, there is a presumption in favour of the retention of existing B use class employment uses and the creation of additional B2 and B8 floorspace to ensure this area continues as a centre for more traditional employment opportunities.
- ii. In sub area 2, along Easton Lane, the council will adopt a more flexible approach in applying Policy E6 (retention of employment land and premises) and may permit B use class employment generating uses outside of the B2 and B8 Use Classes. Where feasible all new development including change of use will be required to:
  - provide a range of flexible employment opportunities;
  - provide tangible improvements to the public realm;
  - provide an attractive, active frontage which addresses the street and avoids bland rear / side elevations onto Easton Lane;
  - provide a Travel Plan that demonstrates sustainable active travel that meets the requirement of the development for

staff and commercial users to meet the requirements of the proposed development; and

- if a new town centre use as defined by the NPPF is proposed, provide evidence to show that the use requires an out-of-centre location and that a 'sequential approach' has been applied to demonstrate that the use could not reasonably be accommodated in a more sequentially-preferable location.
- iii. in sub area 3, the council will retain existing employment uses and encourage the sub-division and development of units to create provision for start-up businesses and small to medium enterprises (SMEs).
  - iv. in sub area 4 applications for uses outside of B2 and B8 uses will be considered against the requirements of Policy E6 (retention of employment land and premises), in the context of adjoining land uses.

Where feasible and appropriate all proposals should seek to maximise opportunities to:

- v. Create or improve pedestrian/cycle links with the surrounding area and demonstrate how this will be linked together as part of the planned improvements to Junction 9 of the M3 motorway and any associated Park & Ride facility;
- vi. Create or improve recreation and greenspace opportunities in the area, including the provision of community and green infrastructure.



**N**  
 Scale: 1:2,000  
 Paper Size: A3

W6 Winnall

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# MIXED USE ALLOCATIONS: CENTRAL WINCHESTER REGENERATION

**Area:**

Winchester Town

**Name of Site:**

Central Winchester Regeneration

**Location:**

Located between the High Street and Friarsgate

**Size:**

4.52 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Mixed Use

**Indicative number of homes:**

300 dwellings

**Existing use:**

Bus station, derelict buildings

**Site Plan**



**Wider context**



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**12.56****Supporting text:**

Located on the eastern edge of the city centre, the Central Winchester Regeneration Area is an existing Local Plan allocation that has been carried forward, updated as necessary. The site covers 4.5 hectares and is an important interface between the commercial uses and markets of the High Street, the civic buildings and spaces of the Broadway and Guildhall, and residential streets to the east and the north. The regeneration area includes the Broadway, bus station, health centre, Kings Walk, Friarsgate retail area, The Brooks shopping centre, plus parking and delivery areas. There are also a number of vacant and under-used buildings. The whole area is located within the Walled City character area of the Winchester Conservation Area. There are no listed buildings within the regeneration area, however existing buildings of interest include the Antiques Market and Woolstaplers' Hall, now known as the Nutshell. A number of watercourses run through the site and part of the area has the potential to flood.

**12.57**

The Central Winchester Regeneration is an existing and unique opportunity to bring positive changes to the city centre by delivering a dynamic mix of uses which will reinforce the cultural/heritage and high quality retail development to the heart of the city, alongside providing additional residential and other appropriate uses.

**12.58**

The site is located within the upper catchment of the River Itchen and feeds one of the River Itchen's tributaries known as Nuns Walk Stream. Development of the land therefore has the potential to impact upon the nationally protected site of the River Itchen SAC and other sites in the wider Solent area in terms of nutrients (phosphates and nitrates) in wastewater produced by new housing and other forms of overnight residential accommodation.

**12.59**

A Supplementary Planning Document has been prepared and adopted for the site that supports a fine grained and permeable design approach in order to promote the preservation and enhancement of Winchester's character and the protection and evolution of its heritage. Any subsequent planning applications for all or part of the site should demonstrate compliance with the adopted Supplementary Planning Document, the following policy and other relevant policies in the Development Plan.

**Policy overleaf**

## MIXED USE ALLOCATIONS: CENTRAL WINCHESTER REGENERATION

### Policy W7

#### Central Winchester Regeneration

Development proposals for a comprehensive mixed-use development within the area known as the Central Winchester Regeneration (Silver Hill) as shown on the Policies Map, will be granted planning permission provided that detailed proposals accord with the Development Plan and accord with the following:

- i. Any application for development is consistent with the Supplementary Planning Document that has been agreed by the local planning authority;
- ii. The proposals relate to the whole of the allocated site or if less, do not in any way prejudice the implementation of the masterplan for the whole of the site;
- iii. The proposals provide an appropriate mix of uses that reinforce and complement the town centre, including retail, residential, leisure, and other town centre uses;
- iv. The proposals include a high

standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and public realm;

- v. The proposals respect the historic context, and make a positive contribution towards protecting and enhancing the local character and special heritage of the area and important historic views, especially those from St Giles Hill;
- vi. The proposals provide opportunities that enhance the public realm;
- vii. The proposals improve pedestrian and cycle access;
- viii. The proposals provide a high quality multi functional green and blue infrastructure and linked open spaces;
- ix. The proposals make the provision for buses and coaches;
- x. The proposals improve conditions in

**Policy W7**

## Central Winchester Regeneration - continued

the Broadway, and where possible remove traffic from the site (except for servicing);

- xi. The proposals include an archaeological assessment to define the extent and significance of any archaeological remains and reflect these in the proposals, as appropriate;
- xii. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible; and
- xiii. The proposals include a Strategic Flood Risk Assessment, with suitable mitigation measures.

POLICY

NEW SITE

Policy  
W7

## MIXED USE ALLOCATIONS: STATION APPROACH REGENERATION AREA

**Area:**

Winchester Town

**Name of Site:**

Station Approach Regeneration Area

**Location:**

Andover Road/Worthy Lane/railway station

**Size:**

7.19 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Mixed Use

**Indicative number of homes:**

250 dwellings

**Existing use:**

Mixture of uses including railway car park, public car park and buildings.

**Site Plan**

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**12.60****Supporting text:**

The Station Approach Regeneration Area includes the area around the main entrance to Winchester Station, the Carfax site, the Cattlemarket car park, vacant/under-used sites and properties all which do not provide a vibrant entrance into a historic city centre.

**Wider context****12.61**

The site is defined in a broad way, to enable a comprehensive approach to be taken regarding the future development of the land, which will be subject to a master planning process. This does not mean therefore that all of the site included in the plan is proposed or suitable for built development.

**12.62**

The area around the main entrance to the Station forms an important gateway into the town with a tree lined avenue, but the spaces and buildings around the station and the sense of arrival in a historic cathedral city could be improved. Therefore there is an opportunity to improve a sense of arrival on this key transport node, with improved pedestrian and cycle links and signage into the town centre. The opportunity should be taken to ensure that a properly integrated circulation/access scheme is developed for the required pedestrian, vehicular and public realm improvements around the Station forecourt and the main junction at the bottom of hill.

**12.63**

In developing proposals for this area, consideration should be given to the retention of the former Registry Office building. Whilst, this is not an absolute policy requirement as a more appropriate architectural statement could be provided by the way of a new building, it will be necessary for proposals to demonstrate delivery of a high quality scheme, along with an improved circulation area and public realm in front of the Station and for pedestrians and cyclists wishing to access the city centre.

**12.64**

The site excludes, but will need to take into consideration and have special regard to the setting of the Hampshire Archives and Local Studies Offices and its garden, which have been included on the List of Buildings of Special Architectural or Historic Interest at grade II.

**12.65**

The Cattlemarket is an under-used site which makes no positive contribution towards the townscape quality of the area. Important views of the Cathedral can be glimpsed from the northern part of the site adjoining the Andover Road. The site is well located to public transport routes, and within walk and cycling distance of the town centre. It is recognised that the parking provision in this location is attractive to some long stay users, who might otherwise travel into one of the more central car parks which are primarily aimed at shoppers and visitors. However, the proposed Park & Ride facility at the SJM Barracks Policy W2 will be able to meet the need and demand for car parking in the north of city.

**12.66**

Whilst most of this area falls outside the designated conservation area, small parts lie within it and abuts the boundary of the Conservation Area. There is evidence that this part of Winchester lies within an area of significant archaeological potential and proposals will need to respond to this constraint and provide for mitigation. Proposals will therefore need to reflect and be sympathetic to the heritage assets in the vicinity.

**12.67**

The site is located within the upper catchment of the River Itchen and feeds one of the River Itchen's tributaries known as Nuns Walk Stream. Development of the land therefore has the potential to impact upon the nationally protected site of the River Itchen SAC and other sites in the wider Solent area in terms of nutrients (phosphates and nitrates) in wastewater produced by new housing and other forms of overnight residential accommodation.

12.60

12.67

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## MIXED USE ALLOCATIONS: STATION APPROACH REGENERATION AREA

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### 12.68

#### **Master planning**

The site is currently in multiple land ownerships and the city council is working in partnership with a number of key landowners across the whole of the site in order to understand how this area could be comprehensively redeveloped in order to maximise the benefits for the City as a whole.

### 12.69

While the entire area should be planned for redevelopment, multiple land ownership and differing programmes and priorities make it likely that development will occur in stages over the plan period. In order to ensure that no individual stage prejudices further phases of redevelopment of the site in terms of good quality place-making, it will be important that a masterplan is prepared in conjunction with landowners, a range of stakeholders and the interested parties. The masterplan will be agreed by the city council.

### 12.70

The context and the character of the site means that the master planning process needs to assess the heritage significance of the site and that work should be used to inform the development of the masterplan.

### 12.71

The master planning process will need to address issues of access, car parking, level changes, views and key design principles as part of a comprehensive coordinated redevelopment of the site, taking into account local constraints, understanding and responding positively to local character and addressing the complex relationships between the many elements that make up the built environment in this locality.

### 12.72

The overall aim is not only to regenerate this neighbourhood but also to create buildings and spaces which both individually and in combination enhance the public realm. To successfully integrate new development into the environment it is necessary to follow a sound design process (Policy D1) in order to have a full understanding of its local context, therefore proposals will be required to undertake detailed analysis of the setting of the building / site in terms of traffic activities and land use, built form, skylines and views, landscape and visual relationship with the locality and wider setting.

### 12.73

A key requirement for this area is to repair and enhance the urban fabric of this part of the town by the delivery of high quality development which creates its own sense of place whilst responding positively to the sites immediate and wider setting. Schemes should be compatible with the scale and character of the local environment in order to enhance the overall quality of the built environment, the attractiveness of the area for investment, economic regeneration and to reinforce civic pride and sense of place for the overall benefit of commercial interests and residents.

**12.74**

As part of the regeneration of the area the council has developed a number of strategic aspirations that need to be tested and developed as part of the master planning process:

- Ensure the area around the Station enhances the economic vitality of the city, offering improved employment opportunities;
- Create a high quality and welcoming arrival point that improves wayfinding and legibility so that pedestrians and cyclists can navigate their way to the city centre and other key destinations in safe and accessible manner;
- Create an area that serves a variety of people and builds on and adds to the existing commercial and cultural life in the city;
- Improve the aesthetic and environmental impact of the area, including the retention of important trees and explores the opportunities for new planting;
- Safeguard and enhance strategically important views such as the view of Winchester Cathedral and the character of the area; and
- Repair the urban fabric and create a cohesive high quality townscape, and high quality public spaces and improvements to the public realm.

Potential uses that will be explored and tested through the master planning process include:

- High quality flexible offices, and other employment generating uses
- Public car parking
- Open spaces and improvements to the public realm
- Leisure/culture/community
- Hotel
- Small-scale retail
- Residential, including exploring the potential to provide accommodation aimed at meeting the needs of older persons
- Student housing on suitable parts of the sites

**12.75**

It is likely that housing will be one of the predominant uses of the area, so the capacity of the area is estimated at about 250 dwellings, which could include specialist forms of housing such as housing for the elderly or student accommodation.

**Policy overleaf**

## MIXED USE ALLOCATIONS: STATION APPROACH REGENERATION AREA

### Policy W8

#### Station Approach Regeneration Area

Development proposals within the Station Approach Regeneration Area as shown on the Policies Map, will be granted planning permission for a mixed use development provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:

- i. Any application for development is preceded by, and is consistent with, a site wide masterplan for the whole site which has involved and engaged with landowners, stakeholders and interested parties before it is agreed by the local planning authority;
- ii. The proposals relate to the whole of the allocated development or if less does not in any way prejudice the implementation of the masterplan of the whole site;
- iii. The proposals take a contextual approach which respects the characteristics of Winchester Town, and relate positively to the conservation area and other designated and non-designated heritage assets and their settings;
- iv. The proposals makes a positive contribution towards improving the area as a key entrance to the town centre, enhancing the public realm, improvements for pedestrian and cyclists and permeability to the railway station, the surrounding area and other key destinations;
- v. The proposals include a high standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and improvements to the public realm;
- vi. The proposals assess the impact of buildings heights on views and adjoining areas unless a taller building can be justified in townscape terms. Taller buildings are unlikely to be acceptable in close proximity to nearby residential properties;



**Policy W8**

## Station Approach Regeneration Area - continued

- vii. The proposals retain views of the treed skyline and other key historic features such as Winchester Cathedral and assess the impact of buildings over 3 storeys on views and adjoining areas and do not exceed 4-5 storeys in height, unless a taller building can be justified in townscape terms. Taller buildings are unlikely to be acceptable in close proximity to nearby residential properties;
- viii. The proposals retain existing trees where they can make a positive contribution towards enhancing local distinctiveness, and prepare a landscape framework alongside the master planning process to establish opportunities for new planting;
- ix. The proposals provides active street frontages to enhance the pedestrian environment, and promote the vitality and viability of the local centre along Andover Road; and
- x. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible.

POLICY

CARRIED FORWARD SITE

Policy  
W8

## MIXED USE ALLOCATIONS: BAR END DEPOT

**Area:**

Winchester Town

**Name of Site:**

Bar End depot

**Location:**

Bar End Road

**Size:**

1.15 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Mixed Use

**Indicative number of homes:**

30 dwellings

**Existing use:**

Commercial / industrial / employment.

**Site Plan****Wider context**

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### 12.76

**Supporting text:**

The site at the Bar End depot consists of area of land which is 1.15 hectares. The site is located on one of the key radial routes/ gateways into and out of Winchester Town. There is an existing access to the site located off Bar End Road. The site

is adjacent to the Winchester Sport and Leisure Park and residential properties located on Milland Road. The site is within walking distance to Winchester Town centre.

**12.77**

The site is currently occupied by a two storey commercial offices, a range of storage buildings, an external compound and a derelict fuel storage facility. Given that the site is located on one of the key radial routes/gateways to Winchester Town and is in need of improvement and regeneration the area has been identified in the Local Plan as an 'Area of Opportunity'.

**12.78**

There has already been extensive previous engagement to develop a design framework for Bar End which dates back to 2015 which led to a Community Plan and adoption of the Bar End Framework (approved by Cabinet 6th June 2018) which covers a much larger area than Policy W8. As part of this framework, which covers the Winchester Sport and Leisure Park, a shared vision for the site was developed which allows for the provision of:

- An area for sport and recreation, leisure, wellbeing and enjoyment;
- High quality, highly valued and accessible facility for the community; and
- Complementary uses and facilities such as hydrotherapy, treatment, and recovery alongside recreational, sporting and competitive activities.

**12.79**

There is also scope for housing development on the site which has been estimated at about 30 dwellings.

**12.80**

The details of the access arrangements will need to be developed and tested at the planning application stage as the existing junction on Bar End Road, which serves the Winchester Sports and Leisure Park, has limited highway capacity to accommodate additional traffic flows. As this is the case any new development should comprise of a low traffic generating uses, with limited car parking on the site. The site is within walking distance to the Barfield Park & Ride facility.

**12.81**

Given the site's former use, a contaminated land assessment will need to be undertaken. Depending on the outcome of this assessment any redevelopment of the site will need to include the appropriate remedial measures.

**12.82**

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been addressed including connections to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

**12.83**

The proposals will need to include landscaping to create a buffer along the northern edge of the site in order to protect the residential amenity of the existing properties that are located on Milland Road.

**12.84**

As there are limited opportunities in this area for the existing residents to access shops for their daily needs, if it can be demonstrated through the design process that this fits with other requirements for the redevelopment of the land, the proposals should include the provision of a local convenience store.

## MIXED USE ALLOCATIONS: BAR END DEPOT

### Policy W9

#### Bar End depot

Land at Bar End depot, as shown on the Policies Map, is allocated for a mixed use development including 30 residential dwellings, specialised facilities which include an element of care and residential development and a local convenience store. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

#### Nature of development

- i. A masterplan, which has involved and engaged with landowners, stakeholders and interested parties establishing principles for the disposition of uses across this key gateway site into Winchester Town, open space, access and junction arrangements should be submitted for approval by the local planning authority. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- ii. It can be demonstrated through the design process that the uses are of an appropriate scale and massing and there is a graduation in the height of the development away from the northern boundary in order ensure that there is no harmful impacts on the amenities of occupiers or properties that are located on Milland Road;
- iii. The proposals takes advantage of and improves linkages to the Winchester Sport and Leisure Park;

- iv. It can be demonstrated that the proposals provide an appropriate separation distances with the existing residential properties;
- v. The proposals should include a local convenience store if it can be demonstrated through the design process that this fits with other requirements;

#### Access

- vi. The proposed uses are low traffic generation and there is limited on site car parking provision;
- vii. The proposals provides a safe vehicle, pedestrian and cycle access in accordance with Policy T3;
- viii. The proposals provides a footway link across the western boundary of the site to improve connectivity to Winchester Town to the north of the site;

#### Environmental

- ix. There is a contaminated land assessment and the appropriate remedial measures are put in place;
- x. The proposals will need to include landscaping to create a buffer along the northern edge of the site in order to protect the residential amenity of the existing properties that are located on Milland Road; and

#### Other Infrastructure

- xi. The proposals contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

Policy  
W9

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# LEARNING AND NON-RESIDENTIAL INSTITUTIONS ALLOCATIONS: FORMER RIVER PARK LEISURE CENTRE SITE

**Area:**

Winchester Town

**Name of Site:**

Former River Park Leisure Centre site

**Location:**

Gordon Road, Winchester

**Size:**

1.023 hectares

**SHELAA site Reference:**

WIN23

**Allocated Use:**

Learning and non-residential institutions  
(Use class F.1)

**Indicative number of homes:**

0

**Existing use:**

Former leisure centre building, skate park and indoor bowling facility.

**Site Plan**



**Wider context**



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12.85

**Supporting text:**

The site is located within River Park formerly the North Walls Recreation Ground. The majority of the site is occupied by the former River Park Leisure centre complex which was decommissioned upon the

opening of the new Winchester Sport and Leisure Park in 2021. It also includes the popular and well used outdoor skate park and the indoor bowling facility.

**12.86**

The site is defined in a broad way, to enable a comprehensive approach to be taken regarding the future development of the land, which will be subject to a master planning process. This does not mean therefore that all of the site included in the plan is proposed or suitable for built development.

**12.87**

The site is adjacent to the South Downs National Park (SDNP). There are views into, and out of the site, to the Park and views of Winchester Cathedral which will be key matters to consider when bringing forward any plans for the redevelopment of the site. The site is currently located outside of the settlement boundary. This site has also been identified in the Local Plan as an 'Area of Opportunity' outlined in the topic of 'High Quality, Well Designed Places and Living Well.

**12.88**

The skate park abuts the River Itchen and there is a small tributary of the river that runs along one the boundary of the existing Leisure centre complex. Due to the proximity of the site to the River Itchen, it is located within a flood risk area and the groundwater levels are less than a metre below the surface which are important considerations that would need to be taken into account as part of the redevelopment of the site.

**12.89**

Hyde Abbey Gardens which includes the remains of Hyde Abbey, a Benedictine monastery, extends into the car park and grounds of the adjacent former Leisure centre complex. Hyde Gateway, which is located opposite St Bartholomew's Church in King Alfred's Place, and the Bridge which are Scheduled Monuments, are the only substantial remain that still remain. As the western boundary of the site is also located adjacent to the Winchester Conservation Area boundary, any development will need to take this into consideration as part of the design process.

**12.90**

Master planning of the site

Given the prominent and unique location of the site, any redevelopment proposals would need to be preceded by a masterplan that is prepared in consultation with key stakeholders and interested parties and is agreed by the city council.

**12.91**

There is an opportunity as part the redevelopment of this site to enhance the city's cultural offer in an area of considerable historic importance. The proposed development needs to include a publicly accessible performance/events space within the development in order to meet local demands around promoting vibrancy in this area and economic benefits from the visitor economy and to create a permeable development. The opportunity needs to be explored through the master planning process to use public realm and the design and layout of the buildings to connect, through learning and development, the site with the Primary School which is adjacent to the site, the outdoor skate park, the indoor bowling facility and links to the nearby educational institutions.

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## LEARNING AND NON-RESIDENTIAL INSTITUTIONS ALLOCATIONS: FORMER RIVER PARK LEISURE CENTRE SITE

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### 12.92

It is expected that there will be a substantial increase in student numbers as a result of this development, and this should be supported by additional student housing provision. Due to flood risk this will need to be provided off-site, in a location well related to the University, and is estimated to amount to about 350-400 student bedrooms (about 100 dwelling equivalents). The appearance of the buildings and use of materials, the overall scale, mass height of the development including its roof, impact on view corridors and the design of the lighting will also require careful consideration in order to successfully create a high quality development which creates sense of place and forms a fitting gateway to the city centre that compliments the wider rural setting of the site, South Downs National Park (SDNP) and so reflects local distinctiveness. Any development also needs to protect, support and enhance the protected green space to the north and east of the site.

### 12.93

Whilst careful consideration would need to be taken regarding the setting and the impact of the proposed building and lighting on the SDNP, Winchester Cathedral, the adjacent conservation area and the nearby residential properties, the master planning process should explore the potential uses and activities that could take place on the upper storey of the building. Given the unique position of the site, the use of the upper storey of the building could be used to capitalise and provide unique viewpoints of the city centre and the surrounding countryside.

### 12.94

The outdoor skate park which is adjacent to the site will continue to be managed and maintained by the council and will be safeguarded as a key local recreational facility. Whilst the skate park should be retained on the site, opportunities could be explored through the master planning process as to how this existing facility could be potentially enhanced and/or improved.

### 12.95

Due to flood risk the redevelopment of the site will not include any student halls of residents and it will be important that any scheme for the redevelopment of this site is accompanied by a strategy, implementation and active travel plan to address the demand for additional student housing in the city that is generated from this proposal.

### 12.96

Car parking will be retained on the northern part of the site in order to support the uses and sporting activities on the North Walls Recreational Area.

### 12.97

In order to make the best use of this empty building, subject to obtaining the necessary planning approvals, 'meanwhile' uses, which involve the temporary use of either the whole or part of the existing building will be supported on this site providing that they are compatible with the sites location in the countryside, the proposals indicate how long the use will occupy the building and they comply with other aspects of the Local Plan. Any meanwhile uses that involve external works will need to be carefully assessed.



**Policy W10**

## Former River Park Leisure Centre site

POLICY

Development proposals for the former River Park Leisure centre site as shown on the Policies Map, will be granted planning permission for development of F.1 use (Learning and non-residential institutions), Performance Space provided that detailed proposals accord with the Development Plan and demonstrates how proposals will accord with the following:

- i. Any application for development is preceded by, and is consistent with, a site wide masterplan for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the council;
- ii. The proposals relate to the whole of the allocated development or if less do not in any way prejudice the implementation of master planning of the whole site;
- iii. The proposals for the design must ensure strong connectivity with the surrounding landscape and townscape - visually, physically and ecologically;
- iv. The proposal include a Strategic Flood Risk Assessment which incorporates and includes innovative, multi-functional mitigation measures to address the risk of flooding;
- v. The proposals must have particular regard to relationship with the South Downs National Park, the Winchester Conservation Area, the River Itchen and views from and to Winchester Cathedral in terms of the height, view corridors and the appearance of the building, design of the roof, lighting and any use and activity on the upper floor of the building;
- vi. The proposals need to create activity on the ground floor that take full advantage of the riverside setting in a way that creates a visually interesting design that complements the setting of the river;
- vii. The proposals are designed to complement and enhance the appearance of the North Walls Recreation Ground and provides a suitable and attractive gateway into the city;
- viii. The proposals are designed to be permeable, maximise public accessibility that includes publicly accessible performance/events space that benefits the City and is linked to the nearby Primary School, the outdoor skate park, the indoor bowling facility and links to the nearby educational institutions; and
- ix. The proposals do not include residential development but where a proposal could led to additional accommodation requirements they come forward with a strategy, implementation and an active travel plan.

NEW SITE

12.92  
-  
12.97

# LEARNING AND NON-RESIDENTIAL INSTITUTIONS ALLOCATIONS: UNIVERSITY OF WINCHESTER / ROYAL HAMPSHIRE COUNTY HOSPITAL

**Area:**

Winchester Town

**Name of Site:**

University of Winchester / Royal Hampshire County Hospital

**Location:**

Romsey Road, Winchester

**Size:**

18 hectares

**SHELAA site Reference:**

WIN16

**Allocated Use:**

Academic uses, medical, student accommodation, housing

**Indicative number of homes:**

200 (dwelling equivalents)

**Existing use:**

University, hospital, undeveloped land

**Site Plan**



**Wider context**



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**12.98**

**Supporting text:**

This policy covers land currently occupied by the University of Winchester, the Royal Hampshire County Hospital, and land south of the University campus. The University is developing plans to consolidate and improve, including additional academic buildings and student accommodation.

Similarly, plans are being developed to improve health care provision in the wider area and this is likely to result in changes at the Royal Hampshire County Hospital (RHCH). It is therefore important that a broad framework is established to guide future development in this area of likely

change. The National Planning Policy Framework provides for local plans to identify 'broad locations' for development such as this, which are unlikely to be developed in the early part of the Local Plan period.

### 12.99

The city council supports a thriving University and Policy W11 provides for the redevelopment, consolidation and expansion of the University, including land off Milnthorpe Lane to the south of the current campus. It is important that development includes appropriate student accommodation so as not to increase pressure on the housing stock in the area, particularly on affordable housing and the creation of houses in multiple occupancy (see Policies H9 and H10).

### 12.100

Similarly, the city council supports the retention and improvement of the services provided at the Hospital and would not want to see these reduced or relocated. If, however, decisions are made by the health authorities which result in land becoming available for other uses, Policy W11 provides for its development for health-related uses, student accommodation, older persons' housing or general housing.

### 12.101

It is not possible at this stage to specify the detail of any changes or the precise capacity of the sites for student or other housing development. Policy W11 sets the overall framework for future development and it may be possible to add detail as the Local Plan progresses. However, there is believed to be potential for about 850 additional student beds (230 dwelling

equivalents) on and adjoining the University campus and for significant residential development within the RHCH site. At this stage, a modest overall estimate is made of the potential housing provision from this area, of about 200 dwelling equivalents.

### 12.102

The area that is subject to Policy W11 is elevated land and has a number of constraints, particularly the presence of the Winchester conservation area in the western part of the area, the listed main Hospital block and some individual or group tree preservation orders, mainly on the southern edge. Given these factors, a masterplan should be prepared for the area in consultation with key stakeholders and interested parties and agreed by the city council. Ideally this should cover the whole allocated area, but there could be separate masterplans for the University and Hospital areas.

### 12.103

The masterplan(s) should identify the key constraints and opportunities within the area, including how features such as historic buildings, important trees and open spaces, and the conservation area will be protected. Access to the area is from a number of points currently and it is likely that these will be retained, with improvements where necessary. Access to land south of the University campus should be from within the University, not from Milnthorpe Lane.

### Policy overleaf

# LEARNING AND NON-RESIDENTIAL INSTITUTIONS ALLOCATIONS: UNIVERSITY OF WINCHESTER / ROYAL HAMPSHIRE COUNTY HOSPITAL

## Policy W11

### University of Winchester / Royal Hampshire County Hospital

The planning authority will permit the development and redevelopment of land within and adjoining the University of Winchester and Royal Hampshire County Hospital, as shown on the Policies Map, for development to consolidate, expand and improve academic provision, health care, student housing and residential development. 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 a development strategy for the provision of improved health, education, student housing and residential development within the area (or individual component areas), principles for the disposition of development, retained buildings, trees and open space, access and junction arrangements should be developed and approved by the planning authority. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

- ii. Priority should be given to retaining and improving academic and health provision, and providing student housing. Subject to these being adequately catered for, residential development or other appropriate uses will be permitted on suitable surplus land or buildings;
- iii. As a brownfield site, there is no restriction on the phasing of development.

#### Access

- iv. Use existing access points and make improvements to these as necessary, particularly to improve cycle and pedestrian access. Vehicular access to development at the University campus will not be permitted from Milnthorpe Lane.

#### Environmental

- v. Important trees and wooded areas within the site, particularly to the south of the area;
- vi. Ensure that development is designed so as to protect important views into and out of the area, achieve suitable and sympathetic use of listed buildings, and protect the conservation area; and

#### Other Infrastructure

- vii. Provide infrastructure needed to make the development acceptable in planning terms.

# DEVELOPMENT ALLOCATIONS SOUTH HAMPSHIRE URBAN AREAS



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## SOUTH HAMPSHIRE URBAN AREAS ALLOCATIONS:

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### 13.1

The 'South Hampshire Urban Area' is a local response to meet the challenges presented by a significant part of the district being located within the Partnership for South Hampshire (PfSH). The city council is a member of PfSH, a grouping of local authorities in southern Hampshire which has been formed to work together on economic and spatial strategy. The local authorities have entered into a Statement of Common Ground and have commissioned a number of evidence studies to inform the production of an updated Joint Strategy (see <http://www.push.gov.uk>).

### 13.2

South Hampshire has a dense and complex settlement pattern and substantial areas of undeveloped or underused land within the urbanised parts of the sub-region. The existing PfSH Spatial Position Statement (2016) has a 'cities / urban areas first' approach, so as to maximise development potential within the cities of Southampton and Portsmouth and other urban areas, and minimise greenfield land take. Greenfield developments are still needed, with strategic development locations identified at West of Waterlooville, including Newlands, Welborne, North Whiteley and the northern part of Eastleigh Borough.

### 13.3

The Local Plan's spatial vision for this area reflects the PfSH Spatial Position Statement and ongoing work to develop an updated Joint Strategy by bringing forward large scale developments through new urban extensions, rather than dispersing large volumes of housing amongst the smaller settlements which also lie within the PfSH area. The vision for the South Hampshire Urban Areas is to develop a series of sustainable new neighbourhoods/communities which complement the PfSH strategy by providing large-scale, high quality housing, economic development and associated uses.

### 13.4

In line with the PfSH strategy major greenfield development is focused on the urban areas that fringe the district, at West of Waterlooville, including Newlands and North Whiteley, where there are large existing and planned employment allocations. A total of about 6,000 dwellings is already planned in these locations (Local Plan Part 1), of which about 4,700 remain to be developed (at April 2021).

**13.5**

The strategy of focussing development on these large-scale sustainable locations is carried forward and the scope to expand or intensify the developments at West of Waterlooville, including Newlands ('Berewood') and North Whiteley has been investigated. These developments generally have well-defined boundaries, existing or planned, which should not be breached but some modest scope for additional development has been identified. The emphasis is to provide mixed communities with provision of a range of housing types and tenures, including affordable housing. There may also be scope within Berewood and North Whiteley to introduce more variety of housing so as to address specific needs, such as older persons' housing.

**13.6**

It is expected that there is capacity for the development of about 5,700 dwellings in the South Hampshire Urban Areas, which can be achieved as follows:

13.1  
-  
13.6

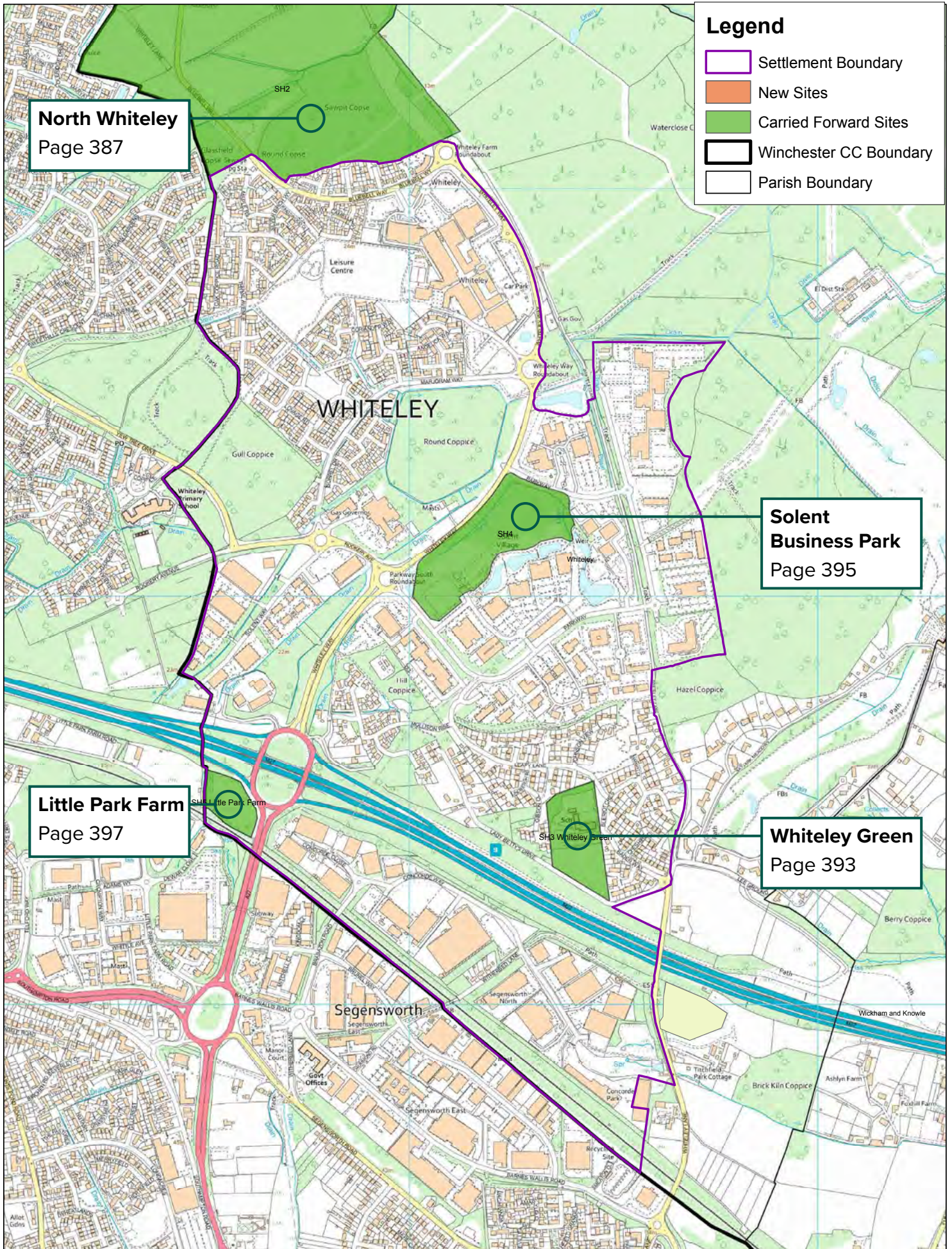
## SOUTH HAMPSHIRE URBAN AREAS ALLOCATIONS:

South Hampshire Urban Areas Housing Sources	No. of dwellings
Net Completions at West of Waterlooville, including Newlands (2019 – 2021)	271
Net Completions at Whiteley (2019 – 2021)	214
Outstanding Waterlooville permissions (at 2021) / Local Plan allocation carried forward (Policies SH1)	1,408
Outstanding Whiteley permissions (at 2021) / Local Plan allocations carried forward (Policies SH2, SH3)	3,369
Windfall allowance	0
Additional capacity proposed at West of Waterlooville, including Newlands (policy SH1)	250
New Sites allocated at Whiteley in this Plan (Policy SH2)	190
<b>Total Provision 2019 - 2039</b>	<b>5,702</b>

### 13.7

In terms of existing employment provision, there is substantial employment provision in the business parks at Whiteley and within the thriving town centre. At West of Waterlooville, including Newlands, land allocated for employment uses is being developed and, along with other business sites and Waterlooville town centre nearby, will provide for West of Waterlooville, including Newlands' employment and service needs.





Scale: 1:8,000  
Paper Size: A3

## Whiteley (South)

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## ALLOCATIONS - WEST OF WATERLOOVILLE, INCLUDING NEWLANDS

**Area:**

South Hampshire Urban Areas

**Name of Site:**

West of Waterlooville, including Newlands

**Location:**

West of Waterlooville, including Newlands

**Size:**

225 hectares (overall development area)

**SHELAA site Reference:**

N/A

**Allocated Use:**

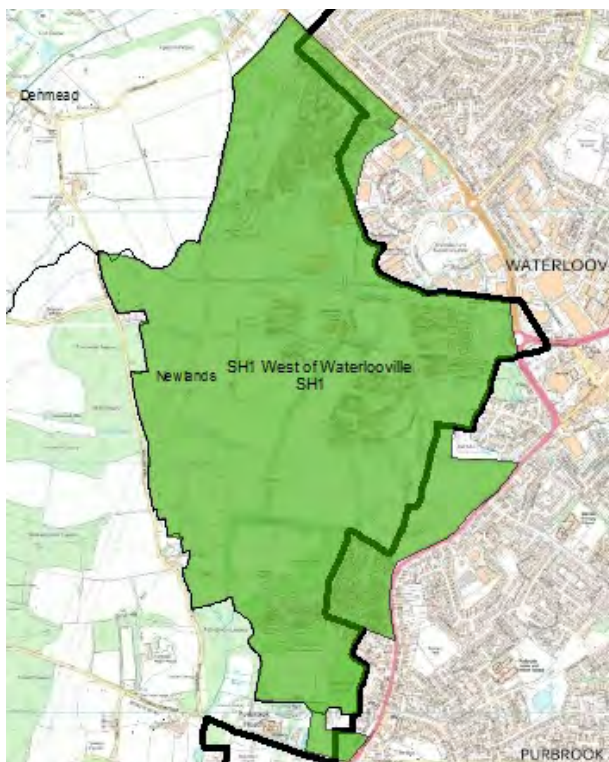
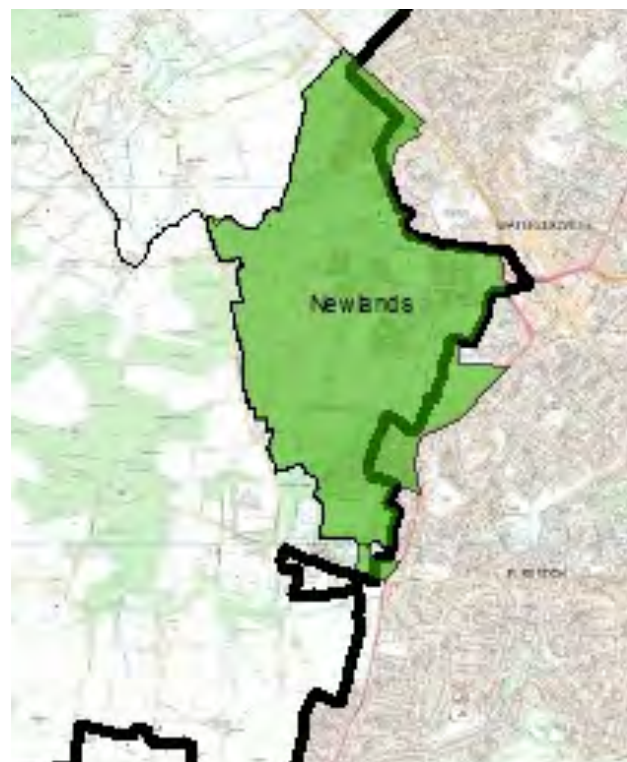
Mixed use urban extension

**Indicative number of homes:**

Approx. 1,400 of original allocation remaining within Winchester District (at Apr 2021) with approx. 250 additional proposed.

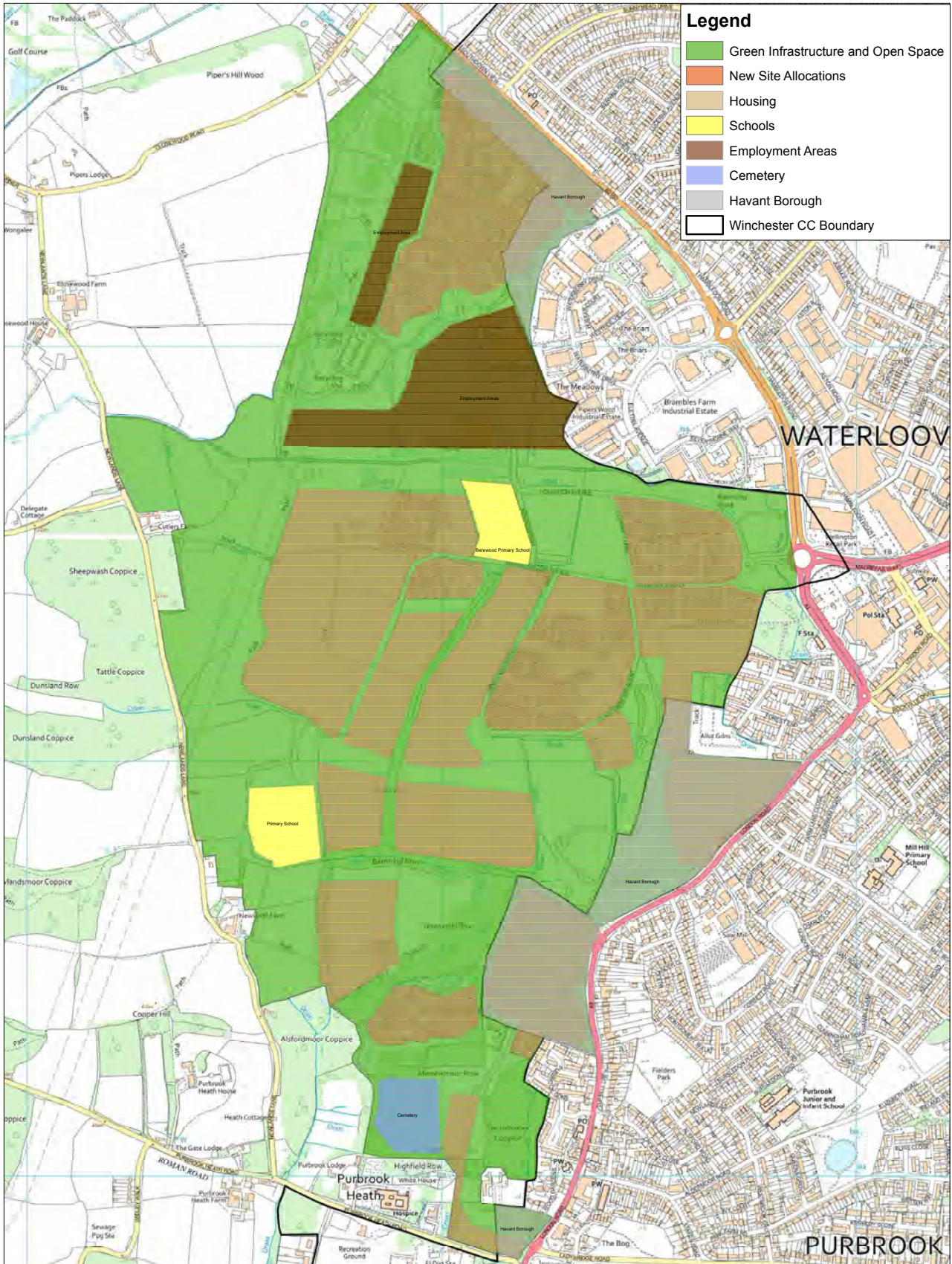
**Existing use:**

Partially developed / farmland

**Site Plan****Wider context**

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Current Masterplan Area



CARRIED FORWARD SITE

N  
  
 Scale: 1:4,000  
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West Of Waterlooville Master Plan Area

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## ALLOCATIONS - WEST OF WATERLOOVILLE, INCLUDING NEWLANDS

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### 13.8

#### **Supporting text:**

At West of Waterlooville, including Newlands there is scope to achieve additional capacity without extending the proposed development area, through a mixture of revisions to the estimated capacity and use of various phases. These are expected to give an additional capacity of about 250 dwellings, beyond the approximately 1,400 that remained to be developed at 2021 under the original planning consent.

### 13.9

The existing policy allocating land at West of Waterlooville, including Newlands is carried forward, updated as necessary. It continues to cover the whole area originally allocated as the West of Waterlooville, including Newlands major development area, although the northern part (Old Park Farm) is now largely developed, as are parts of the southern area (Berewood). This is to ensure that the West of Waterlooville, including Newlands urban extension continues to provide all the infrastructure, facilities and other requirements of the development as a whole.

### 13.10

Approximately 1,400 dwellings of the original allocation remain to be developed (at April 2021), out of a total of almost 2,500 within Winchester District. The capacity of the development area has been reviewed and this indicates that additional capacity can be achieved without extending the proposed development area, through a mixture of revisions to the estimated capacity of various phases, development of land reserved but no longer needed for expansion of the primary school, and changes within the local centre or other areas. These are expected to give an additional capacity of about 250 dwellings.

### 13.11

Development of this site has averaged about 100 dwellings per annum over the last 10 years, peaking at almost 200 in some years. This is below the rate expected when the site was originally allocated but the level of investment in infrastructure and past completion rates indicate that the site will be built out during the Local Plan period (including the additional capacity identified).

### 13.12

Infrastructure requirements for the development have been secured through the planning conditions and S106 agreements associated with the existing planning permissions. The additional development capacity identified will need to provide 40% affordable housing and contribute to any new or increased infrastructure provision that may be needed as a result of development.

**Policy SH1**

## West of Waterlooville, including Newlands

Land to the West of Waterlooville, including Newlands (as shown on the map on the previous page) remains allocated to complete the development of a new community of 3,000 dwellings (about 600 in Havant Borough), of which 40% are expected to be affordable, and associated employment provision, support facilities and services, together with supporting uses. An additional approximately 250 dwellings will be achieved through intensification or rearrangement of uses within the Winchester District part of the development. This should continue to deliver the agreed vision for West of Waterlooville, including Newlands which aims to create a sustainable urban extension to Waterlooville, integrated with the town centre and forming the fourth quadrant of the town.

Development should accord with Policy SP2 and the following site-specific requirements:

- i. Be integrated with Waterlooville town centre including measures to enable good pedestrian and cycle access across Maurepas Way;
- ii. Retail provision within the development should be within a modest local centre which is subservient to Waterlooville town centre;
- iii. Provide about 23 hectares of employment land, including uses which will help link the development to the town centre, create a vibrant commercial area and include some mixed housing/ commercial areas;
- iv. Provide a new access road through the development between the A3/ Ladybridge Road roundabout and the A3/Maurepas Way roundabout with public transport provision and other measures to reduce traffic generation. The development should fund any off-site transport improvements necessary to achieve this and to accommodate traffic likely to be generated by the development;
- v. Provide primary school places and contributions to off-site improvements to secondary education to accommodate the development, along with other physical and social infrastructure.

## ALLOCATIONS - NORTH WHITELEY

**Area:**

South Hampshire Urban Areas

**Name of Site:**

North Whiteley

**Location:**

North Whiteley

**Size:**

202 hectares (overall development area)

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential with supporting uses

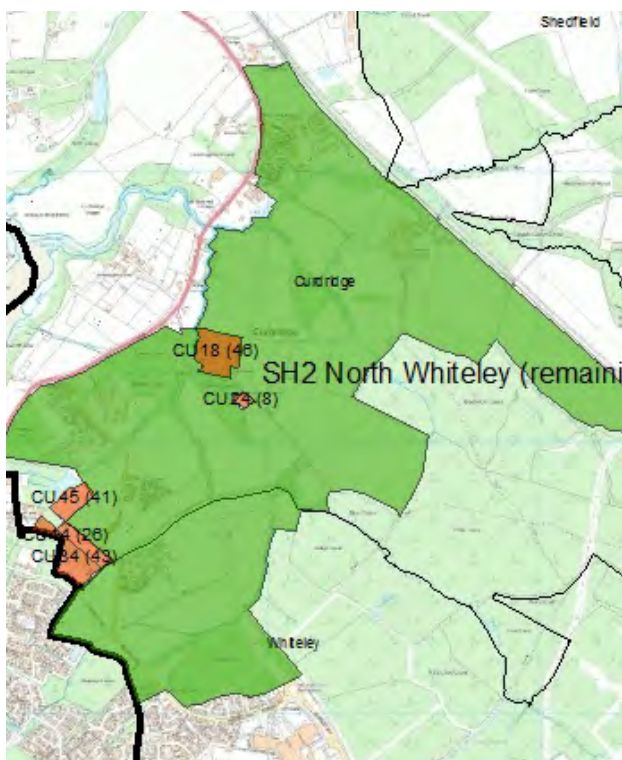
**Indicative number of homes:**

Approx. 3,300 of original allocation remaining (at Apr 2021), approx. 190 additional proposed.

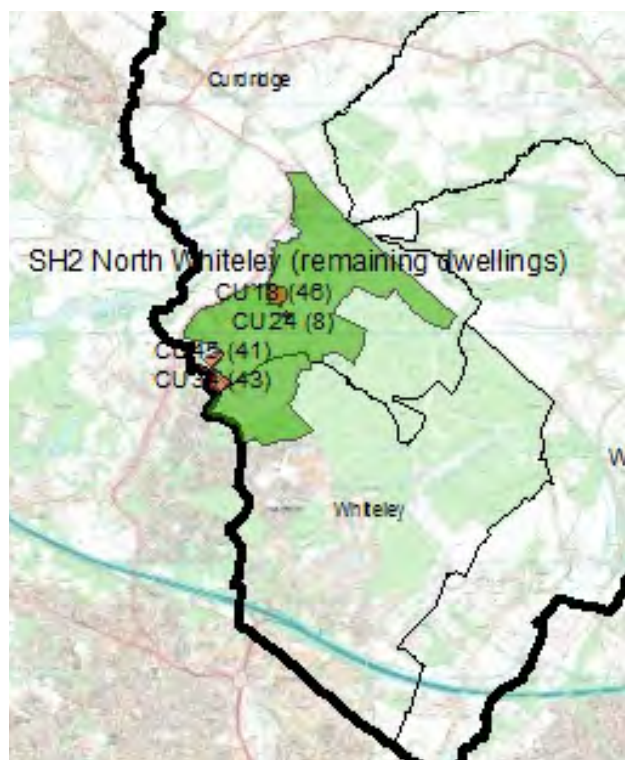
**Existing use:**

Partially developed / farmland

### Site Plan

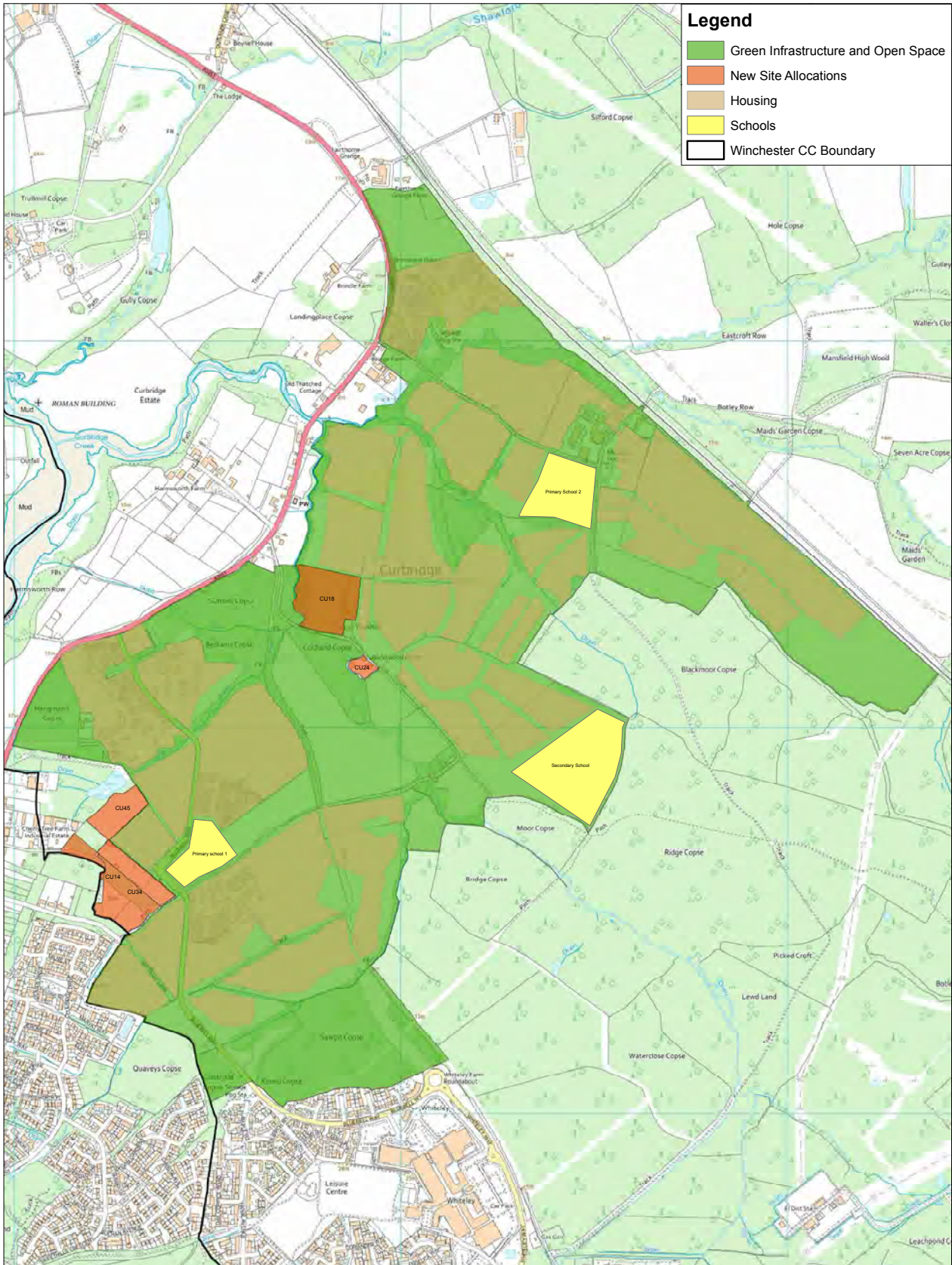


### Wider context



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Current Masterplan Area



CARRIED FORWARD SITE

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 Scale: 1:4,300  
 Paper Size: A3

North Whiteley Master Plan Area

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## ALLOCATIONS - NORTH WHITELEY

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### 13.13

#### **Supporting text:**

At North Whiteley additional capacity can be achieved through small extensions to the proposed development area, without breaching important boundaries. These are expected to give an additional capacity of about 190 dwellings over and above the approximately 3,300 still to be developed through the existing planning consent.

### 13.14

It had not been possible to achieve the planned 40% affordable housing provision within the development originally permitted at Whiteley for viability reasons but, now that provision has been made to address the high infrastructure costs, the additional housing will be expected to achieve the full affordable housing policy requirement.

### 13.15

The existing allocation of land at North Whiteley is carried forward, updated as necessary. It continues to cover the whole area originally allocated at North Whiteley to ensure that the infrastructure, facilities and other requirements of the development as a whole are provided. The remaining parts of other existing allocations at Whiteley Green (housing), Solent Business Park and Little Park Farm (employment) are also carried forward.

### 13.16

Development to the north of Whiteley is providing important infrastructure and community facilities, and residential development is close to the town centre and major employment areas. Whiteley Way is primarily aimed at serving the new development, but which will also provide a new link to the Botley Road. The development will provide a new secondary school and two new primary schools, the first of which is now operational.

### 13.17

The original site area was approximately 202 hectares, of which around half is either constrained or required to mitigate potential environmental impacts. This significantly reduced the developable area, but the site was allocated for about 3,500 new dwellings. The capacity of the development area has been reviewed and this indicates that additional capacity can be achieved through small extensions to the proposed development area (totalling about 6 hectares), without breaching important boundaries of the development area. These are expected to give an additional capacity of about 190 dwellings.



**13.18**

The additional development will be expected to provide a range of housing types and particular attention should be paid to providing for the needs of an ageing population. A percentage of the housing should be affordable in line with the council's affordable housing policies.

**13.19**

The Integrated Impact Assessment identifies potential risks to internationally important sites, particularly through nutrients impacting the Solent Special Area of Conservation and the Special Protection Area on the Upper Hamble. This will require measures to be implemented to either avoid or mitigate harmful impacts, which should be consistent with the PUSH Green Infrastructure Strategy, and the Solent Recreation Mitigation Partnership Strategy.

**13.20**

A comprehensive green infrastructure strategy has been approved for the existing allocated land and the additional allocations will need to show how they can maintain and add to this. Development should also incorporate a sustainable drainage system and maximise the advantages of the site's landscape setting, including existing trees and hedgerows. A key feature will be to ensure that the development area links with the adjoining countryside and creates an enhanced recreational experience for adjoining communities.

**13.21**

The planned development will provide a range of mitigation measures in order to reduce the traffic impact on both the local and strategic network, many of which are underway, including improvements to junction 9 of the M27 motorway, junction improvements and traffic calming as required to the local network. In addition, the public transport strategy aims achieve a modal shift away from the private car to more sustainable modes.

**13.22**

The development will provide a range of social infrastructure to meet the needs of the new community, including two new local centres with multi-functional community buildings, educational facilities and access to adequate local health provision.

## ALLOCATIONS - NORTH WHITELEY

### Policy SH2

#### North Whiteley

Land to the North of Whiteley (as shown on the map above) remains allocated to complete the development of about 3,500 dwellings together with supporting uses. An additional approximately 190 dwellings, of which 40% are expected to be affordable, will be achieved through the allocation of approximately 6 hectares of land as small extensions to the original allocation. The development as a whole should reflect Whiteley's predominantly wooded character and setting by maximising the opportunities presented by the substantial areas of green space within and adjoining the allocated area, which are either unsuitable for built development or needed to mitigate potential impacts on protected sites. Development proposals should be consistent with the masterplan, indicative layout and phasing plan approved for the original allocation.

The development should also complement and take advantage of facilities in the nearby town centre and major employment at the Solent Business Parks. It should accord with Policy SP2, in addition to the following site-specific requirements:

- i. Protect and enhance the various environmentally sensitive areas within and around the site, avoiding harmful effects or providing mitigation as necessary. This will include any measures as necessary to mitigate the impact of noise and light pollution on the adjoining areas. The existing woodlands on and adjoining the site should be used to create attractive neighbourhoods, improve biodiversity, provide recreational facilities including areas for children's play, and possibly be managed to as a source of renewable energy (woodfuel);
- ii. Provide for pre-school facilities, additional primary school places and a secondary school to accommodate the development, along with other physical and social infrastructure, including provision, as required, for primary health care in the locality to serve the new community;
- iii. Ensure that sustainable transport measures are implemented at an early stage of the development, including pedestrian and cycle links, a public transport strategy and any offsite contributions as deemed necessary;

**Policy SH2**

## North Whiteley - continued

- iv. Provide measures to ensure that smarter transport choices are made to achieve a modal shift which minimises car usage, manages the impact of private cars on the highway network, and implements measures necessary to accommodate additional traffic, including improvements to junction 9 of the M27. These should improve Whiteley's self-containment and make a significant contribution towards reducing commuting levels;
- v. Complete Whiteley Way at an early stage of development, in an environmentally sensitive manner which does not cause undue severance for the new community or encourage traffic from adjoining areas to use the new route to gain access to the strategic road network;
- vi. Avoid harmful impacts on water resources, given the proximity of the site to European sites of nature conservation interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk and apply a flood risk sequential approach to development across the site;
- vii. Assess the impact of development both on site and in combination with other nearby sites on habitats and biodiversity (especially those of national and international importance such as the River Hamble and the Solent);
- viii. Implement a Green Infrastructure Strategy to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long-term management and any off-site measures required to mitigate harmful impacts on European sites.

POLICY

CARRIED FORWARD SITE

Policy  
SH2

## ALLOCATIONS - WHITELEY GREEN

**Area:**

South Hampshire Urban Areas

**Name of Site:**

Whiteley Green

**Location:**

Whiteley

**Size:**

2.9 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential

**Indicative number of homes:**

75 dwellings

**Existing use:**

Primary school

**Site Plan****Wider context**

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**13.23****Supporting text:**

No changes are proposed to the settlement boundary of Whiteley, as the strategic allocation at North Whiteley and the minor extensions proposed to it will meet the development needs of the settlement for the Plan period. The existing residential allocation of land at Whiteley Green is carried forward.

**13.24**

An earlier housing allocation at Whiteley Green was granted outline permission for 75 dwellings, but the site was needed for a temporary primary school. This has now been replaced by a permanent facility within the North Whiteley development so the site is available for residential development.

**13.25**

The existing allocation for residential use is therefore carried forward. There are foul and surface water sewers running across the site which would require an easement of 6m to be kept clear of all buildings and tree planting. The site is also within a groundwater Source Protection Zone, which should also be taken into account in bringing forward proposals for developing the site.

**13.26**

Due to its proximity to the Solent Special Protection Area the site falls within the area covered by the Solent Recreation Mitigation Strategy and will be expected to make a financial contribution towards measures to mitigate the recreational impact on protected sites.

**Policy SH3**

## Whiteley Green

Land at Whiteley Green (as shown on the map above) remains allocated for the development of about 75 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

**Access**

- i. Provide safe vehicle, pedestrian and cycle access from Bader Way, an attractive footpath and cycleway network, and provide convenient access to public transport.

**Environmental**

- ii. Provide landscaping, tree planting belts or other measures, of at least 20 metres adjoining the M27, to protect the amenities of occupiers of the proposed housing from noise and to screen the development;
- iii. Maintain or enhance existing

woodland and major hedgerows within the site and carry out additional planting;

- iv. Provide on-site open space (Informal Open Space, and Local Equipped Area for Play) as part of a neighbourhood green to serve the proposed and surrounding development.

**Infrastructure**

- v. Contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

CARRIED FORWARD SITE

13.23

13.26

# ALLOCATIONS - SOLENT BUSINESS PARK

**Area:**

South Hampshire Urban Areas

**Name of Site:**

Solent Business Park

**Location:**

Whiteley

**Size:**

4 hectares (remaining)

**SHELAA site Reference:**

N/A

**Allocated Use:**

Employment

**Indicative number of homes:**

Employment floorspace: approx. 11,000 sq.m.

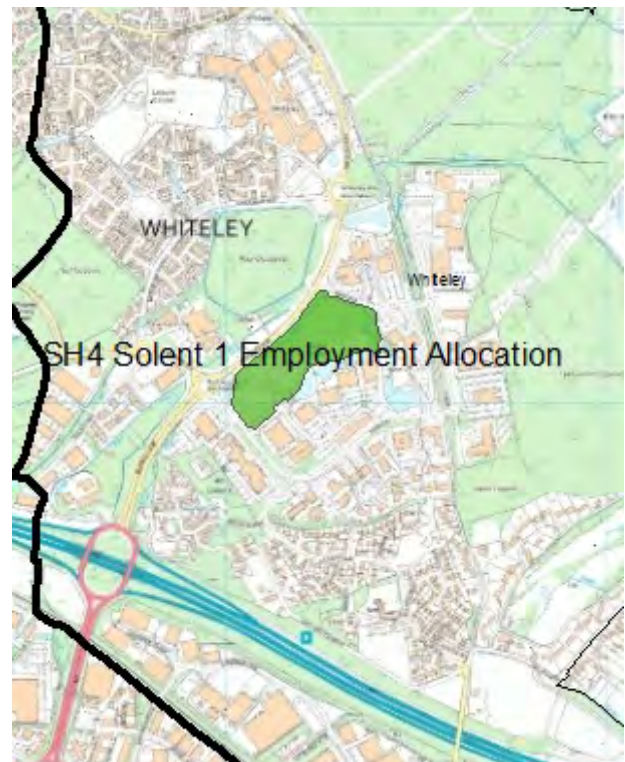
**Existing use:**

Undeveloped land

**Site Plan**



**Wider context**



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**13.27****Supporting text:**

Whiteley includes major employment areas which have now been mostly developed and occupied. Some parts of the Solent 1 Business Park remain to be developed, along with land at Little Park Farm (mostly in Fareham Borough). These allocations are carried forward to ensure that the employment provision at Whiteley is completed as planned.

**13.28**

The major part of the 'Solent 1 Business Park' has now been built out for a range of employment uses, but there still remains an area of undeveloped land within the Business Park which is ideally located to meet future employment needs. Therefore, the undeveloped employment land at Solent 1 should continue to be retained and developed for employment purposes.

**Policy SH4****Solent Business Park**

Land at Solent 1, Whiteley (as shown on the map above) is allocated for business park development. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

**Nature and Phasing of development**

- i. Provide for a range of high technology and business uses falling within Use Class E(g);
- ii. A high standard of design so that the buildings make an individual and positive contribution towards the overall appearance of the business park;
- iii. Generally avoid being over three storeys or 14 metres in height to eaves level.

**Environmental**

- iv. Include parkland, which as a minimum should constitute around 30% of the site area. This is in addition to the structural landscaping which adjoins the sites;
- v. Include measures for the on-going maintenance and management of the landscape parkland.

**Other Infrastructure**

- vi. Contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

13.27

13.28

# ALLOCATIONS - LITTLE PARK FARM

**Area:**

South Hampshire Urban Areas

**Name of Site:**

Little Park Farm

**Location:**

Whiteley

**Size:**

1.2 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Employment

**Indicative number of homes:**

Employment floorspace: approx. 4,000 sq.m.

**Existing use:**

Undeveloped land

**Site Plan**



**Wider context**



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**13.29****Supporting text:**

The site at Little Park Farm is part of a larger allocation for employment uses that lies mainly within Fareham Borough. Both the Winchester and the Fareham parts of the allocation remain undeveloped. Fareham Borough Council is taking this allocation forward in its Fareham Local Plan 2037 and it is appropriate for the city council to do the same.

**13.30**

Access to the site should be via Segensworth West, through that part of the overall site within Fareham Borough. Any proposals for alternative means of access will be considered on their merits.

**Policy SH5**

## Little Park Farm

Land at Little Park Farm, Whiteley (as shown on the map above) is allocated for employment development.

Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

- i. It is within Use Class E(g), B2 (General Industrial) or B8 (Storage or Distribution); and
- ii. It is developed comprehensively with land to the west in Fareham Borough, including the provision of suitable access.

POLICY

CARRIED FORWARD SITE

13.29

13.30

# ALLOCATIONS - BOTLEY BYPASS

**Area:**

South Hampshire Urban Areas

**Name of Site:**

Botley Bypass

**Location:**

Botley

**Size:**

N/A

**SHELAA site Reference:**

N/A

**Allocated Use:**

Highway

**Indicative number of homes:**

N/A

**Existing use:**

Farmland

**Site Plan**



**Wider context**



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**13.31****Supporting text:****Botley Bypass**

The Highway Authority is planning strategic transport infrastructure improvements to help mitigate the impact of traffic, including the provision of the Botley Bypass. The council will continue to safeguard the section of the potential route for the Botley Bypass within the Winchester District and will work positively with stakeholders to investigate and identify appropriate means of delivering the future construction of the Bypass.

**13.32**

The construction of Botley Bypass is an important strategic highway improvement and the city council will work with the Highway Authority to assist the delivery of this road. As well as safeguarding the route of the road, Policy SH6 also seeks to ensure that the road can be delivered

in its entirety to ensure that the section of the Bypass in Winchester District connects to the remainder of the Bypass. This is necessary to avoid an intrusive road being built in the countryside which does not connect to the complete Bypass, and to ensure that any harmful impacts on the adjoining environmentally sensitive areas are effectively mitigated or avoided.

**13.33**

Due to its proximity to the internationally protected Special Protection Area along the Solent, which includes the Upper Hamble, an assessment will be required under the Habitats Regulations, and an Appropriate Assessment, before consent for the Bypass can be granted.

**Policy SH6****Botley Bypass**

Land is safeguarded (as shown on the map above) for the construction of the part of Botley Bypass within Winchester District, between the district boundary at the river Hamble and the junction of the A334/A3051. The Bypass within the Winchester District will be permitted, provided that:

- i. Measures are included to protect the environmental sensitivity of the river Hamble, and adjoining area;
- ii. A structural landscaping scheme is prepared and implemented, which effectively mitigates any adverse visual impacts on the surrounding area.

Before the construction of the Bypass in the Winchester District commences funding commitments should be in place to ensure that the road is delivered in its entirety

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# DEVELOPMENT ALLOCATIONS THE MARKET TOWNS AND RURAL AREA



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## THE MARKET TOWNS AND RURAL AREA ALLOCATIONS

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### 14.1

The Local Plan's development strategy identifies three 'spatial areas' within Winchester District (Policy SP2). The 'Market Towns and Rural Area' is the largest in area, covering that part of the district outside Winchester Town and the South Hampshire Urban Areas. It includes all the rural settlements and undeveloped countryside outside the South Downs National Park.

### 14.2

The vision for the Market Towns and Rural Area is to support development that serves local needs in the most accessible and sustainable locations, promotes the vitality and viability of all communities, and maintains their rural character and individual settlement identity. Policy SP2 sets out the development strategy and a housing target of 4,240 dwellings for the MTRA area (including 500 in the part of the South Downs National Park within Winchester District).

### 14.3

Development in the MTRA area should be of an appropriate scale and result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the settlements. All development should be proportionate in scale and of appropriate design, so as to conserve the settlements' identity, countryside setting and local features.

### 14.4

The Homes for All chapter sets out how the housing provision and spatial strategy have been developed. The distribution of housing is based on the sustainable development strategy (Policy SP2) and reflects the high level of existing commitments. The market towns and rural area contains a large number of settlements of varying sizes and types, as well as large areas of countryside.

### 14.5

The various settlements have been assessed and a draft sustainable settlement hierarchy was developed. Parish councils were asked to consider potential housing sites to meet the provisional housing targets provided for each settlement. Following the assessment of sites, updating of the information on facilities and services and reconsideration of the hierarchy, an updated settlement hierarchy and housing provision has been developed, as set out in Policy H3.

### 14.6

The following table summarises the provision proposed for each level of the hierarchy, with details of how these will be achieved set out in the subsequent policies for each settlement.



Bishop's Waltham .	407
New Alresford .....	425
Colden Common ..	439
Denmead .....	453
Kings Worthy .....	457
Wickham .....	465
Hursley .....	481
Otterbourne .....	485
South Wonston .....	491
Sutton Scotney .....	499
Swanmore .....	501
Waltham Chase .....	507

14.1  
-  
14.6

## THE MARKET TOWNS AND RURAL AREA ALLOCATIONS

Area / Settlements	Housing Approach	Approximate Housing Provision 2019-2039
<p><u>Market Towns</u></p> <p>Bishop's Waltham New Alresford</p>	<p>The more sustainable 'market towns' were asked to identify new sites for 100 to 120 dwellings each. A site is allocated at Bishop's Waltham for about 100 dwellings. New Alresford is taking forward a Neighbourhood Plan and will also need to identify new sites of this scale.</p> <p>Taking account of recent completions, commitments, windfall and existing allocations which have not yet been completed and are carried forward, each settlement can achieve almost 700 dwellings over the Plan period.</p>	1380
<p><u>Larger Rural Settlements</u></p> <p>Colden Common Denmead Kings Worthy Wickham</p>	<p>The larger rural settlements were asked to identify new sites for 90 to 100 dwellings each. Sites are allocated for this scale of housing in Kings Worthy and Colden Common. Denmead is taking forward a Neighbourhood Plan and will also need to identify new sites for about 100 dwellings. At Wickham there is an opportunity to bring forward a site which has community support for 200 dwellings at Knowle, which has some facilities and services.</p> <p>Taking account of the varying levels of recent completions, commitments, windfall and existing allocations which have not yet been completed and are carried forward, each settlement can achieve between 250 to 450 dwellings.</p> <p>Following assessment of potential sites and updating of the settlement hierarchy, the settlements of Swanmore and Waltham Chase have been moved from this category to the 'intermediate rural settlements' grouping.</p>	1400



Area / Settlements	Housing Approach	Approximate Housing Provision 2019-2039
<p><u>Intermediate Rural Settlements</u></p> <p>Hursley Otterbourne South Wonston Sutton Scotney Swanmore Waltham Chase</p>	<p>The smaller ‘intermediate’ rural settlements were asked to identify new sites for 50 to 60 dwellings each. Sites of about 40 and 55 dwellings are allocated at South Wonston and Otterbourne respectively. Hursley has been added to this level of the hierarchy following a reassessment of the hierarchy, so was not originally given a housing target. However, a Neighbourhood Plan is being prepared for Hursley which may identify sites. It has not been possible to identify a new allocation at Sutton Scotney at this stage until foul drainage issues are resolved.</p> <p>Swanmore and Waltham Chase have been added to this category and each has existing site allocations with remaining capacity for about 100 additional dwellings. No new allocations are proposed in Swanmore or Waltham Chase, with the latter also having significant recent completions and commitments.</p> <p>Taking account of the variations in the levels of recent completions, commitments and existing allocations between these settlements, there is a wide range of housing capacities within the smaller rural settlements, ranging from about 20 to 200 dwellings.</p>	<p>510</p>
<p><u>Remaining Rural Area</u></p>	<p>In the remaining rural area, planning policies allow for modest development within defined settlements. This is reflected in the level of recent completions, commitments and the windfall allowance, which indicate a capacity of about 450 dwellings for this area. It is expected that a further 500 dwellings will be provided within the South Downs National Park part of the district. No new allocations are made in this area.</p>	<p>950</p>
<p><b>‘MTRA’ AREA TOTAL</b></p>		<p><b>4,240</b></p>

## MARKET TOWNS BISHOP'S WALTHAM

### 14.7

This section of the Plan sets out the site allocations and settlement-specific policies for each of the settlements listed above. New Alresford, Denmead and Hursley have existing or emerging Neighbourhood Plans which will need to provide for the housing targets identified in Policies NA3, D1 and HU1.

### 14.8

Any rural settlements that are not listed in the table above do not have housing or other specific development targets. Development which is commensurate with their size, character and function may be permitted as provided for by Policy H4. The areas outside the provisions of Policy H4 and the various site allocations are defined as 'countryside' for the purposes of planning policy and are subject to Policy SP3.

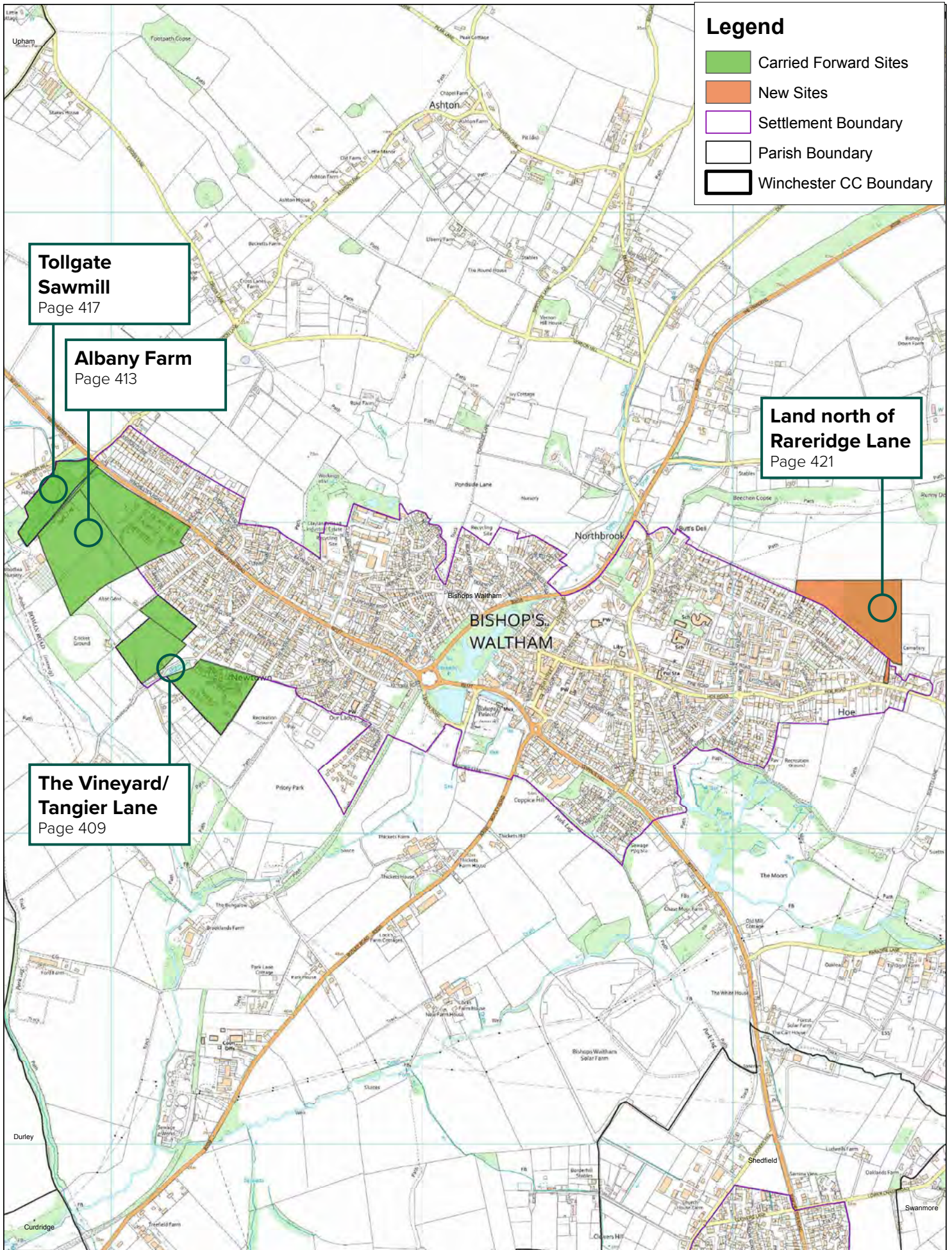
### 14.9

Bishop's Waltham is an historic market town in an attractive rural setting, enhanced by the South Downs National Park, which borders the northern edge of the town. The town has a long and varied history and lies at the mid-point of a long-established route from Winchester to Portsmouth that cuts through chalk downs and the ancient Forest of Bere. The town centre has much historic interest, having developed around a medieval town and Bishop's Palace. Today it is a thriving market town with a locally-based economy and strong community spirit.

### 14.10

It is expected that there is capacity for the development of about 700 dwellings in Bishop's Waltham, which can be achieved as follows:

Bishop's Waltham Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	149
Outstanding permissions (at 2021) including Local Plan allocations carried forward (Policies BW1, BW2)	338
Remaining Local Plan allocations (at 2021) carried forward (Policy BW3)	10
Windfall allowance	90
New Site allocated in this Plan (Policy BW4)	100
<b>Total Provision 2019 - 2039</b>	<b>687</b>



**Legend**


- Carried Forward Sites
- New Sites
- Settlement Boundary
- Parish Boundary
- Winchester CC Boundary

**Tollgate Sawmill**  
Page 417

**Albany Farm**  
Page 413

**Land north of Rareridge Lane**  
Page 421

**The Vineyard/Tangier Lane**  
Page 409

**N**  
  
 Scale: 1:10,500  
 Paper Size: A3

**Bishops Waltham**

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# HOUSING ALLOCATIONS: THE VINEYARD/TANGIER LANE

**Area:**

Bishop's Waltham

**Name of Site:**

The Vineyard/Tangier Lane

**Location:**

Tangier Lane

**Size:**

7.4 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Housing

**Indicative number of homes:**

120 dwellings

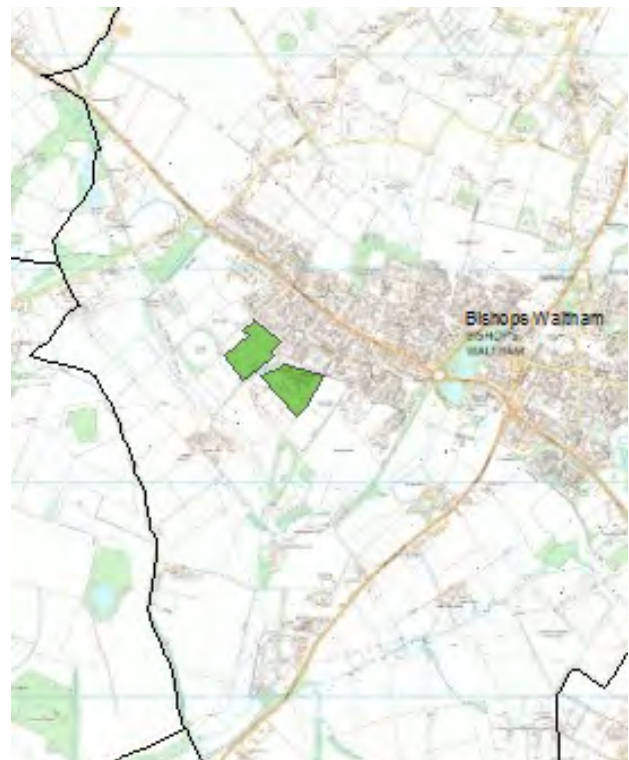
**Existing use:**

Part developed

**Site Plan**



**Wider context**



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### 14.11

#### **Supporting text:**

Land at The Vineyard/Tangier Lane (totalling 7.4 hectares (including the SINC) covers two parcels of land to be accessed from two access points. The impact of the new access points on existing residents, the Site of Importance for Nature Conservation and Priory Park playing fields should be minimised. Policy BW3 therefore requires traffic management measures to be developed to address potential access and parking issues before the site can be developed.

### 14.12

The site is on sloping land which has no substantial boundary at present, so proposals will need to provide this through additional landscaping. Open space should be provided in accordance with Policy NE3, with the site capable of providing a number of the expected categories on-site, including the retention and management of the Site of Importance for Nature Conservation (SINC) as Natural Green Space. Given, the location of the SINC in relation to the new and existing development along this edge of Bishop's Waltham it may be necessary to explore compensatory provision of land to be managed for its ecological value; this will ensure that overall there is no net loss in biodiversity from the development of this site. The site also provides an opportunity to achieve a valuable pedestrian and cycle route along the southern edge of Bishop's Waltham, linking the various site allocations with Priory Park and the former Bishop's Waltham to Botley railway trail.

14.11

14.12

## HOUSING ALLOCATIONS: THE VINEYARD/TANGIER LANE

### Policy BW1

#### The Vineyard/Tangier Lane

Land at The Vineyard and land east of Tangier Lane, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 120 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

#### Nature and Phasing of Development

- i. A masterplan establishing principles for the disposition of housing, open space, access points and linkages with adjacent sites and the wider countryside, including proposals for the SINC to ensure that there is no net loss of biodiversity 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.

#### Access

- ii. Provide two points of access via Albany Road and Tangier Lane or The Avenue, including traffic management measures to address any potential problems at the junctions with Winchester Road and with on-street parking;
- iii. Provide a new/improved footpath/ cycleway along the northern edge of the site as part of a route along the southern edge of Bishop's Waltham to link with Priory Park and the Martin Street Site and the Albany Farm site (Policy BW4).

#### Environmental

- iv. Provide a substantial landscape framework to create a new settlement edge to the south and west;
- v. Protect, retain and reinforce existing treed boundaries;
- vi. Provide on-site open space (Informal Open Space and Local Equipped Area for Play);

## Policy BW1

### The Vineyard/Tangier Lane - continued

- vii. Minimise the impact of the access points on the Site of Importance for Nature Conservation (SINC) and Priory Park;
- viii. Improve/manage the SINC as a Natural Green Space and ensure no net detriment to biodiversity (including habitat isolation and fragmentation) through on-site and, if necessary, off-site measures;
- ix. Create a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links.

#### Infrastructure

- x. Contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

POLICY

CARRIED FORWARD SITE

Policy  
BW1

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## HOUSING ALLOCATIONS: ALBANY FARM

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**Area:**

Bishop's Waltham

**Name of Site:**

Albany Farm

**Location:**

Off Winchester Road

**Size:**

11.8 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential and Open Space

**Indicative number of homes:**

120 dwellings

**Existing use:**

Agricultural / part developed

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**Site Plan****Wider context**

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### 14.13

#### **Supporting text:**

Land at Albany Farm (totalling 11.8 hectares), whilst the furthest of the allocated housing sites from the town centre, is well contained and capable of providing substantial open space areas and links with adjacent sites.

### 14.14

Only part of the site is allocated for housing: the rest is to be provided as informal open space, with a new settlement edge to contain and screen the housing, as well as providing links with the open space. On-site open space should be provided in accordance with LPP1 Policy CP7 and the site is capable of providing a number of the categories, including children's play. The substantial area of informal open space and parkland would meet the needs of the development and the wider community to create a new recreational area in conjunction with the adjoining cricket pitch and allotments. The site also provides an opportunity to achieve a valuable pedestrian and cycle route along the southern edge of Bishop's Waltham, linking the various sites with Priory Park and the former Bishop's Waltham to Botley railway trail. A masterplan should be produced to illustrate how the various uses and requirements will be provided, including the relative timing.

14.13

14.14

## HOUSING ALLOCATIONS: ALBANY FARM

### Policy BW2

#### Albany Farm

Albany Farm Housing and Open Space Allocation Land at Albany Farm, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 120 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

#### Nature & Phasing of Development

- i. A masterplan establishing principles for the disposition of housing, 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.

#### Access

- ii. Provide safe vehicle, pedestrian and cycle access to Winchester Road in a form and position which minimises the loss of trees and hedgerows;
- iii. Provide a new/improved footpath/cycleway through the site as part of a route linking the housing and open space at Albany Farm and the route proposed through the Vineyard site (Policy BW3) and explore the potential for a footpath/cycleway link with Tollgate Sawmill site (Policy BW5).

#### Environmental

- iv. Avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to reflect these in the proposals;

## Policy BW2

### Albany Farm - continued

- v. Protect the Park Lug and provide substantial landscaping to create a new settlement edge between the housing development and substantial open space to the south, linking with the adjoining allotments and cricket ground;
- vi. Protect, retain and reinforce existing treed boundaries;
- vii. Retain sufficient space to support trees and tree belts, particularly along the Park Lug;
- viii. Provide on-site open space (Informal Open Space and Local Equipped Area for Play) including a substantial area of informal open space on the undeveloped part of the site, beyond the new settlement boundary (as shown on the Policies Map), to meet current and future open space needs.

#### Other Infrastructure

- ix. Contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms;
- x. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

POLICY

CARRIED FORWARD SITE

Policy  
BW2

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## HOUSING ALLOCATIONS: TOLLGATE SAWMILL

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**Area:**

Bishop's Waltham

**Name of Site:**

Tollgate Sawmill

**Location:**

**Size:**

2.6 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Employment, residential

**Indicative number of homes:**

10 dwellings

**Existing use:**

Commercial

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**Site Plan**



**Wider context**



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#### 14.15

##### **Supporting text:**

The planning strategy for the larger rural settlements seeks to maintain or improve Bishop's Waltham's employment role and the balance between housing and employment). The Tollgate Sawmill site (2.6 hectares) is not required for housing but has an established commercial use and is well-located to provide for more intensive employment use. To ensure that the site is brought forward for employment purposes a limited number of dwellings may be permitted if it is shown to be necessary to achieve a viable employment development and the restoration of Tollgate House, subject to surveys confirming this is feasible.

#### 14.16

Vehicular access should be via the existing access into Winters Hill, along with any necessary improvements to this access or the Winters Hill junction. Proposals should test the feasibility of linking the site with the proposed allocations to the east, and the existing settlement, by means of a pedestrian and cycle route to the Albany Farm site and continuing along the southern edge of Bishop's Waltham, linking other proposed allocations.

14.15

14.16

## HOUSING ALLOCATIONS: TOLLGATE SAWMILL

### Policy BW3

#### Tollgate Sawmill

Land at Tollgate Sawmill, as shown on the Policies Map, is allocated in the adopted Local Plan for employment use and a limited amount of market housing so as to enable a viable employment development and the restoration of Tollgate House. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

#### Nature & Phasing of Development

- i. Provide employment uses falling within Use Classes B1(b) (research & development), B1(c) (light industrial) and B8 (storage and distribution), with limited B2 (general industrial) to minimise harmful impacts on existing and proposed housing by keeping potentially harmful uses to the south west corner of the site, with other business uses limited to ancillary elements. A masterplan establishing principles for the disposition of housing, employment, open space, access points and potential linkages with

the adjacent Albany Farm site 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. 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 planning permission being granted;
- iii. Limit any residential development to the minimum needed (up to 10 dwellings) to secure a viable employment development on at least 2.2ha (gross) of the site and the restoration of Tollgate House.

#### Access

- iv. Provide improvements as necessary to the existing access onto Winters Hill;
- v. Explore the potential to provide a pedestrian/cycle link to the Albany Farm development (Policy BW4) as part of a route linking the site with other sites allocated for housing and open space.

## Policy BW3

### Tollgate Sawmill - continued

#### Environmental

- vi. Protect the Park Lug and provide a landscaped buffer between the employment uses and housing on Winters Hill to minimise impacts on residents and the Park Lug;
- vii. Avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to reflect this in the proposals;
- viii. Protect, retain and reinforce existing treed boundaries and hedgerows;
- ix. Retain sufficient space to support trees and tree belts, particularly along the Park Lug.

#### Other Infrastructure

- x. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.

POLICY

CARRIED FORWARD SITE

Policy  
BW3

# HOUSING ALLOCATIONS: LAND NORTH OF RARERIDGE LANE

**Area:**

Bishop's Waltham

**Name of Site:**

Land north of Rareridge Lane

**Location:**

Hoe Road, Bishop's Waltham

**Size:**

5.231 hectares

**SHELAA site Reference:**

BW17

**Allocated Use:**

Residential

**Indicative number of homes:**

100 dwellings

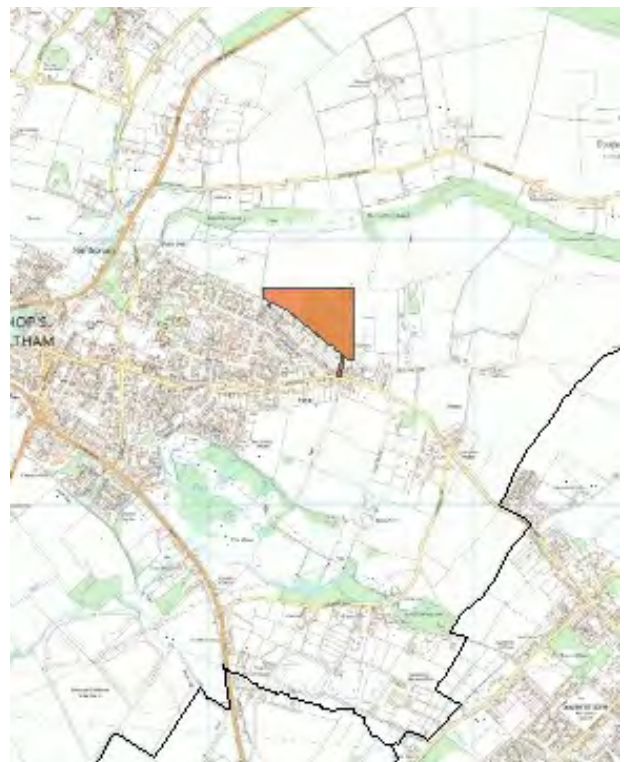
**Existing use:**

The site is currently undeveloped and has been used for growing trees.

**Site Plan**



**Wider context**



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**14.17****Supporting text:**

The site is located north of Bishop's Waltham, and is immediately to the south of the South Downs National Park.

**14.18**

The site is currently undeveloped and has been used for growing trees. West Hoe Cemetery lies immediately to the east of the site.

**14.19**

The South Downs National Park lies immediately to the north. The site will need to be carefully managed with the aim of minimising impact upon the national park. This includes considering the landscape impact of the site from key public views including the public footpath to the north of the site, and ensuring the quality of dark skies and setting of the National Park is addressed in line with Policy NE8 (South Down National Park).

**14.20**

A number of listed buildings are in the vicinity, including a group of buildings to the south and a cottage to the east. Consideration will need to be given through the design process to address the need to minimise the visual impact of development.

**14.21**

To access the larger part of the site a standard T junction onto Hoe Road would be required and potentially a reduction in the speed limit on Hoe Road to 30 mph. This proposed access would be subject to appropriate visibility splays being achieved. There is potential for a small proportion of the site to utilise the existing access from Byron Close, but it is envisaged that traffic flow between the two accesses is limited to pedestrian and cycle flow only. There is an opportunity to link to the existing public right of way network, providing access to the wider countryside. A pedestrian crossing would be needed on Hoe Road as there is no footpath on the north side of the road.

**14.22**

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been connected to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

**14.23**

The proposals will need to include landscaping to retain and reinforce the containment of the site and to mitigate the impacts to the adjacent footpath, countryside, the national park, and nearby listed buildings. Overall these are considered likely to reduce the capacity of the site and it is therefore allocated for 100 dwellings as a prudent estimate of what can be achieved.

14.17

14.23

## HOUSING ALLOCATIONS: LAND NORTH OF RARERIDGE LANE

### Policy BW4

#### Land north of Rareridge Lane

Land at Rareridge Lane, as shown on the Policies Map, is allocated for about 100 dwellings. 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 which minimises the impact on existing residential properties;
- iii. Provide satisfactory pedestrian and cycle links to Bishop's Waltham centre ,

#### Environmental

- iv. Provide landscaping to create a new settlement edge to the north and mitigate views from the South Downs National Park;
- v. The layout of the site to protect the amenities of existing properties to the south of the site;
- vi. Assess and mitigate the impact upon the nearby listed buildings to the east and south.
- vii. Assess and mitigate the impact upon the South Downs National Park in accordance with Policy NE8, including the impact on Dark Skies

#### Other Infrastructure

- viii. Open space to serve the development in accordance with policy NE3.
- ix. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- x. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

Policy  
BW4

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## MARKET TOWNS NEW ALRESFORD

### 14.24

New Alresford is a small market town known for its colourful Georgian architecture, open airy streets and quaint passageways. It is set on the edge of the Alresford marshlands, in the Upper Itchen Valley countryside, to the east of Winchester.

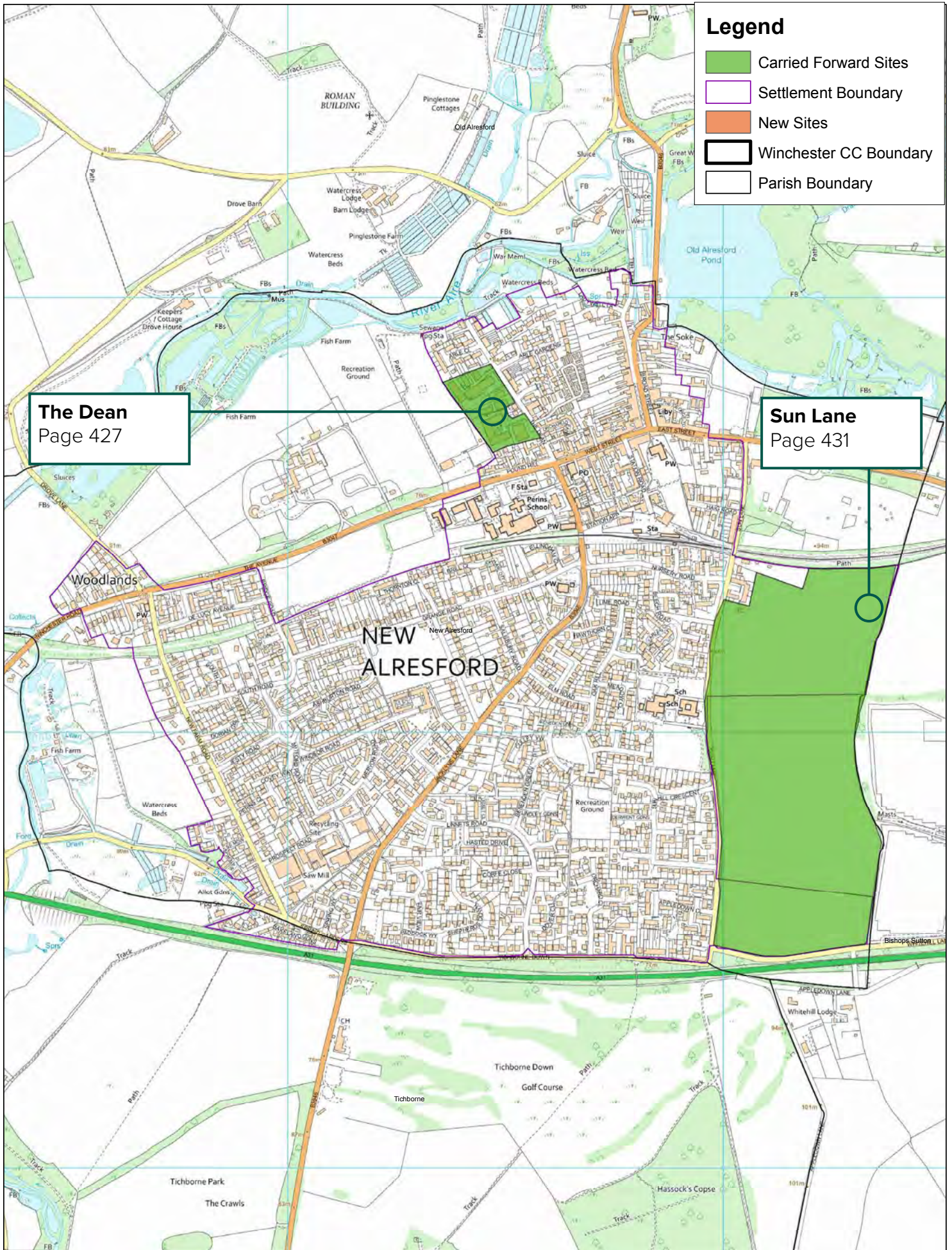
### 14.25

Alresford Town Council is at the early stages of producing a Neighbourhood Plan, so the housing target for New Alresford will be provided by carrying forward the unimplemented development allocations of the existing Local Plan and through the allocation of additional sites in the new Neighbourhood Plan.

### 14.26

It is expected that there is capacity for the development of about 700 dwellings in New Alresford, which can be achieved as follows:

New Alresford Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	87
Outstanding permissions (at 2021) including Local Plan allocations carried forward (Policies NA1 (part), NA2)	404
Remaining Local Plan allocations (at 2021) carried forward (Policy NA1 (part))	10
Windfall allowance	90
New Sites to be allocated in Neighbourhood Plan (Policy NA3)	100
<b>Total Provision 2019 - 2039</b>	<b>691</b>



**Legend**

- Carried Forward Sites
- Settlement Boundary
- New Sites
- Winchester CC Boundary
- Parish Boundary

**The Dean**  
Page 427

**Sun Lane**  
Page 431

**NEW  
ALRESFORD**



Scale: 1:7,500  
Paper Size: A3

**New Alresford**

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# HOUSING ALLOCATIONS: THE DEAN

**Area:**

New Alresford

**Name of Site:**

The Dean

**Location:**

Land west of The Dean, Alresford

**Size:**

2.1 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential, commercial, parking

**Indicative number of homes:**

130 dwellings

**Existing use:**

Commercial

**Site Plan**



**Wider context**



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**14.27****Supporting text:**

Land is allocated in the current Local Plan for redevelopment of land on the western side of The Dean. Part of area has now been completed and most of the remainder has consent for residential development. The existing allocation in the adopted Local Plan is carried forward, updated as necessary.

**14.28**

There is a need to maintain and increase employment levels in Alresford in order to reflect the strategy for the market towns (Policy SP2) and help balance the additional housing proposed, promote economic growth and ensure Alresford remains a working town. Land is allocated to the south-east of the town which is suitable for the development of modern employment units for both the relocation of uses at The Dean and to accommodate additional businesses.

**14.29**

The southern part of the allocated area (land occupied by Units 1-3 The Dean) is closest to the town centre and therefore intended for the development of additional public car parking. The allocated area is also suitable for housing, care accommodation for the elderly, or other forms of residential development and open space provision. Existing dwellings around the site are not included within the allocation although they could form part of any future redevelopment proposals if their owners wish.

**14.30**

The Dean Masterplan has been produced to help coordinate development across the various sites within the allocated area and to show how the necessary uses can be accommodated, have regard to their surroundings, and allow for the incorporation of subsequent developments. Development should avoid uses or layouts that will make it difficult for remaining businesses to continue to operate, such as proposing housing too close to retained employment uses. Redevelopment of land in the southern part of the area for office use will be permitted, in addition to public car parking, provided the same principles are followed and a suitable mix of uses is achieved.

**14.31**

Redevelopment for housing and other suitable uses should overcome the existing problems caused by heavy vehicles accessing The Dean. It will also enable an improved public realm through high quality urban design and enhanced pedestrian access to the town centre. Open space should be provided in accordance with Policy NE3. Given the current and former uses in this area, there is the potential for contamination which will need to be fully investigated and remedied before the site can be developed. The results should be reflected in future proposals and these should include measures to deal with contamination issues in an appropriate way. The development should also contribute to any improvements to drainage infrastructure which may be necessary.

14.27

14.31

# HOUSING ALLOCATIONS: THE DEAN

## Policy NA1

### The Dean

Land at The Dean, as shown on the Policies Map, is allocated for the development of about 130 dwellings, commercial and parking uses. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

#### Nature & Phasing of Development

- i. Development should reflect the principles established in the Masterplan for Land West of The Dean 2017. 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. Individual site proposals should be designed to enable future linkages to adjoining land and to avoid harm to the amenities or operation of adjacent land and businesses;
- iii. Development may include the provision of offices to meet local needs and should include additional public car parking, as well as housing suitable to help meet local housing needs in a highly accessible location.

#### Access

- iv. Provide safe vehicle, pedestrian and cycle access from The Dean and contribute to any off-site junction or pedestrian improvements necessary.

#### Environmental

- v. Retain and reinforce landscaping on existing boundaries around the area, in conjunction with open space provision, and provide for improvements to the public realm on The Dean;
- vi. Proposals should be accompanied by a comprehensive assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided;
- vii. On-site open space (Informal Open Space and Local Equipped Area for Play).

#### Other Infrastructure

- viii. Include provision for a public car park of about 50 spaces within the south-eastern part of the allocated area;
- ix. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider;
- x. Contribute to the expansion of Sun Hill Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.



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## HOUSING ALLOCATIONS: SUN LANE

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**Area:**

New Alresford

**Name of Site:**

Sun Lane

**Location:**

Land east of Sun Lane, Alresford

**Size:**

30 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential, business, open space, burial ground

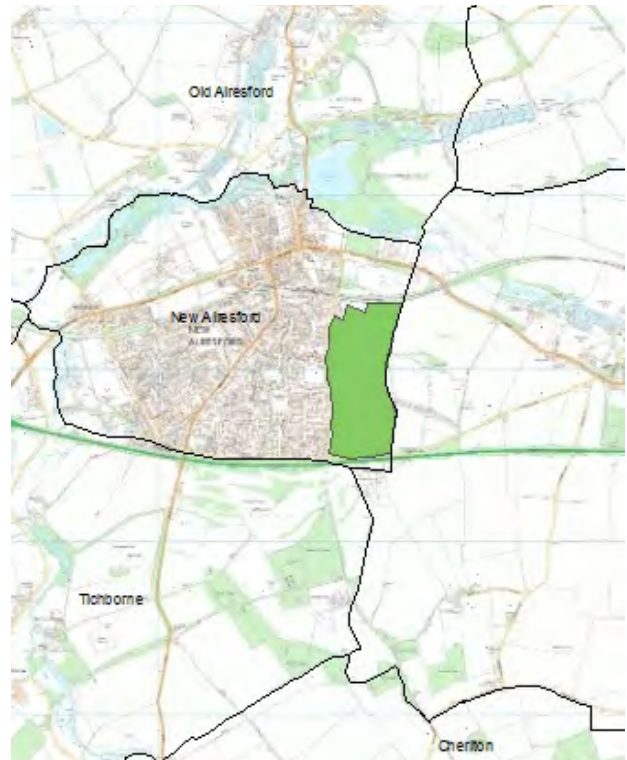
**Indicative number of homes:**

320 dwellings

**Existing use:**

Agricultural land

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**Site Plan****Wider context**

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### 14.32

#### **Supporting text:**

The Sun Lane site is an existing allocation in the adopted Local Plan which has been carried forward, updated as necessary. It totals over 30 hectares, with approximately 10 hectares proposed for housing, 5 hectares for business use and access, and 15 hectares for open space and burial ground use. These uses are proposed in the northern, southern and central parts of the site respectively. The northern part of the site performs well against the assessment criteria for housing sites, being close to the town centre and primary school. The southern part of the site is the only part of Alresford where it is considered that substantial new/ replacement business development could take place, as there is scope to create a new access onto the A31 Alresford Bypass. The central part of the site is the highest area and the most sensitive in landscape terms, making it unsuitable for built development but an ideal opportunity to provide a large and attractive new area of public space.

### 14.33

The Sun Lane site can provide a major new open space amenity, new access to the Alresford Bypass and enable the relocation and growth of businesses uses. In order for the benefits of the site to be achieved it is essential that transport and traffic management improvements are made and that the necessary infrastructure changes are achieved in the correct sequence. The new access to Alresford Bypass is the key to enabling the business site to come forward and this, in turn, is required before housing is built. New development should incorporate sustainable drainage systems in order to avoid flooding or harm to the Groundwater Protection Zone. The foul drainage system will also need to be improved to accommodate the development.

### 14.34

The central part of the site is likely to be brought into public use over a period of time as some new areas of open space are needed more urgently than others. Scope exists to divert Sun Lane into the site to create a safe parking and dropping-off point for Sun Hill Schools at an early stage. Given the scale of the central part of the site, there may be areas that are used temporarily for informal open space provision while they are held in reserve for longer-term or, as yet unforeseen, needs. Planning permission has been granted for development of the site, with legal agreements to ensure that all of the proposed open space area is provided and retained in open uses, provide appropriate phasing and secure various other matters.

### 14.35

The proposed housing area will provide for a range of housing types and tenures to meet a variety of housing needs. It should be designed so as to facilitate and improve access to the town centre by non-car modes and limit the impact of vehicles, particularly on nearby residential streets. This will be achieved through the design of the development, its access arrangements, and wider traffic management measures. Housing should be designed so as to avoid harmful impacts on the amenities of existing housing, particularly in Langtons Court, through appropriate layout, landscaping and positioning of open spaces. Substantial boundary planting will also be needed on the eastern edge of the site, which is sensitive in landscape terms, and the archaeological potential of the area will need an assessment to define the extent and significance of any archaeological remains and reflect these in the proposals prior to the commencement of development.

14.32

14.35

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## HOUSING ALLOCATIONS: SUN LANE

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### 14.36

The southern part of the site is allocated primarily for employment use, but will also need to accommodate junction arrangements associated with the new access to Alresford Bypass. These may include rearrangement of the existing junction of Whitehill Lane and Sun Lane, with scope to reduce traffic on Whitehill Lane and create an attractive green route. The new junction with Alresford Bypass will require careful design to balance highway design requirements with the need to minimise the impacts on existing residents and the landscape. A roundabout junction will best meet the Highway Authority's requirements, although other arrangements may also achieve this, and should be provided as the first stage of the development, so as to enable the employment land to be serviced and made available in advance of housing development.

### 14.37

The employment area is intended to provide for businesses wishing to relocate from The Dean, making land there available for housing and other uses, and for further business growth to balance the planned housing expansion and enable the local economy to grow. It is suitable for a range of business uses (Use Classes E(g), B2 and possibly B8). A landscape buffer should be provided along the western edge, with this side of the site accommodating uses that will protect the amenities of existing housing and create an attractive edge to Sun Lane (research and development and light industrial uses - Use Classes E(g)). Uses which may generate higher levels of noise disturbance or heavy goods traffic (Use Classes B2 and B8) should be located to the east of the site, where they will be furthest from existing and proposed housing and have immediate access to the A31 Bypass. There will be a need for a substantial landscape edge to be created on the eastern side of the site and for views from the Bypass to be taken into account in the design and landscaping of development.

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## HOUSING ALLOCATIONS: SUN LANE

### 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

## Policy NA2

### Sun Lane - continued

- 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;
  - 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.

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## HOUSING ALLOCATIONS: NEIGHBOURHOOD PLAN DESIGNATED AREA

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<b>Area:</b> New Alresford	<b>SHELAA site Reference:</b> N/A
<b>Name of Site:</b>	Allocated Use:
<b>Location:</b> Neighbourhood Plan Designated Area	<b>Indicative number of homes:</b> 100 dwellings
<b>Size:</b>	<b>Existing use:</b>

---

### 14.38

#### Supporting text:

New Alresford Town Council is in the process of producing a Neighbourhood Plan which will make provision for about 100 dwellings and may include other specific policies for Alresford. The policies of this Local Plan will apply to the area covered by the Neighbourhood Plan unless superseded by it.

#### Policy NA3

##### Neighbourhood Plan Designated Area

Additional land will be allocated for development in the New Alresford Neighbourhood Plan for about 100 dwellings, including any amendments to the settlement boundary.

Development will be expected to:

- i. Show how it contributes towards the Vision and Objectives of the Plan in Policy SP1 and is in general conformity with its strategic approach;
- ii. Have regard to information on local needs for new homes, jobs and facilities, for the Neighbourhood Plan area.



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## LARGER RURAL SETTLEMENTS COLDEN COMMON

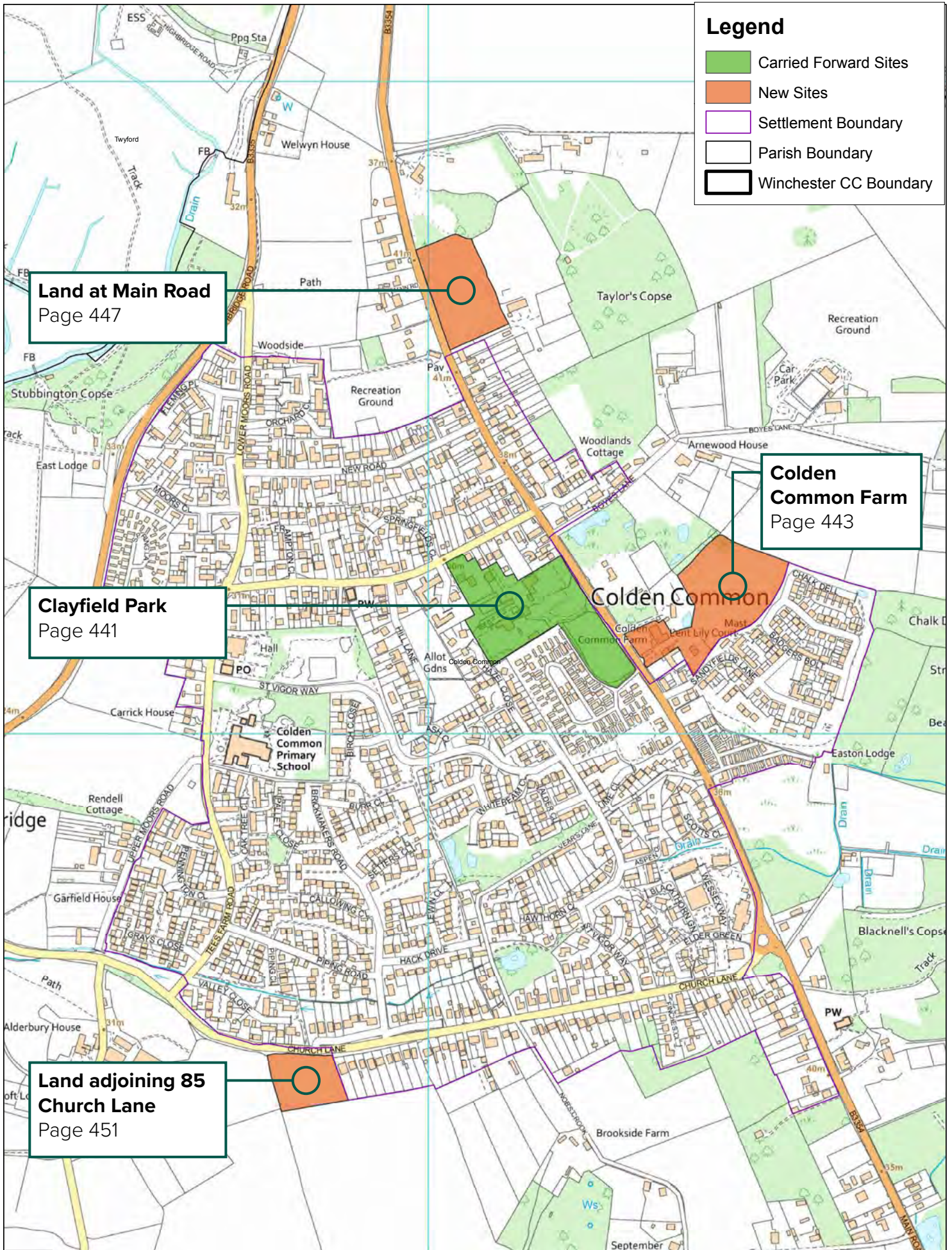
### 14.39

Colden Common is a thriving village located to the south of Winchester on the outskirts of the South Downs National Park. It has a mix of housing, including mobile home parks, and employment development such as Wessex Business Park. It is close to many remnants of ancient woodland, originally part of the former Forest of Bere. The approach to the village is predominantly rural, and the main areas of housing are largely concealed from the main through roads (B3354 and B3335) which provide connections to Winchester, Eastleigh, Fair Oak and Bishop's Waltham. The triangle formed by Main Road, Highbridge Road and Church Lane broadly contains the main developed area of the village. The avenue of lime trees leading from Highbridge Road to Brambridge House (Grade II\* listed), west of the village, is one of the largest in Hampshire. These aspects of the local landscape are valued highly by the local community, as reflected in the adopted Village Design Statement (2022).

### 14.40

It is expected that there is capacity for the development of about 350 dwellings in Colden Common, which can be achieved as follows:

Colden Common Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	132
Outstanding permissions (at 2021)	30
Remaining Local Plan allocations (at 2021) carried forward (Policy CC1)	48
Windfall allowance	50
New Site allocated in this Plan (Policy CC2)	45
New Site allocated in this Plan (Policy CC3)	35
New Site allocated in this Plan (Policy CC4)	10
<b>Total Provision 2019 - 2039</b>	<b>350</b>



**Legend**

- Carried Forward Sites
- New Sites
- Settlement Boundary
- Parish Boundary
- Winchester CC Boundary

**Land at Main Road**  
Page 447

**Colden Common Farm**  
Page 443

**Clayfield Park**  
Page 441

**Land adjoining 85 Church Lane**  
Page 451

**N**  
  
 Scale: 1:5,000  
 Paper Size: A3

**Colden Common**

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# HOUSING ALLOCATIONS: CLAYFIELD PARK

**Area:**

Colden Common

**Name of Site:**

Clayfield Park

**Location:**

Main Road

**Size:**

2.174 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential

**Indicative number of homes:**

48 dwellings

**Existing use:**

Commercial

## Site Plan



## Wider context



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### 14.41

**Supporting text:**

The Clayfield Park housing allocation is an existing allocation in the adopted Local Plan which has been carried forward, updated as necessary.

### 14.42

The number of expected dwellings on the site has been amended to 48 to take account of recent permission for commercial development on a small part of the site.

### 14.43

The allocation comprises two adjoining plots of land totalling about 2.7 hectares within single ownership. Located within the current settlement boundary and with a prominent frontage to Main Road, the plot at Clayfield Park Homes Ltd is previously developed whilst the part adjoining Avondale Park is an undeveloped field plot. Whilst a comprehensive development scheme for the combined area is preferable there is potential for development to be phased to allow for the relocation of existing commercial uses. Ground conditions resulting from current uses and historic use of the Clayfield site as a brick works will require assessment to determine the extent of any remedial measures prior to redevelopment.

### 14.44

The main point of access should be from Main Road with a secondary access from Spring Lane; however the development layout should be planned to allow a through route for pedestrians and cyclists but not for vehicular traffic. An existing public footpath through to St Vigor Way provides pedestrian access to the Primary School, local centre and equipped recreation area and would benefit from improvement alongside the site due to the position of protected trees. Open space on site should be flexible to provide amenity space, support informal recreation and other functions including tree planting and sustainable urban drainage.

#### Policy CC1

##### Clayfield Park

Land at Clayfield Park and adjoining Avondale Park, Main Road, as shown on the Policies Map, is allocated for the development of about 48 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

##### Access

- i. Provide safe vehicle, pedestrian and cycle access from Main Road along with any wider traffic management and mitigation measures necessary;
- ii. Provide a footpath and cycleway link through the site from Main Road to Spring Lane.

##### Environmental

- iii. Retain and reinforce planting around the site boundaries;
- iv. Provide on-site open space (Informal Open Space and Local Equipped Area for Play).

##### Other Infrastructure

- v. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.
- vi. Contribute to infrastructure needed to make the development acceptable in planning terms

## POLICY

14.41

14.44

# HOUSING ALLOCATIONS: COLDEN COMMON FARM

**Area:**

Colden Common

**Name of Site:**

Colden Common Farm

**Location:**

99 Main Road

**Size:**

2.3 hectares

**SHELAA site Reference:**

CC02

**Allocated Use:**

Residential

**Indicative number of homes:**

45 dwellings

**Existing use:**

Agricultural

**Site Plan**



**Wider context**



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**14.45**

**Supporting text:**

The site at Colden Common consists of area of land which is 2.3 hectares. The site is located along Main Road and there is existing access to the site, which currently comprises Colden Common farm and its

buildings. The site is in the countryside and extends some distance from the Main Road toward the South Downs National Park area further to the east.

**14.46**

The site abuts open fields from the north-east boundary around to its northern and western boundaries. The recently completed Sandyfields development abuts the site to the east and part of the south. To the west of the site are three listed buildings (Manor House, barn and grain store) abutting the western boundary.

**14.47****Nature of development**

The design and layout of the scheme is subject to various permutations, depending upon the location of key access points and the extent of integration with the adjacent Sandyfields development. Aside from preserving the setting of the listed buildings, the location and design of these access points is likely to have an effect on the wider pattern of development, taking into account the character of the immediate surroundings.

**14.48****Access**

The details of the access arrangements will need to be developed and tested at the planning application stage. The existing access is not appropriate in its current form. Suitable access will need to be provided taking into account the adjacent Sandyfields development and the access for that site and other nearby vehicular access points onto Main Road.

**14.49**

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been connected to the Main Road, adjacent development, the Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

**14.50**

Arrangements should be made for safe crossing points over Main Road, following discussions with the local highway authority.

**14.51****Environmental**

The proposals will need to respect the wider rural setting of the surrounding countryside and the South Downs National Park further to the east.

**14.52**

The proposals will need to include landscaping to retain and reinforce the containment of the site and to create a new settlement edge.

**14.53**

The adjacent listed buildings consist of a manor-style farmhouse and two associated buildings. These currently have a rural setting. The development will need to preserve the integrity of the listed buildings and not harm their setting.

**Policy overleaf**

14.45

14.53

# HOUSING ALLOCATIONS: COLDEN COMMON FARM

## Policy CC2

### Colden Common Farm

Land at Colden Common Farm, as shown on the Policies Map, is allocated for about 45 dwellings. 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;

#### Nature of development

- ii. Provide an overall site plan establishing principles for the disposition of development, with broad areas of screening to the listed buildings. The scheme should indicate appropriate locations for vehicular access and pedestrian and cycle routes connecting into the wider area. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

#### Access

- iii. Provide a safe vehicle, pedestrian and cycle access to Main Road;
- iv. Provide pedestrian and cycle links across the site and connecting to the new residential area to the south;

- v. Provide or contribute to the provision of crossing points to Main Road as appropriate;

- vi. Contribute to other necessary highway and road safety improvements in the area

#### Environmental

- vii. Provide landscaping to create a new settlement edge to the east and north of the site, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site and the open nature of the frontage to Main Road;

- viii. Provide landscape buffers to protect the amenities of existing properties to the north and south of the site and any wider views to SDNP;

- ix. Provide screening and landscape buffers to preserve the setting of the adjacent Listed Buildings at Manor House;

- x. Provide on-site open space in accordance with policy NE3;

#### Other Infrastructure

- xi. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.

- xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.



NEW SITE

Policy  
CC2

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# HOUSING ALLOCATIONS: LAND AT MAIN ROAD

**Area:**

Colden Common

**Name of Site:**

Land at Main Road

**Location:**

Main Road

**Size:**

1.448 hectares

**SHELAA site Reference:**

CC04

**Allocated Use:**

Residential

**Indicative number of homes:**

35 dwellings

**Existing use:**

Agricultural

**Site Plan**



**Wider context**



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**14.54**

**Supporting text:**

The site at Main Road consists of area of land which is 1.448 hectares and fronts directly onto the road. The site is adjacent to the settlement, with residential development to the south and to the west

on the other side of Main Road. The north and east of the site is open countryside. The site is opposite Colden Common Recreation Ground to its south-west.

**14.55**

The site itself comprises a field currently used for grazing. The land rises gently to the east, where there are trees and the SDNP beyond. There is no planting to the frontage, however, there is a substantial wooded area immediately north which is covered by a group TPO. The eastern boundary is marked by a strong line of trees and there are also some trees along the southern boundary before the adjacent residential development. Some of these trees are covered by Tree Preservation Orders.

**14.56**

Opposite the site, a footpath runs alongside the Recreation Ground to Main Road. This is marked as key footpath in the Colden Common VDS 2022 and views from this area are highlighted. Open views across the site to the east towards the South Downs National Park are valued by the local community and referred to in the VDS.

**14.57**

The site is prominent in the landscape, providing a visual break to the nearby village of Twyford and marks the entrance to the village. Any new development should therefore be set well back from the road and should be buffered or separated from the road by a belt of landscaping which should include both hedges and trees.

**14.58**

The amount of development on the site will need to be limited to reflect the importance of the open aspect and views and proposals will need to include landscaping to retain and reinforce the containment of the site and to create a new settlement edge

**14.59**

Communal open space should be provided on site, located at the top of the site to take advantage of the woodland tree cover in this area.

**14.60**

There are three listed buildings opposite the site. Part of their character is the rural undeveloped nature of their setting and the development will need to respect these buildings.

**14.61****Access**

A suitable location for access to the site and any provision for crossing to the recreation ground area will need to be determined and carefully considered to avoid conflicts with existing access. It will be desirable to increase the width of the footpath in this area to improve pedestrian safety. The details of the access arrangements will need to be developed and tested at the planning application stage.

14.54

-

14.61

## HOUSING ALLOCATIONS: LAND AT MAIN ROAD

### Policy CC3

#### Land at Main Road

Land at Main Road, as shown on the Policies Map, is allocated for the about 35 dwellings. 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;
- ii. Provide an overall site plan indicating the general layout of development, open space, landscaping and access points that minimises wider landscape impacts on the setting of Colden Common and views to the SDNP. Development should be sited away from the site frontage, behind landscape buffers. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

#### Access

- iii. Provide a safe vehicle, pedestrian and cycle access to Main Road;
- iv. Provide or contribute to the provision of crossing points to Main Road as appropriate;

- v. Contribute to other necessary highway and road safety improvements in the area

#### Environmental

- vi. Provide landscaping to create a new settlement edge to the north of the site which retains a gap to Twyford village.
- vii. Retain and reinforce important trees and hedgerows within and around the edges of the site;
- viii. Provide landscape buffers to protect the amenities of existing properties to the south of the site and any wider views to SDNP;
- ix. Preserve the setting of the nearby Listed Buildings;
- x. Provide on-site communal open space (Informal Green Space / Natural Green Space) in accordance with policy NE3 towards eastern top of the site;

#### Other Infrastructure

- xi. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;
- xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

Policy  
CC3

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# HOUSING ALLOCATIONS: LAND ADJOINING 85 CHURCH LANE

**Area:**

Colden Common

**Name of Site:**

Land adjoining 85 Church Lane

**Location:**

Church Lane

**Size:**

0.8 hectares

**SHELAA site Reference:**

CC15

**Allocated Use:**

Residential

**Indicative number of homes:**

10 dwellings

**Existing use:**

Agricultural

**Site Plan**



**Wider context**



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**14.62**

**Supporting text:**

The site is located along Church Lane and directly fronts onto the road.

**14.63**

There is existing residential development on the other side of Church Lane across from the site, including a listed building at Keepers Cottage 94 Church Lane. The site abuts the existing frontage development along the south side of Church Lane to its eastern boundary. Open fields bound the south and west of the site. There is an

existing public footpath to the north of the site, fronting Church Lane that links into the main area of Colden Common, including the school.

**14.64**

The site itself is currently open fields with some large established trees and some hedgerow planting along its boundaries. There are extensive open views to the south of the village from the road frontage, which are highlighted in the Colden Common VDS 2022.

**14.65**

The site is suitable for a limited amount of new residential development that will need to respect the existing character and building pattern along Church Road. The proposals will need to retain long range views to the south as much as possible.

**14.66**

Vehicular access to the new development can be achieved from Church Lane. The location and number of access points will depend upon the agreed layout of the development.

**Policy CC4**

Land adjoining 85 Church Lane

Land at Church Lane, as shown on the Policies Map, is allocated for about 10 dwellings. 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 safe vehicle, pedestrian and cycle access from Church Lane and contribute to any off-site junction improvements necessary;

Environmental

- iii. Provide landscaping to create a new settlement edge to the west and the south that maintains wider views to the south from Church Lane;

- iv. Undertake an arboricultural survey and retain important trees within the site. Particularly fronting Church Lane, except where removal is necessary for access requirements;
- v. Ensure that development is designed so as to preserve the setting of Keepers Cottage listed building to the north-west of the site;
- vi. Open space to serve the development in accordance with policy NE3.

Other Infrastructure

- vii. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- viii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

NEW SITE

14.62  
-  
14.66

## LARGER RURAL SETTLEMENTS

### DENMEAD

#### 14.67

Denmead is a large village of mixed rural and suburban character located to the south east of Winchester District, north of Portsmouth. It lies close to Waterlooville and the largely undeveloped settlement gap between Denmead and Waterlooville is highly valued by residents. A major development area of about 3,000 dwellings is being developed at 'West of Waterlooville including Newlands', partly within Denmead Parish.

#### 14.68

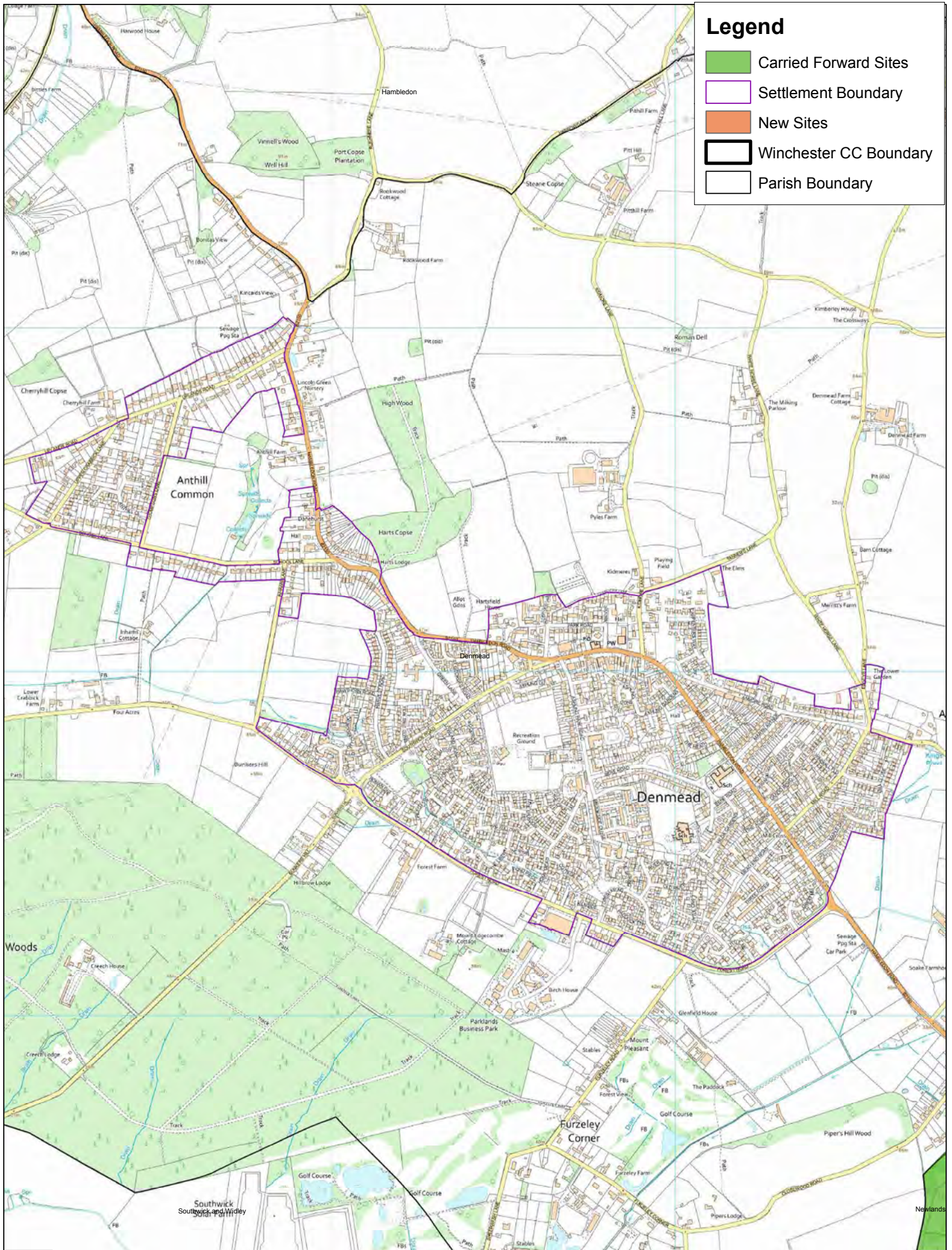
Denmead Parish Council opted to produce a Neighbourhood Plan to achieve the development requirements set out in the current Local Plan. The Denmead Neighbourhood Plan (DNP) was 'made' by the city council in 2015 and remains part of the development plan for Winchester District. The DNP makes site allocations and incorporates a number of specific policies for Denmead. The main housing allocation has recently been completed, with a few smaller sites remaining. Denmead Parish Council has confirmed its intention to review the Neighbourhood Plan, so the housing target for Denmead will be provided through the development allocations of the existing and reviewed Neighbourhood Plan.


#### 14.69

It is expected that there is capacity for the development of about 350 dwellings in Denmead, which can be achieved as follows:

Denmead Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	120
Outstanding permissions (at 2021) including Neighbourhood Plan allocation (DNP Policy 2i)	59
Remaining Neighbourhood Plan allocations (at 2021) (DNP Policies 2ii and 2iv)	28
Windfall allowance	50
New Sites to be allocated in DNP Review (Policy D1)	100
<b>Total Provision 2019 - 2039</b>	<b>357</b>






  
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# Denmead

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## LARGER RURAL SETTLEMENTS

### DENMEAD

**Area:**

Denmead

**Name of Site:**

N/A

**Location:**

Neighbourhood Plan Designated Area

**Size:**

N/A

**SHELAA site Reference:**

N/A

**Allocated Use:**

N/A

**Indicative number of homes:**

100 dwellings

**Existing use:**

N/A

#### 14.70

**Supporting text:**

Denmead Parish Council is in the process of updating the Denmead Neighbourhood Plan which was made on 1 April 2015. The updated Neighbourhood Plan will make provision for between about 100 dwellings and will include a number of specific

policies for Denmead. The development management policies of this plan will apply to the area covered by the Neighbourhood Plan which must also be in accordance with the strategic policies in the plan.

#### Policy D1

##### Neighbourhood Plan Designated Area

Land will be allocated for development in the Denmead Neighbourhood Plan for about 100 dwellings, including any required

amendments to the settlement boundary. Development will be expected to address the following:

- i. Show how they are contributing towards the Vision and Objectives of the Plan in Policy SP1 and in general conformity with its strategic approach;
- ii. Have regard to information on local need for new homes, jobs and facilities, for their plan area.

POLICY

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## LARGER RURAL SETTLEMENTS

### KINGS WORTHY

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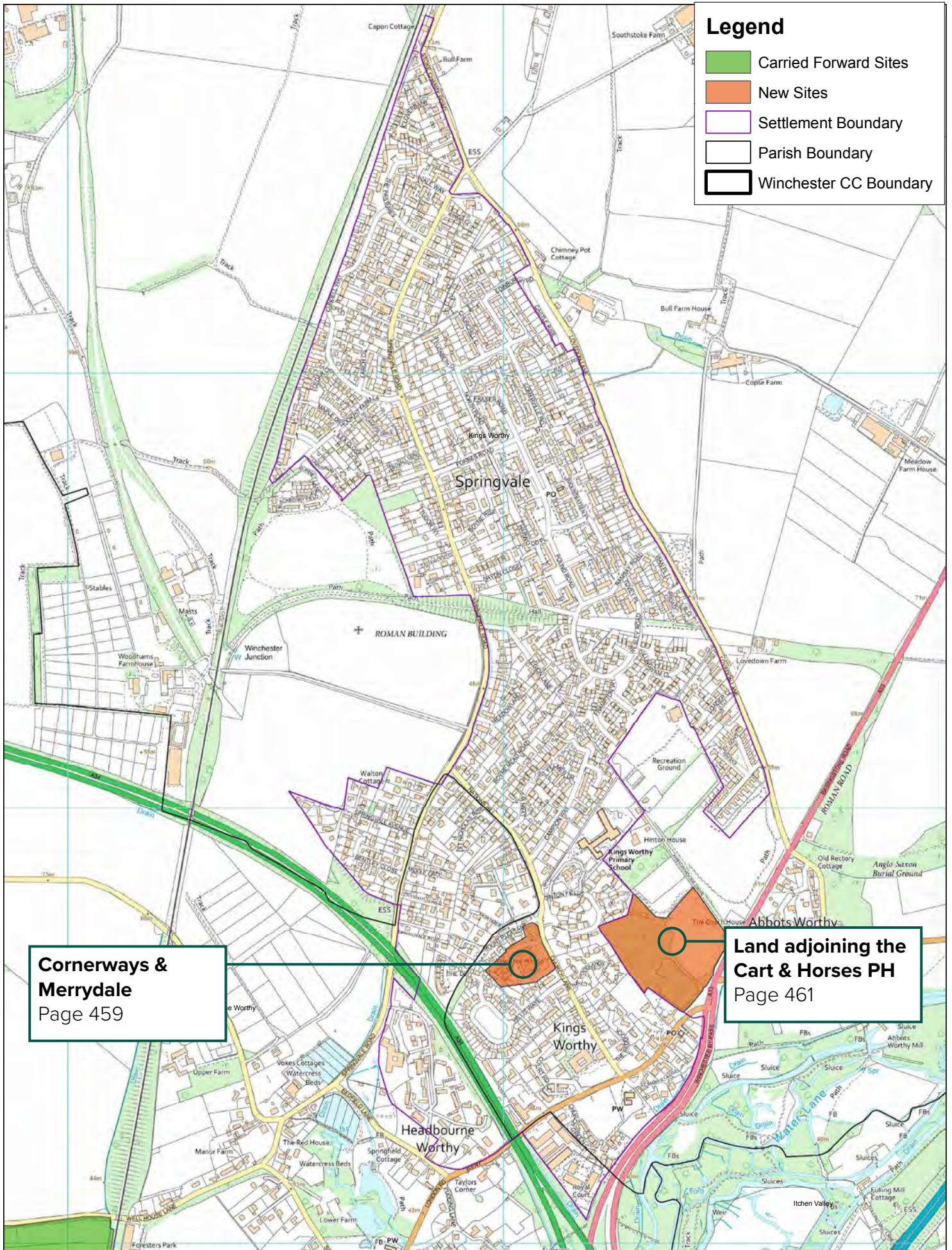
#### 14.71

Kings Worthy is bounded generally by the main London-Southampton railway to the west, Lovedon Lane to the north-east and the A34 to the south. The older part of the village lies on a south-east facing slope above the River Itchen, with large areas of modern development to the north. Kings Worthy has a varied character, with a rural historic Conservation Area as well as extensive areas of more modern suburban development. It generally consists of medium to low density housing, a few shops, open spaces, many footpaths and a hierarchy of road styles leading into sections of housing. There are a large number of trees and hedges throughout the village, creating a very 'green' semi-rural/suburban appearance.

#### 14.72

It is expected that there is capacity for the development of about 250 dwellings in Kings Worthy, which can be achieved as follows:

Kings Worthy Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	8
Outstanding permissions (at 2021)	92
Windfall allowance	50
New Site allocated in this Plan (Policy KW1)	30
New Site allocated in this Plan (Policy KW2)	70
<b>Total Provision 2019 - 2039</b>	<b>250</b>



**Legend**

- Carried Forward Sites
- New Sites
- Settlement Boundary
- Parish Boundary
- Winchester CC Boundary

**Cornerways & Merrydale**  
Page 459

**Land adjoining the Cart & Horses PH**  
Page 461



Scale: 1:7,500  
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**Kings Worthy**

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## HOUSING ALLOCATIONS: CORNERWAYS & MERRYDALE

**Area:**

Kings Worthy

**Name of Site:**

Cornerways & Merrydale

**Location:**

Church Lane

**Size:**

1.3 hectares

**SHELAA site Reference:**

KW12

**Allocated Use:**

Residential

**Indicative number of homes:**

30 dwellings

**Existing use:**

Former children's home

**Site Plan****Wider context**

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### 14.73

**Supporting text:**

This brownfield site is within the built-up area of Kings Worthy and is well-related to local facilities and services. It totals approximately 1.3 hectares and contains some important trees which should be

retained, particularly fronting Church Lane. There are also 3 existing dwellings within the site and, taking account of these factors, a net gain of about 30 dwellings is expected.

## 14.74

Kings Worthy conservation area and several listed buildings lie to the south of the site, along Church Lane, and the impact of development on views of these features should be taken into account. There is an existing access to the site from Church Lane and provision should be made to improve pedestrian and cycle links to key facilities and destinations, so far as the constraints of Church Lane and the conservation area allow.

### Policy KW1

#### Cornerways & Merrydale

Land at Cornerways & Merrydale, Church Lane, as shown on the Policies Map, is allocated for the development of about 30 dwellings (net). 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. As a brownfield site, there is no restriction on the phasing of development.

#### Access

- ii. Provide safe vehicle, pedestrian and cycle access from Church Lane and contribute to any off-site junction improvements necessary.

#### Environmental

- iii. Undertake an arboricultural survey and retain important trees within the site, particularly fronting Church Lane;

- iv. Ensure that development is designed so as to protect the setting and important views of the conservation area and listed buildings along Church Lane, to the south of the site.

#### Other Infrastructure

- v. Open space to serve the development in accordance with policy NE3.
- vi. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- vii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

NEW SITE

14.73

14.74

# HOUSING ALLOCATIONS: LAND ADJOINING THE CART & HORSES PH

**Area:**

Kings Worthy

**Name of Site:**

Land adjoining the Cart & Horses PH

**Location:**

West of Basingstoke Road

**Size:**

4.7 hectares

**SHELAA site Reference:**

KW02

**Allocated Use:**

Older person's housing and open space

**Indicative number of homes:**

70 (dwelling equivalents)

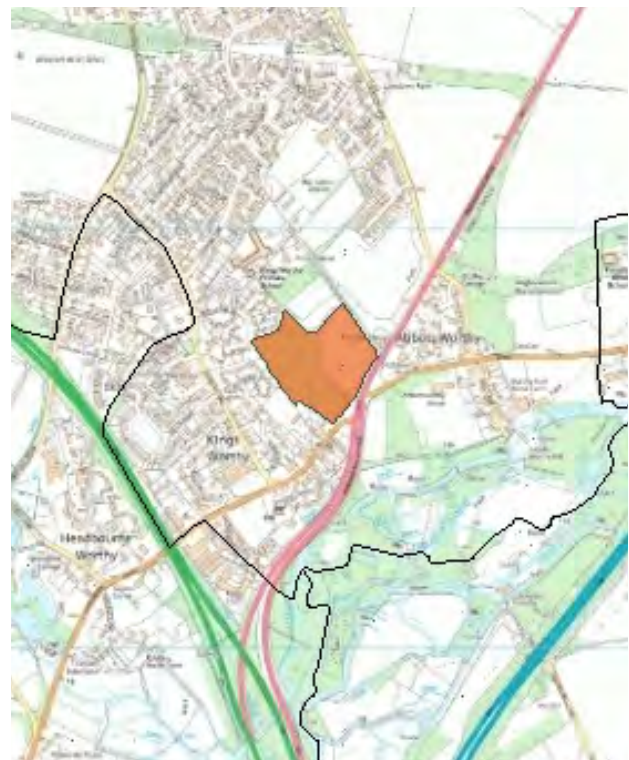
**Existing use:**

Former country house and grounds

**Site Plan**



**Wider context**



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**14.75****Supporting text:**

This site adjoins the built-up area of Kings Worthy and totals approximately 4.7 hectares. It is well-related to local facilities and services but has several constraints. It is listed in the Hampshire Gardens Trust inventory of Hampshire gardens and parks as the former site of Kings Worthy House and its grounds and is subject to 'blanket' tree preservation orders, although many of the trees are in poor condition. It forms part of the settlement gap between Kings Worthy and Abbots Worthy. The South Downs National park lies to the east of Basingstoke Road, along with Abbots Worthy conservation area, and Kings Worthy conservation area lies to the south.

**14.76**

Despite these constraints, the site is well related to the existing built-up area and sensitive development would not intrude significantly into the settlement gap, provided important existing trees are retained. The proposed development should be designed to protect retained trees, create wooded and landscaped open spaces, particularly in the northern and western parts of the site. This will also help retain the openness of the settlement gap and protect the character of the conservation areas and National Park.

**14.77**

The location and characteristics of the site make it suited to the development of older person's housing. For care units a proportion is used to determine the 'dwelling equivalents' provided (1.8 care units = 1 dwelling). It is expected that the site could accommodate a mix of care accommodation (communal) and assisted living units (independent) which would equate overall to about 70 dwellings. Affordable housing should be provided where this would be consistent with the type of provision proposed and the management arrangements for it.

**14.78**

Access to the site should be taken from Basingstoke Road and provides the opportunity to rearrange the junction of Basingstoke Road, London Road and the B3047, which has a poor safety record. The tree belt along Basingstoke Road forms an important wooded view and can help reduce the impact of noise from Basingstoke Road, so access should be carefully designed to minimise the loss of healthy trees. Conservation areas and several listed buildings lie to the south and east of the site, in Kings Worthy and Abbots Worthy, and development should be designed to avoid harmful impacts on these and the National Park.

**14.79**

The site is adjacent to the Hinton Field public open space and a link/connection to this from the site should be facilitated in any development proposal. The required masterplan should establish what degree of public access to the woodland would be appropriate and retained woodland areas should be identified and managed as an asset. A woodland management document will need to be produced, as well as an arboricultural impact assessment and method statement.

14.75

14.79

## HOUSING ALLOCATIONS: LAND ADJOINING THE CART & HORSES PH

### Policy KW2

#### Land adjoining the Cart & Horses PH

Land adjoining the Cart & Horses PH, Basingstoke Road, as shown on the Policies Map, is allocated for the development of older person's housing of about 70 dwelling equivalents. 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, retained trees, open space, access and junction arrangements should be submitted. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- ii. As older person's accommodation is a housing priority, there is no restriction on the phasing of development.

#### Access

- iii. Provide for the rearrangement of the Basingstoke Road, London Road and B3047 junction so as to ensure safe vehicular access from Basingstoke Road, while protecting the important belt of trees on that edge of the site, and improve pedestrian and cycle access;

- iv. Provide a pedestrian link to the Hinton Field public open space;
- v. Contribute to any other off-site junction improvements necessary.

#### Environmental

- vi. Undertake an arboricultural survey, retain important trees within the site particularly fronting Basingstoke Road and in the northern and western parts of the site, and establish a management plan for areas of woodland to be retained;
- vii. Use retained trees to determine the layout of development and provide on-site open space (Informal Open Space) so as to create an attractive and accessible environment and retain the openness of the settlement gap;
- viii. Ensure that development is designed so as to protect important views of the conservation areas, listed buildings and South Downs National Park.

#### 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.
- xi. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

Policy  
KW2

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## LARGER RURAL SETTLEMENTS

### WICKHAM

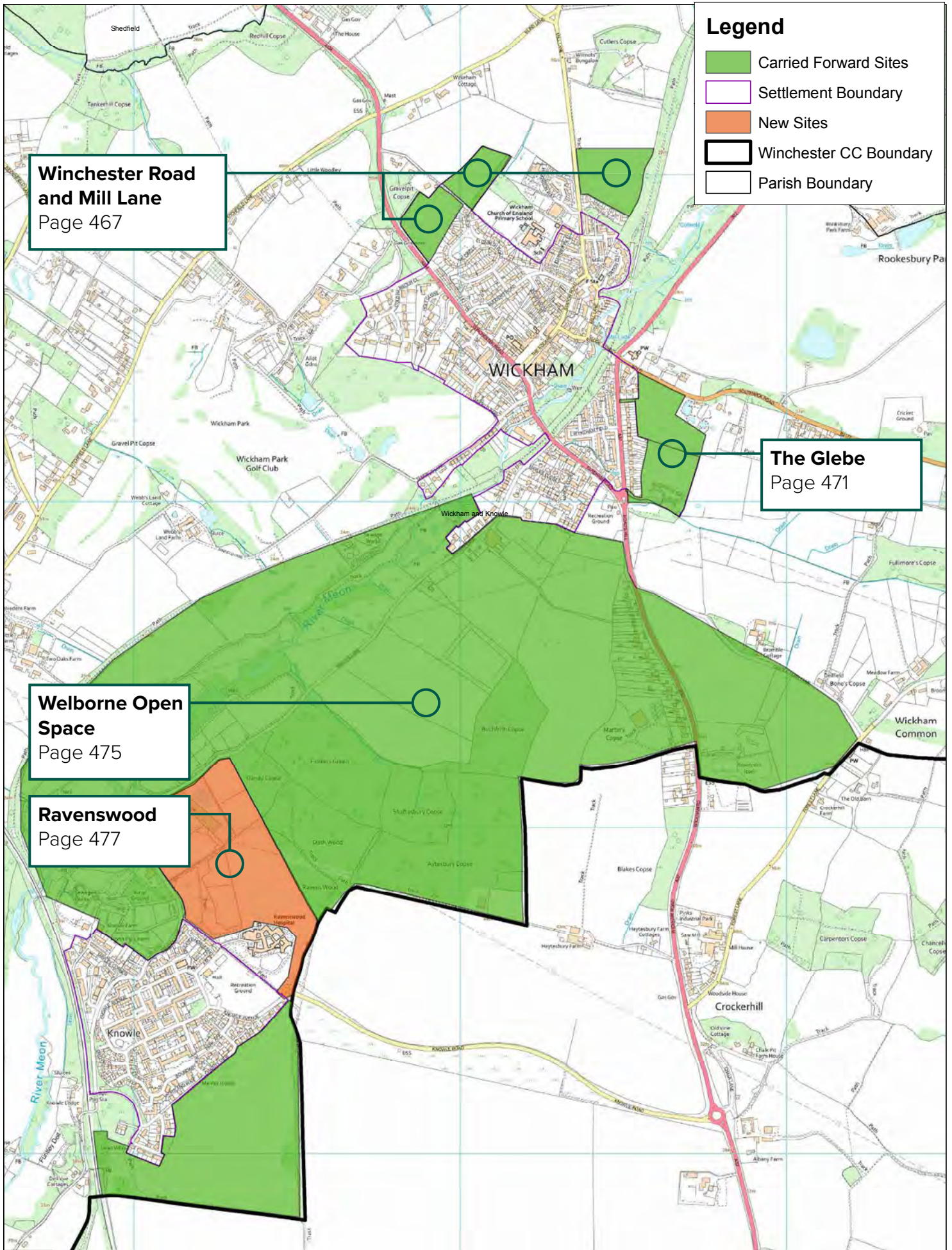
#### 14.80

Wickham is a compact, nucleated, historic village which has expanded alongside the River Meon around a medieval planned centre. Despite gradual expansion during the 20th Century to meet local housing needs, it has retained its ancient character as a peaceful and compact village in an attractive rural setting. It is surrounded by countryside typical of the Hampshire basin generally, and particularly of the natural environment throughout the lower valley of the River Meon. The River Meon, Wickham Water Meadows and Meon Valley Meadows and Woodland are all Sites of Importance for Nature Conservation (SINCs) within or adjoining the village.

#### 14.81

At Wickham there is an opportunity to bring forward a site which has community support for 200 dwellings at Knowle, which has some facilities and services. It is expected that there is capacity for the development of about 450 dwellings at Wickham, which can be achieved as follows:

Wickham Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	1
Outstanding permissions (at 2021) including Local Plan allocations carried forward (Policies WK1, WK2)	206
Windfall allowance	50
New Site allocated in this Plan (Policy WK4)	200
<b>Total Provision 2019 - 2039</b>	<b>457</b>



**Winchester Road and Mill Lane**  
Page 467

**The Glebe**  
Page 471

**Welborne Open Space**  
Page 475

**Ravenswood**  
Page 477

- Legend**
- Carried Forward Sites
  - Settlement Boundary
  - New Sites
  - Winchester CC Boundary
  - Parish Boundary

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**Wickham and Knowle**

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## HOUSING ALLOCATIONS:

### WINCHESTER ROAD HOUSING ALLOCATION AND OPEN SPACE ALLOCATION

**Area:**

Wickham

**Name of Site:**

Winchester Road Housing Allocation and Open Space Allocation

**Location:**

Winchester Road and Mill Lane

**Size:**

4.2 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential and Open Space

**Indicative number of homes:**

125 dwellings

**Existing use:**

Agricultural

#### Site Plan



#### Wider context



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#### 14.82

##### **Supporting text:**

The Winchester Road housing area consists of two adjoining sites (totalling 4.2 hectares) which form part of an allocation which includes the provision of new sports pitches and pavilion on land in the same ownership to the east of Mill Lane. This provision is necessary to help meet part of the open space requirements for development and to improve the amount and distribution of available sports grounds. Parking provided at Mill Lane may help to alleviate shortfalls in The Square when it is not being used by the sports facility.

#### 14.83

The housing sites are accessible directly from the A334 and have good access to the village centre and various facilities. They are well related to the settlement and are well-contained within the landscape and by existing boundary planting. Access should be from Winchester Road and a traffic light junction is likely to be the optimum solution in terms of vehicular and pedestrian safety (also allowing safe crossing arrangements) and reducing the impact on the important 'tunnel' of trees that is a feature of this part of Winchester Road. The details of the access arrangements, including off-site improvements which are likely to be necessary to the A334/Titchfield Lane junction, will need to be developed and tested at the planning application stage and other access arrangements which meet the requirements of policy WK2 are not ruled out. Pedestrian and cycle access into the village and to local facilities will need to be improved, but the rural character of the right of way crossing the site should be maintained.

#### 14.84

New development will need to provide substantial landscaping to retain and reinforce the containment of the site, currently provided by various important trees and hedges around its edges, and to create a new settlement edge. The substantial belt of trees along the north-eastern edge of the site is protected by a Tree Preservation Order and the Site of Importance for Nature Conservation (SINC) to the north-west of the site should be protected to ensure no net loss of biodiversity. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories, including the proposed sports provision at Mill Lane. It may be appropriate for the required allotment provision to be on land adjoining the allocated site

14.82

14.84

## HOUSING ALLOCATIONS:

### WINCHESTER ROAD HOUSING ALLOCATION AND OPEN SPACE ALLOCATION

#### Policy WK1

#### Winchester Road Housing and Open Space Allocation

#### POLICY

Sites at Winchester Road and Mill Lane, as shown on the Policies Map, are allocated in the adopted Local Plan for the phased development of about 125 dwellings and public sports provision. 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. Two adjoining sites at Winchester Road are proposed for residential development in conjunction with 3.5 hectares of land at Mill Lane being laid out and made available for the provision of sports pitches, pavilion and parking. A masterplan establishing principles for the disposition of housing, 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. A phasing plan establishing the order and location of development and infrastructure provision for

all the allocated areas should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the sports provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.

#### Access

- iii. Provide safe vehicle, pedestrian and cycle access to the housing sites by means of a new junction on Winchester Road, including suitable crossing arrangements and junction improvements, particularly to the Winchester Road/Titchfield Lane junction, in a location and form that minimises any harmful impact on the important group of trees alongside Winchester Road in this area;
- iv. Provide safe vehicular, pedestrian and cycle access to the sports site in Mill Lane, with any access to the Meon Valley Trail being sensitive to its location in the National Park, including parking provision commensurate with the proposed use;
- v. Provide pedestrian/cycle access within the site and improve off-site links to community facilities and the village centre along Winchester Road and via The Circle and Dairy Moor



## Policy WK1

### Winchester Road Housing and Open Space Allocation - continued

#### Environmental

- vi. Provide substantial landscaping to create a new settlement edge to the north and west, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site;
- vii. Provide and lay out 3.5 hectares of land at Mill Lane for public sports pitches, suitable changing facilities and associated access, parking, drainage and landscaping;
- viii. Retain and protect the important belt of protected trees along the north-eastern boundary of the site and provide substantial on-site open space (Allotments and Local Equipped Areas for Play).

#### Other Infrastructure

- ix. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;
- x. Include surface water management measures to ensure the risk of flooding is not increased.

POLICY

CARRIED FORWARD SITE

Policy  
WK1

# HOUSING ALLOCATIONS: THE GLEBE

**Area:**

Wickham

**Name of Site:**

The Glebe

**Location:**

Off the A34/A334 (School Road)

**Size:**

5.9 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential and Open Space

**Indicative number of homes:**

80 dwellings

**Existing use:**

Agricultural

**Site Plan**



**Wider context**



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## 14.85

### Supporting text:

The site at The Glebe totals 5.9 hectares of which the northern part (3 hectares) is proposed for informal public open space use. The site is of potential archaeological interest, especially the northern part, and this will require investigation and appropriate protection and recording, in accordance with policy HE6. The southern part of the site is part of an allocation which includes the use of the northern part of the site for informal recreation and parkland, along with a contribution to the improvement of Wickham's sports provision (likely to be in the form of a replacement pavilion at the Recreation Ground). This provision is necessary to help meet the open space requirements for development and will also improve the amount and distribution of recreation land and facilities. The site is well related to the settlement and accessible directly from the A32/A334 junction, with good access to the village centre and various facilities.

## 14.86

Vehicular access should be from the existing A32/A334 roundabout and is likely to be by means of a fourth 'arm' being provided. However, the detailed access arrangements will need to be developed and tested at the planning application stage, taking account of any measures needed as a result of the proposed development of Welborne to the south. The revised junction arrangements should include improved facilities for pedestrians wishing to access the village centre using Fareham Road and, in order also to enable

safe access via Bridge Street, it will be necessary to provide pedestrian crossing facilities on School Road. This may also provide an opportunity to improve the operation of the A32/Southwick Road junction and any transport measures relating to this site should take account of, and be developed alongside, improvements needed to accommodate Welborne.

## 14.87

New development will need to retain protected trees within the site, reinforce the containment of the site, and provide a new settlement edge through substantial additional planting, particularly on the northern and eastern boundaries. Open space should be provided in accordance with Policy NE3, with the site capable of providing a number of the expected categories on-site, as well as contributing to improving Wickham's sports provision, particularly at the nearby Recreation Ground. The northern part of the site should be laid out and made available as informal public open space and parkland so as to conserve the archaeology of the site in situ and enhance the setting of the village on this approach. Archaeological excavation and assessment will be required in the southern part of the site to define the extent and significance of any archaeological remains and reflect these in the proposals, prior to housing development taking place.

14.85

14.87

# HOUSING ALLOCATIONS: THE GLEBE

## Policy WK2

### The Glebe Housing and Open Space Allocation

Land at the southern end of The Glebe, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 80 dwellings and the provision of public open space on the northern part of the site. 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. The southern part of the site (approximately 2.9 hectares) is proposed for residential development in conjunction with the northern part (approximately 3 hectares) being laid out and made available for informal public open space. A masterplan establishing principles for the disposition of housing, 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. A phasing plan establishing the order and location of development and infrastructure provision for all the allocated area should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the open space provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.

#### Access

- iii. Provide safe vehicle, pedestrian and cycle access to the site by means of an improved A32/A334 junction, with pedestrian/cycle accesses provided at this point and to the north, on School Road and Southwick Road;
- iv. Provide crossing arrangements to enable pedestrians and cyclists to cross School Road safely to access the village centre and facilities, along Fareham Road and Bridge Street.

#### Environmental

- v. Provide substantial landscaping to

## Policy WK2

### The Glebe Housing and Open Space Allocation - continued

create a new settlement edge to the north and east, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site;

- vi. Provide and lay out 3 hectares of land in the northern part of the site for public Informal Open Space and Parkland, and make Sports provision by contributing to the improvement of Wickham Recreation Ground, and provide open space within housing development (Local Equipped Areas for Play);
- vii. Investigate the archaeology of the whole site and take the results into account in planning the future of the site, preserving in situ, excavating or recording, as appropriate, important finds so as to prevent damage to the heritage of the site.

#### Other Infrastructure

- viii. Provide a connection to the

nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;

- ix. Include surface water management measures to ensure the risk of flooding is not increased.

POLICY

CARRIED FORWARD SITE

Policy  
WK2

# HOUSING ALLOCATIONS: WELBORNE OPEN SPACE

**Area:**

Wickham

**Name of Site:**

Welborne Open Space

**Location:**

Located between Knowle and Wickham to the north of the FBC boundary

**Size:**

210 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Open Space/Settlement Gap

**Indicative number of homes:**

0

**Existing use:**

Agricultural / woods

**Site Plan**

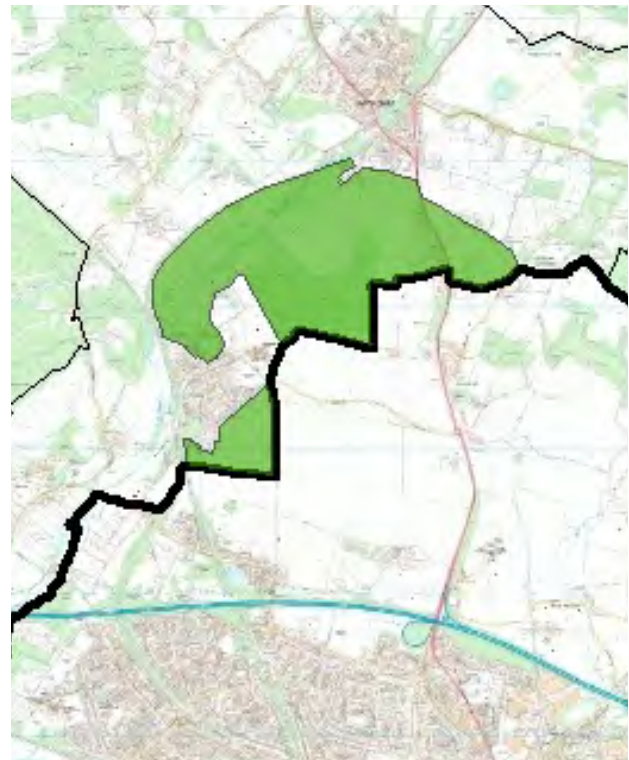


14.88

**Supporting text:**

The Welborne development to be located to the North of Fareham will comprise approximately 6,000 new homes. This development will be focused towards the City of Portsmouth and help deliver the

**Wider context**



strategic growth required in the South Hampshire sub-region. The adopted Fareham Core Strategy (2011) and Local Plan Part 3 (2015) set out the planning framework for the development.

**14.89**

Although none of the built element of the SDA will be within Winchester District, the SDA is a strategic issue which the Winchester District Local Plan needs to address. The Fareham Core Strategy requires that green buffers are provided to ensure that the SDA does not coalesce with Wickham or Knowle. Some of the land involved will be within Fareham Borough, and the city council would encourage its location adjoining areas of new green infrastructure, so as to reinforce the buffer between the SDA and Knowle and Wickham. It is also necessary for this Plan to define the general extent of open land within Winchester District which should be retained as a gap between the SDA and these settlements. It may be possible to accommodate some natural green infrastructure on land within Winchester

District, provided it does not include buildings and maintains the open and rural character of the land and enables its long-term management to be secured. The overriding requirement is to retain the open rural nature of this land and to prevent changes which would urbanise its undeveloped character. The uses and management of the area must help to secure an effective, viable and long-term gap between the SDA and the separate settlements of Knowle and Wickham.

**14.90**

Policy SH7 below sets out the planning framework for the areas within Winchester District.

**Policy WK3**

Welborne Open Space

The city council will cooperate with Fareham Borough Council to help develop a Strategic Development Area of between 6,500 - 7,500 dwellings together with supporting uses, centred immediately to the north of Fareham. Land within Winchester District (as shown on the

plan below) will form part of the open areas, to ensure separation between the SDA and the existing settlements of Knowle and Wickham. The open and undeveloped rural character of this land will be retained through the application of Policy NE7 – Settlement Gaps.

POLICY

14.88  
-  
14.90

---

## HOUSING ALLOCATIONS: RAVENSWOOD

---

**Area:**

Wickham

**Name of Site:**

Ravenswood

**Location:**

North and south of Knowle

**Size:**

65.78 hectares

**SHELAA site Reference:**

W118

**Allocated Use:**

Housing and agriculture, open space and recreation, nature conservation

**Indicative number of homes:**

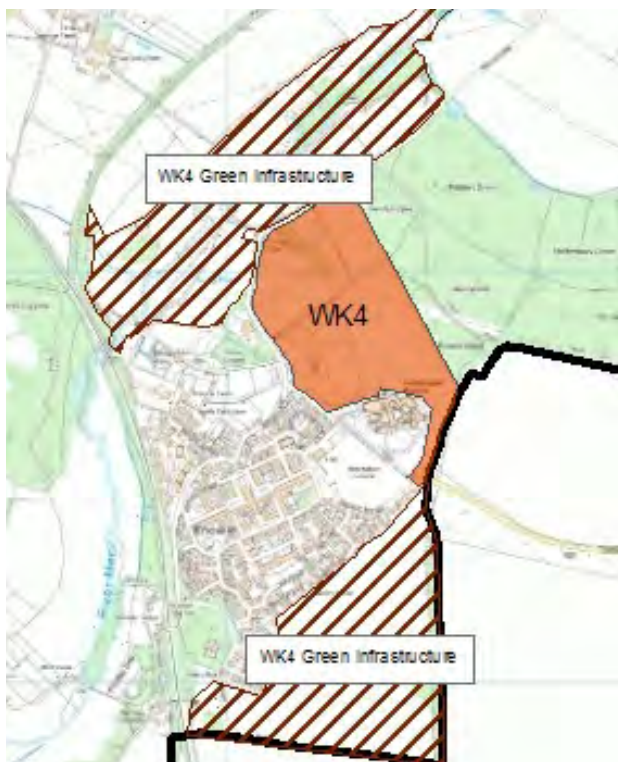
200 dwellings

**Existing use:**

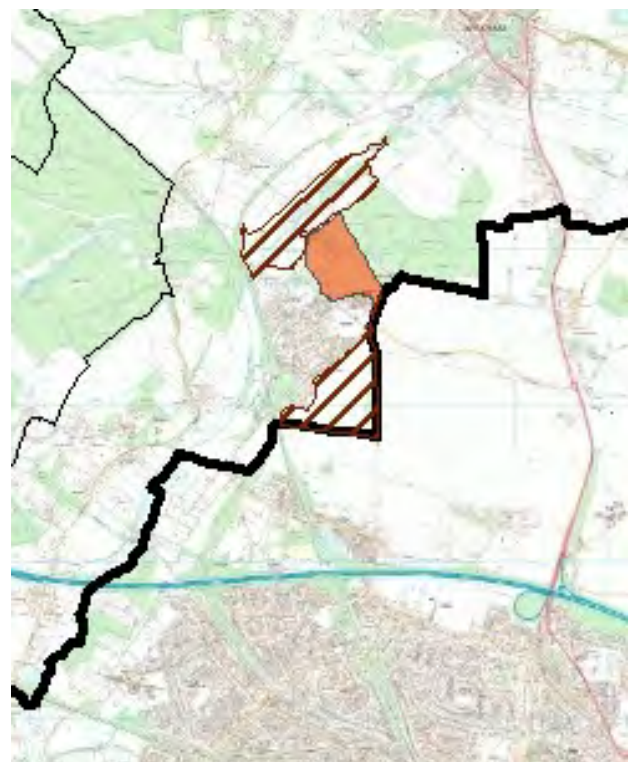
Currently undeveloped

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**Site Plan**



**Wider context**





**14.91****Supporting text:**

The site is located north of the Ravenswood Hospital adjacent to the settlement of Knowle.

**14.92**

The site is formed of three parcels of land areas of land. Together they have been the basis of a proposal to develop part of one of the sites, with the other two parcels being made over to the parish council. This proposal was the subject of a planning application 18/01612/OUT which has delegated approval, subject to the signing of a 106 agreement. It was promoted as a community led proposal under adopted Local Plan policy MTRA3.

**14.93**

The main parcel north of Ravenswood House Hospital takes access from Knowle Road. In total is it 17.58ha of land. The material supporting the planning application demonstrates that 5.98 could be the focus of residential development. The site wraps around the outer tree lined boundary of the hospital from Knowle Road and occupies the land to the boundary to the northern side with Dash Wood, a wooded area.

**14.94**

The second parcel of 27.25ha is accessed via Mayles Lane, to the west of the main site. It encompasses an open circulatory strip of land either side of the River Meon with a large man-made lake at the north-eastern end.

**14.95**

The third parcel of 20.95ha is known as the Knowle Triangle and falls between the settlement of Knowle and the proposed new community of Welborne, which falls within Fareham Borough to the south.

**14.96**

It is envisaged that the development will be accessed via a new arm from the existing Knowle Road / Knowle Avenue roundabout.

**14.97**

Dash Wood lies immediately to the north east of the development site. It is ancient woodland, and is subject to potential pressures from the development envisaged at Welborne. Therefore, development should minimise the potential impact upon the woodland and not provide for additional footpath entries to the woods.

**14.98**

This application is in close proximity to Botley Wood and Everett's and Mushes Copses SSSI. Development proposals must demonstrate that they will not damage or destroy the interest features for which the site has been notified.

**14.99**

The site falls within what is currently designated as a settlement gap under adopted LPP1 Policy SHUA4. However, the planning application, and associated technical evidence, has demonstrated that development of this site will secure a much larger part of the Gap to be safeguarded for the longer term, and in that context the loss of this part of the gap is acceptable.

14.91

14.99

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## HOUSING ALLOCATIONS: RAVENSWOOD

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### 14.100

There are a number of nearby heritage assets within the existing settlement of Knowle, including the Grade II listed former hospital building, chapel, and farm cottages. The topography and existing development means that it is not envisaged these will prevent development of the site – but proposals should demonstrate that any impacts upon these assets are considered.

### 14.101

The site falls within the Solent catchment for nitrates (Policy NE16) and within the 5.6 Kilometre Zone of Influence for the Solent and Southampton Water Special Protection Area (SPA) within which additional recreational disturbance must be addressed.

### 14.102

Advice from the Local Education Authority regarding the planning application has indicated that this development would require an expansion of Wickham Primary School, and a suitable contribution towards the cost of provision will be required.

### 14.103

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been connected to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

### 14.104

A key aim on the council and the community has been to secure a link from the existing Meon Valley Trail through to Knowle.

### 14.105

Considerable discussions have been held with the community regarding this proposal, and with the Wickham Community Land Trust regarding the provision of affordable dwellings.

**Policy WK4**

Ravenswood

Land at Ravenswood House, is allocated for the development of about 200 homes. Land at the Meon Water Meadows, and Knowle Triangle is allocated for amenity, open space and recreation , agricultural uses and nature conservation. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

**Access**

- i. Provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties;
- ii. Provide satisfactory pedestrian and cycle links to Knowle centre ,
- iii. Provision of a satisfactory link from the Meon Valley Trail through to Knowle.

**Environmental**

- iv. Appropriate buffering of Ravenswood Hospital and Dash Wood
- v. Ensure impacts upon Dash Wood are appropriately managed

**Other Infrastructure**

- vi. Provision of Knowle Triangle and Meon Water Meadows as green infrastructure.
- vii. Open space to serve the development in accordance with policy NE3.
- viii. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- ix. Identify and contribute to infrastructure needed to make the development acceptable in planning terms

POLICY

NEW SITE

14.100  
-  
14.105

## INTERMEDIATE RURAL SETTLEMENTS

### HURSLEY

#### 14.106

Hursley is located in the west of Winchester District, between Winchester and Romsey. The village is largely linear in layout with some housing developed in more depth to the rear of properties on the main road. The village has an historic centre containing many listed buildings and the conservation area covers most of the built-up area. To the west is Hursley Park, containing listed buildings within a parkland setting, occupied by IBM which is a major local employer.

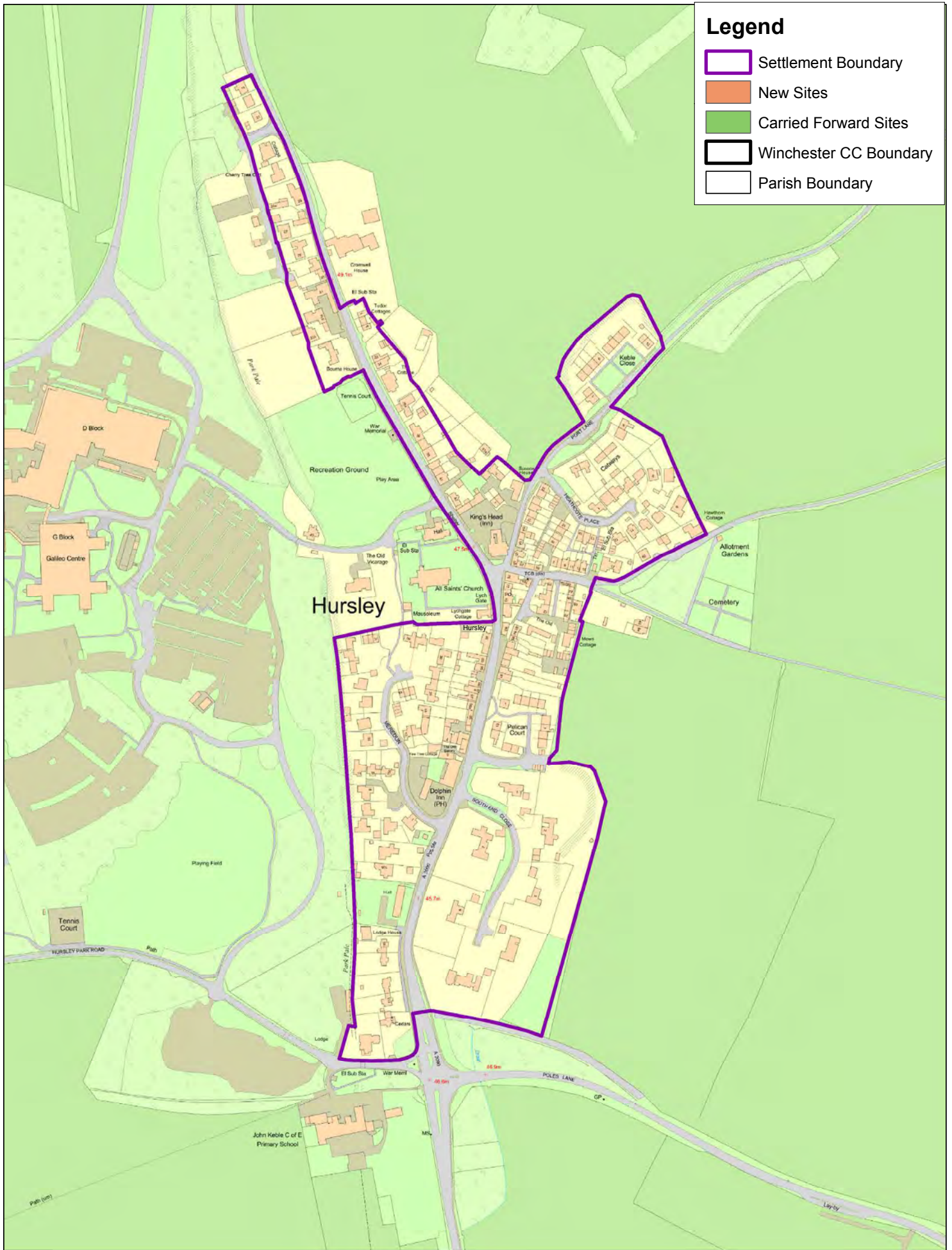
#### 14.107

Following the reassessment and updating of the settlement hierarchy, Hursley is now within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings. However, the parish council has commenced production of a Neighbourhood Plan and it would not be appropriate to identify a new housing target at this stage. Even so, the Neighbourhood Plan is able to identify local housing needs and allocate any sites that may be appropriate as it is developed.

#### 14.108

It is expected that there is capacity for the development of about 20 dwellings in Hursley, depending on the outcome of the emerging Neighbourhood Plan, which can be achieved as follows:

Hursley Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	0
Outstanding permissions (at 2021)	0
Windfall allowance	20
New Sites to be allocated in Hursley Neighbourhood Plan (Policy HU1)	
<b>Total Provision 2019 - 2039</b>	<b>20</b>



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# Hursley

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## INTERMEDIATE RURAL SETTLEMENTS HURSLEY

<b>Area:</b> Hursley	<b>SHELAA site Reference:</b> N/A
<b>Name of Site:</b> N/A	<b>Allocated Use:</b> N/A
<b>Location:</b> Neighbourhood Plan Designated Area	<b>Indicative number of homes:</b> N/A
<b>Size:</b> N/A	<b>Existing use:</b> N/A

### 14.109

#### Supporting text:

Hursley Parish Council is in the process of producing a Neighbourhood Plan which may make provision housing to meet local needs and could include other specific policies for Hursley. The policies of this Local Plan will apply to the area covered by the Neighbourhood Plan unless superseded by it.

#### Policy HU1

##### Neighbourhood Plan Designated Area

Additional land will be allocated as necessary to meet local housing and other needs in the Hursley Neighbourhood Plan, including any amendments to the settlement boundary. Development will be expected to:

- i. Show how it contributes towards the Vision and Objectives of the Plan in Policy SP1 and is in general conformity with its strategic approach;
- ii. Have regard to information on local needs for new homes, jobs and facilities, for the Neighbourhood Plan area.

POLICY

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## INTERMEDIATE RURAL SETTLEMENTS

### OTTERBOURNE

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#### 14.110

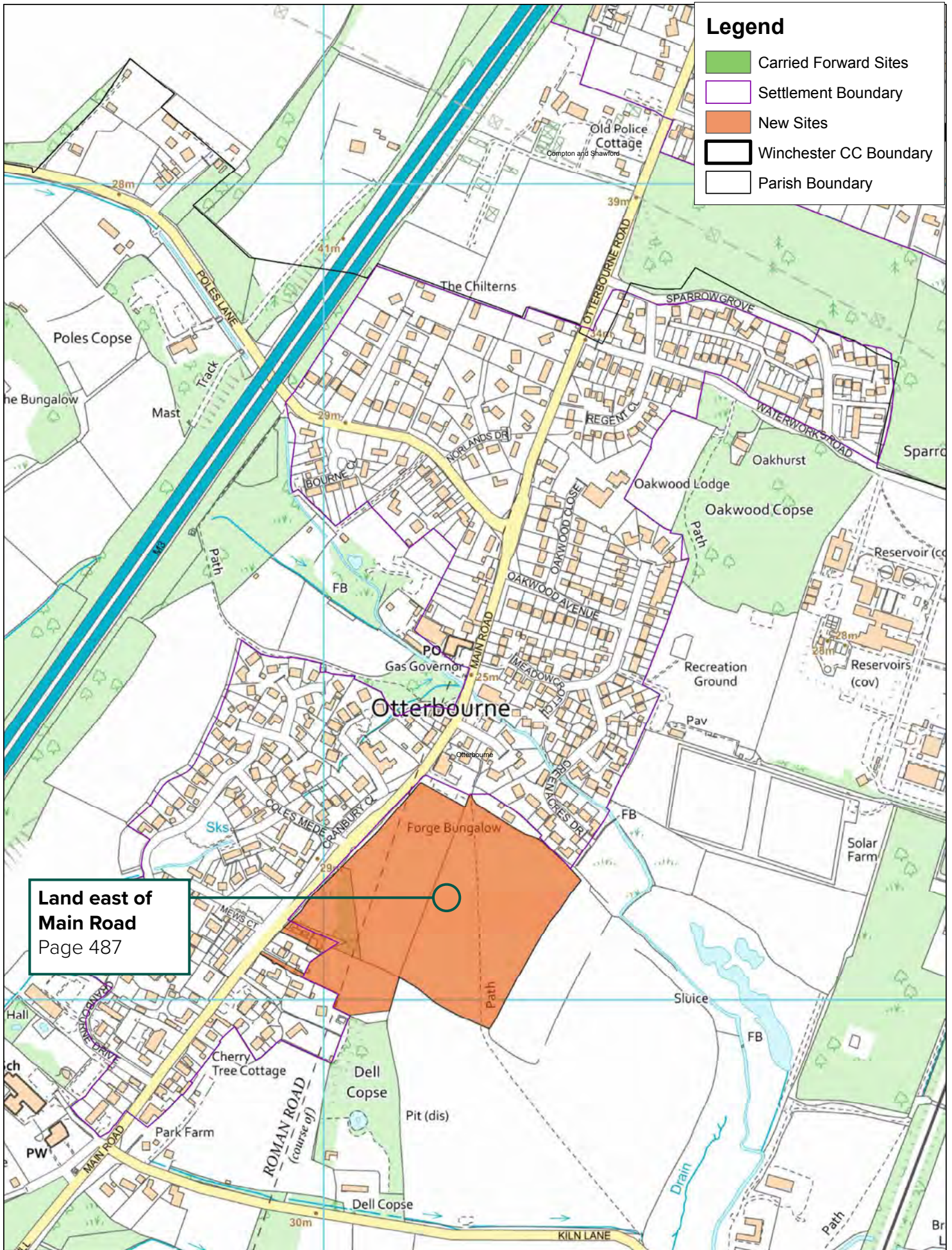
Otterbourne is located in the river Itchen valley which developed as a key transport route in this area, initially for navigation, then rail and now the M3 motorway. The village appears largely linear in layout though newer housing has been developed in more depth to the rear of properties on the main road. There are a number of scattered buildings of historic interest although there is no conservation area. The setting of the village in the Itchen valley, with various wooded areas, is important to its character. The Otterbourne Village Design Statement identifies these features in more detail.

#### 14.111

It is expected that there is capacity for the development of about 75 dwellings in Otterbourne, which can be achieved as follows:

Otterbourne Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	-2
Outstanding permissions (at 2021)	4
Windfall allowance	20
New Site allocated in this Plan (Policy OT1)	55
<b>Total Provision 2019 - 2039</b>	<b>77</b>





**Legend**

- Carried Forward Sites
- Settlement Boundary
- New Sites
- Winchester CC Boundary
- Parish Boundary

**Land east of  
Main Road**  
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Paper Size: A3

**Otterbourne**

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# HOUSING ALLOCATIONS: LAND EAST OF MAIN ROAD

**Area:**

Otterbourne

**Name of Site:**

Land east of Main Road

**Location:**

Land off Main Road

**Size:**

6.4 hectares

**SHELAA site Reference:**

OT03

**Allocated Use:**

Residential and Open Space

**Indicative number of homes:**

55 dwellings

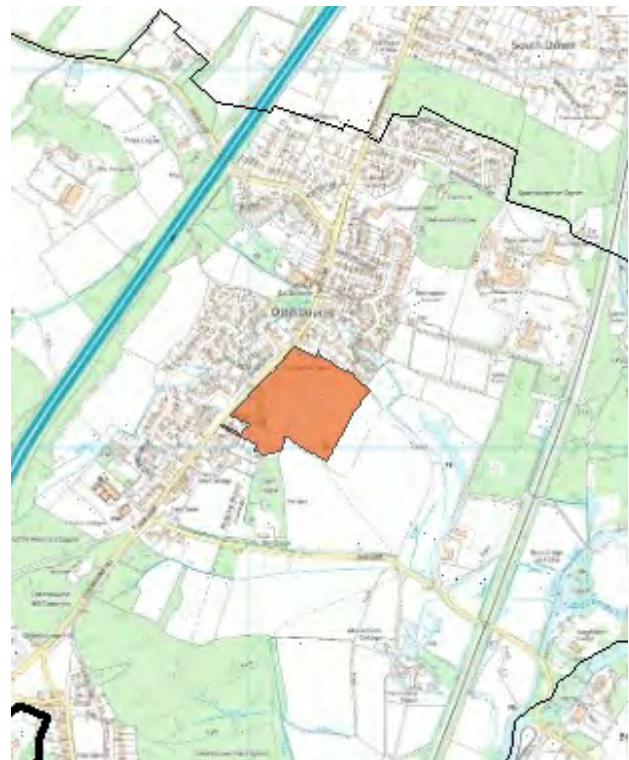
**Existing use:**

The site is currently vacant but was formerly in agricultural use

**Site Plan**



**Wider context**



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**14.112****Supporting text:**

The site at Otterbourne consists of an area of land that measures about 6.4 hectares with about 2.8 hectares of open space and about 3.5 hectares of developable area. The site is located to the east of Main Road and there is existing access to the site.

**14.113**

The site lies adjacent to the existing residential area and is within 10 minutes walking distance to shops, pubs, primary school, football pitch and open space. Existing residential properties lie to the north, west and south with countryside to the east.

**14.114**

The details of the access arrangements will need to be developed and tested at the planning application stage. It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been connected to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

**14.115**

Only part of the site is being promoted for development of about 55 dwellings. It is anticipated that the developable area of the site would comprise only that area consisting of the field bordering the length of Main Road, infilling only as far back as the current building line between 'The Old Forge restaurant' and the houses further up Main Road as far as Charlotte Mede, bounded by the hedgerows and tree line to north/south/east (all for retention) and the potential fourth access spur off the Coles Mede roundabout.

**14.116**

The parish council have requested that the settlement boundary only be extended to include the developable part of the site.

**14.117**

The site is accessed off a road with a 30mph speed limit and there are options for the point of connection from the site to the existing road. The first option includes modifying the existing roundabout on Main Road directly in front of the site, to include a fourth arm or upgrading it to a compact roundabout to provide motor vehicle access to the site. Further work (including monitoring traffic flows in this location) is needed to establish the most appropriate roundabout access solution. The costs associated with upgrading the existing roundabout would be high.

**14.118**

A second option could be to establish a new a motor vehicle access point (simple "T" junction) further north of the site, onto Main Road away from the existing roundabout (subject to visibility splays being achieved). The costs associated with this option would be medium.

**14.119**

There is a footway on both sides of Main Road at this point and an existing pedestrian crossing point. There is limited existing cycling infrastructure in this location to link in to. The development must provide new and improved footpath and cycleway links both within the site and connecting to the existing network.

14.112

-

14.119

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## HOUSING ALLOCATIONS: LAND EAST OF MAIN ROAD

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### **14.120**

The proposals must include landscaping to retain and reinforce the containment of the site and to create a new settlement edge and open space. About 2.8 hectares of formal and informal open space will be provided on site which will be transferred to the parish council (details to be agreed via S106 agreement) and must include a local equipped area for play.

### **14.121**

There may be potential for the 2.8 hectares of open space to contribute towards biodiversity offsetting for the developable part of the site. This will need further investigation and may be agreeable in principle provided it does not interfere with the overall aim that the area remains open and green and mainly publically accessible.

### **14.122**

There are no Heritage 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.

**Policy 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 of formal and informal open space including a local equipped area for play;
- 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.

Other Infrastructure

- viii. Open space to serve the development in accordance with policy NE3.
- ix. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- x. Identify and contribute to infrastructure needed to make the development acceptable in planning terms

POLICY

NEW SITE

14.120  
-  
14.122

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## INTERMEDIATE RURAL SETTLEMENTS

### SOUTH WONSTON

---

#### 14.123

South Wonston is situated on a chalk ridge to the north of Winchester. It developed initially as plots along Downs Road, which have now been infilled and redeveloped with development in more depth taking place to the rear. There are no buildings listed as of historic interest within the built-up area of the village and no conservation area. The setting of the village is very open, with download to the north and south, the latter accommodating the Worthy Down defence establishment. The South Wonston Village Design Statement identifies the important features and character of the village in more detail.

#### 14.124

It is expected that there is capacity for the development of about 70 dwellings in South Wonston, which can be achieved as follows:

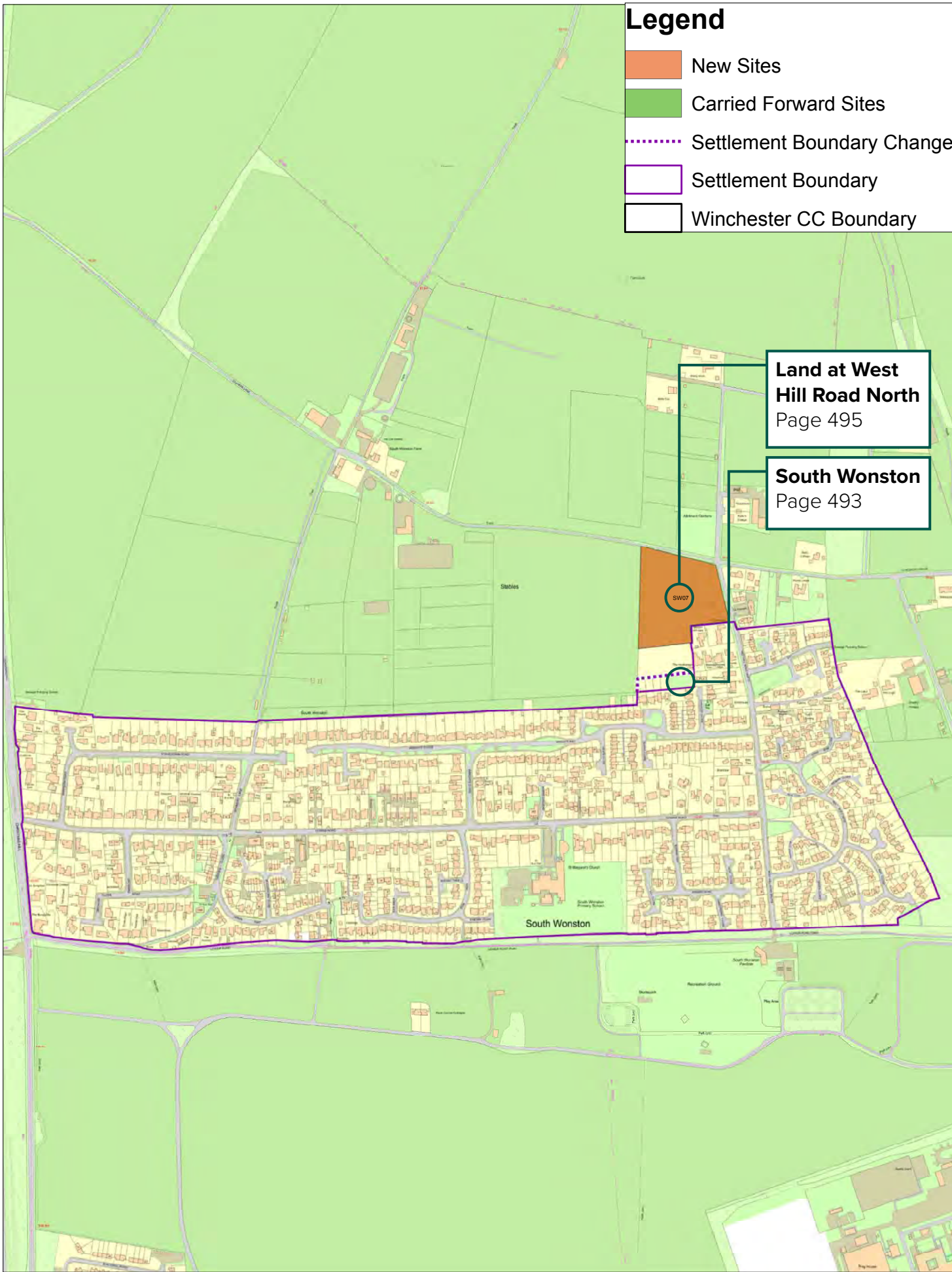
South Wonston Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	7
Outstanding permissions (at 2021)	3
Windfall allowance	20
New Site allocated in this Plan (Policy SW1)	40
<b>Total Provision 2019 - 2039</b>	<b>70</b>


# Legend

-  New Sites
-  Carried Forward Sites
-  Settlement Boundary Change
-  Settlement Boundary
-  Winchester CC Boundary

**Land at West Hill Road North**  
Page 495

**South Wonston**  
Page 493



 Scale: 1:2,750  
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## South Wonston

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# HOUSING ALLOCATIONS: SETTLEMENT BOUNDARY ADJUSTMENT

**Area:**  
South Wonston  
**Name of Site:**

**SHELAA site Reference:**

**Allocated Use:**

**Location:**  
Chaucer Close

**Indicative number of homes:**

**Size:**

**Existing use:**

## Site Plan



## Wider context



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14.125

### Supporting text:

A minor adjustment is to be made to the settlement boundary to accommodate a limited amount of development, as shown above.



NEW SITE

14.125

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# HOUSING ALLOCATIONS: LAND AT WEST HILL ROAD NORTH

**Area:**

South Wonston

**Name of Site:**

Land at West Hill Road North

**Location:**

West Hill Road North

**Size:**

1.8 hectares

**SHELAA site Reference:**

SW07

**Allocated Use:**

Residential

**Indicative number of homes:**

40 dwellings

**Existing use:**

Agricultural

**Site Plan**



**Wider context**



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**14.126****Supporting text:**

The site at South Wonston consists of an area of land located at the northern end of the village, at the corner formed by The Drove and West Hill Road North. The site is within the countryside, with its south-eastern corner abutting the settlement boundary. There is existing residential development to the south and east of the site and open countryside to the north and west.

**14.127****Environmental**

The site itself is a flat consisting of open fields, with some established trees and hedgerows along the boundaries to The Drove Road restricted byway and Public Right of Way (PROW) and parts of West Hill Road. The site is characteristic of the visually open and expansive arable landscape of the Wonston Downs Landscape Character Area, as identified in the Winchester LCA 2022.

**14.128**

South Wonston village itself is on a slightly elevated ridge and the site is within the area of open views to the north which extend for some distance towards the Dever Valley, punctuated by historic drove roads and tracks. The wider views to the north are valued by the local community and referred to in the South Wonston VDS 2016. It is therefore important that the site is developed in such a way as to minimise visual intrusion into the wider landscape with close attention given to the selection of materials for roofs and elevations.

**14.129****Access**

The site boundary to West Hill Road North is the most suitable location for achieving access into the site. The junction with Drove Road has poor visibility and the access will need to be located at a safe distance away from this junction with suitable visibility splays.

**14.130**

Pedestrian footpath and street lighting currently extends along the eastern side of West Hill Road as far as La Frenaye Place. Proposals should demonstrate how safe pedestrian access can be provided to link to the site, whilst minimising the loss of existing screening to the site.

**14.131****Infrastructure**

Parts of South Wonston do not currently have adequate mains sewage and drainage provision. Development of this site will need to ensure that this is adequately provided for.

14.126

-

14.131

# HOUSING ALLOCATIONS: LAND AT WEST HILL ROAD NORTH

## Policy SW01

### Land at West Hill Road North

Land at West Hill Road North, as shown on the Policies Map, is allocated for the about 40 dwellings. 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;
- ii. Provide an overall site plan indicating the general siting of development, open space, landscaping and access points that minimises wider landscape impacts, provides vehicular and pedestrian and cycle access to the site and indicates linkages to existing footpaths around the site. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

#### Access

- iii. Provide a vehicular access to the site from West Hill Road North;
- iv. Provide a new footpath/cycleway links along eastern edge of the site as part of a route into the village centre;
- v. Provide pedestrian/cycle links through or around the site to the Drove Road PROW;

#### Environmental

- vi. Retain and enhance existing planting/trees/hedgerows around the borders of the site except where their removal is necessary for access and visibility purposes and increase screening with additional planting;
- vii. Provide landscape buffers to protect the amenities of existing properties to the south of the site and any wider views from South Wonston village to the north;
- viii. Provide on-site, informal green space and children's play space in accordance with the approach set out in policy NE3;
- ix. Provide a lighting scheme to enable a secure environment for residents and users of the site and minimises light pollution and visual intrusion into the wider countryside area;

#### Other Infrastructure

- x. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network and/or make arrangements for appropriate water drainage/disposal in collaboration with the service provider;
- xi. Contribute to infrastructure needed to make the development acceptable in planning terms;

NEW SITE

Policy  
SW01

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## INTERMEDIATE RURAL SETTLEMENTS

### SUTTON SCOTNEY

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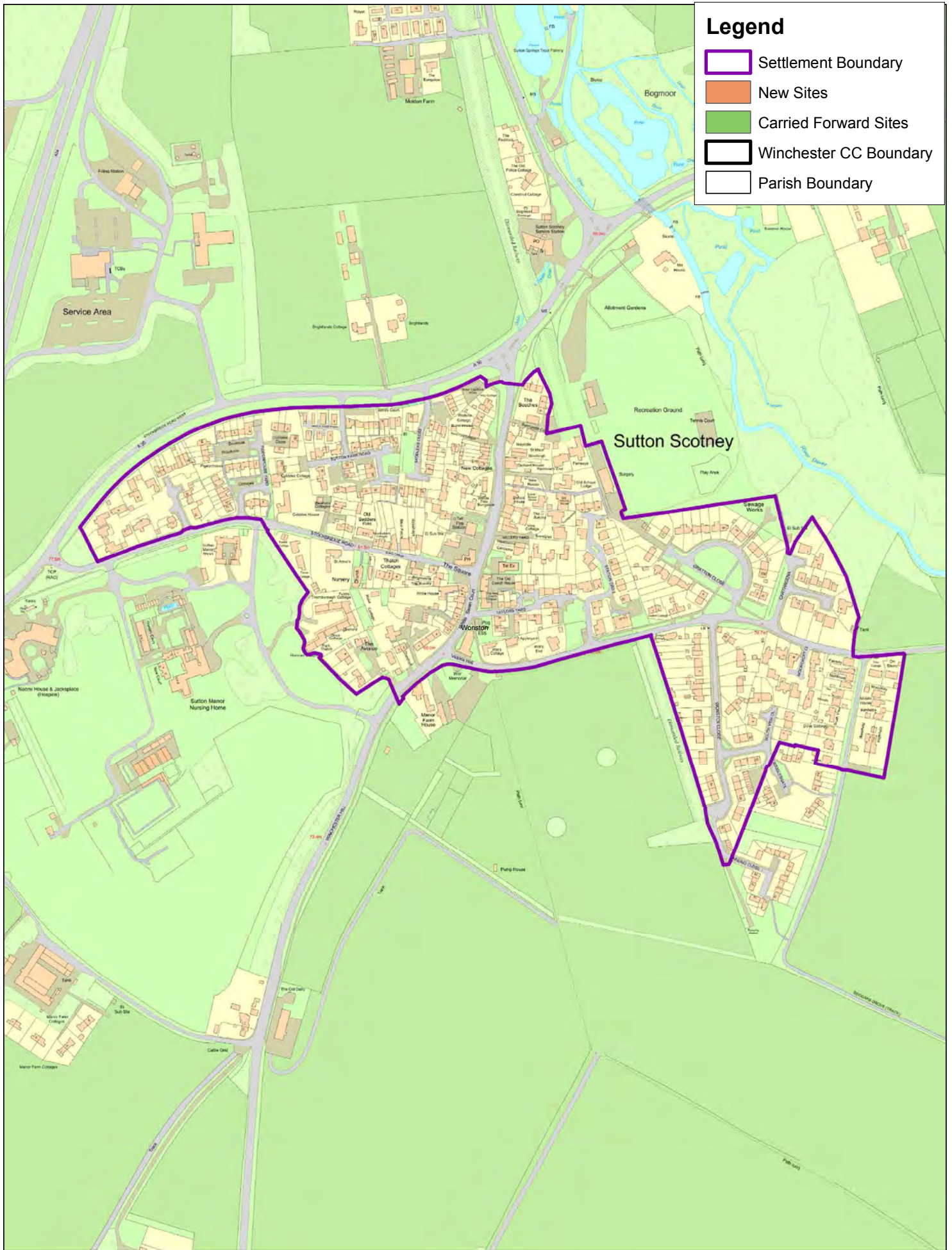
#### 14.132

Sutton Scotney is located on the northern edge of Winchester District, in the River Dever valley. The village has an historic centre containing several listed buildings and the conservation area covers much of the built-up area. There are various more recent developments, mainly on the northern and eastern edges of the village.

#### 14.133

Sutton Scotney is within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings. However, investigation of the few potential development sites has revealed substantial foul drainage issues, such that it would not be appropriate to allocate additional land for development in this Local Plan. This could be reviewed in future Plans, should the current issues be resolved. It is expected that there is capacity for the development of about 20 dwellings in Sutton Scotney through windfall development:

Sutton Scotney Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	0
Outstanding permissions (at 2021)	0
Windfall allowance	20
<b>Total Provision 2019 - 2039</b>	<b>20</b>



Scale: 1:3,685  
Paper Size: A3

# Sutton Scotney

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## INTERMEDIATE RURAL SETTLEMENTS

### SWANMORE

#### 14.134

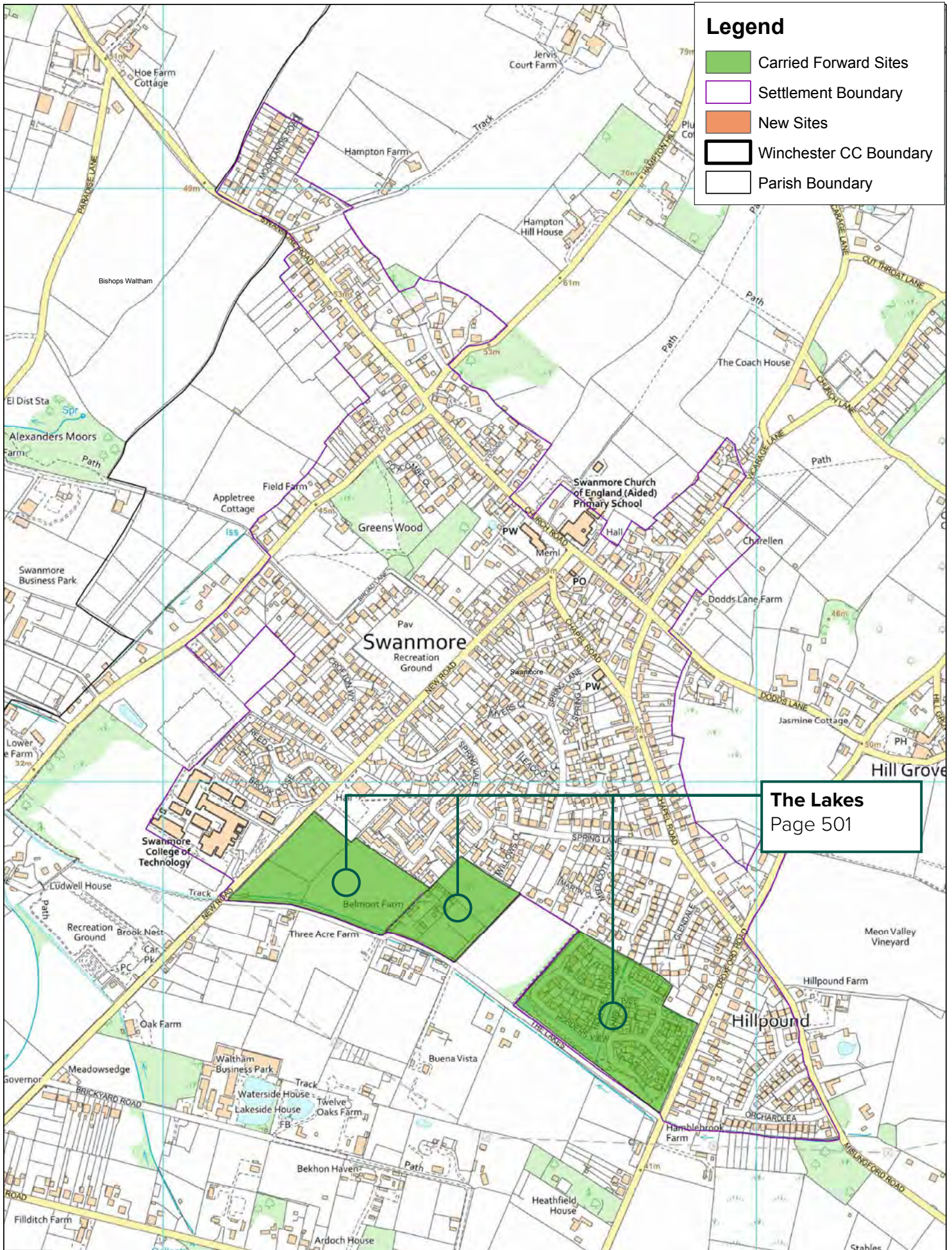
Swanmore is roughly equidistant between Winchester, Portsmouth and Southampton. The village has retained its essentially rural character and setting despite the relatively large scale of development that has taken place there over the past 50 years or so. The South Downs National Park borders its north-eastern edge and there are a large number of sites around the village designated for their environmental interest, including Sites of Special Scientific Interest (SSSIs), Sites of Importance for Nature Conservation (SINCs) and ancient woodlands. The Swanmore Village Design Statement identifies the important features and character of the village in more detail.

#### 14.135

Following the reassessment and updating of the settlement hierarchy, Swanmore is now within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings. However, given the constraints mentioned above and the substantial level of allocated land remaining to be developed, no new sites are allocated in this Plan. Even so, it is expected that there is capacity for the development of about 125 dwellings in Swanmore, which can be achieved as follows:


Swanmore Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	0
Outstanding permissions (at 2021)	8
Remaining Local Plan allocation (at 2021) carried forward (Policy SW1)	100
Windfall allowance	20
Total Provision 2019 - 2039	128





- Legend**
- Carried Forward Sites
  - Settlement Boundary
  - New Sites
  - Winchester CC Boundary
  - Parish Boundary

**The Lakes**  
Page 501

**N**  
  
 Scale: 1:5,500  
 Paper Size: A3

**Swanmore**

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**14.136****Supporting text:**

The Lakes housing allocation is an existing allocation in the adopted Local Plan (Ref SW1) which has been carried forward, updated as necessary.

**14.137**

Land on the eastern part of the allocation has now been developed, so the number of expected dwellings on the site has been amended to reflect the capacity of the land that remains to be developed; estimated at about 100 dwellings.

**14.138**

The allocation at The Lakes extends between New Road and Hillpound (totalling 11.6 hectares). The development options around Swanmore are heavily constrained by the presence of the South Downs National Park to the north and settlement Gaps on most other sides. Development would be contained by The Lakes, a well defined feature, and will need to retain and reinforce existing landscaping along the southern edge of the area to create a substantial new landscaped edge to the built-up area and Gap.

**14.139**

The area includes two Sites of Importance for Nature Conservation (SINCs), which need to be retained and managed, and land along the southern edge which is potentially liable to flooding. As it is an extensive area in several ownerships, and with a variety of constraints and proposed uses, a masterplan setting out development principles for the whole area was approved as part of the first stage of development (REF). This indicates which parts of the site should be developed for various uses, including the provision and retention of various types of open space, adequate vehicular, pedestrian and cycle access through the site and financial contributions to off-site improvements as necessary, and to ensure that the considerable

opportunities provided by the site are properly assessed and achieved.

**14.140**

The size of the area and the constraints existing provide scope for a number of open areas to be provided, retained, and managed as Natural Green Space, Informal Open Space, Parkland, Allotments and Local Equipped Areas for Play. Developments should create (or make financial contributions towards) an extensive and attractive series of connected public and wildlife routes and spaces through the site, incorporating the SINCs, areas that may be undevelopable due to potential flooding, and the creation of additional open spaces of a variety of types. The site lies within an area of archaeological potential, the preparation of an archaeological assessment will be needed to define the extent and significance of any archaeological remains and reflect these in the proposals, in accordance with Policy DM26, prior to the commencement of development.

**14.141**

Part of the land covered by policy SW1 is potentially liable to flood and measures will need to be implemented as necessary to prevent this. Development should be avoided within Flood Zones 2 and 3. Drainage and sewage provision should ensure that pollution to areas of nature conservation importance, such as The Moors at Bishop's Waltham, is avoided. Improvements will also be needed to the foul drainage network to accommodate the proposed development. Drainage and water supply infrastructure cross the site and this will need to be safeguarded through the design and layout of development.

14.136

-

14.141

# HOUSING ALLOCATIONS: THE LAKES

## Policy SW1

### The Lakes

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

#### Nature & Phasing of Development

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

#### Access

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

#### Environmental

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

#### Other Infrastructure

- vi. Contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms;
- vii. Undertake a surface water drainage assessment and implement any drainage measures or improvements necessary, including providing Sustainable Drainage Systems, and making any necessary on- and off-site drainage improvements;
- viii. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

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## INTERMEDIATE RURAL SETTLEMENTS

### WALTHAM CHASE

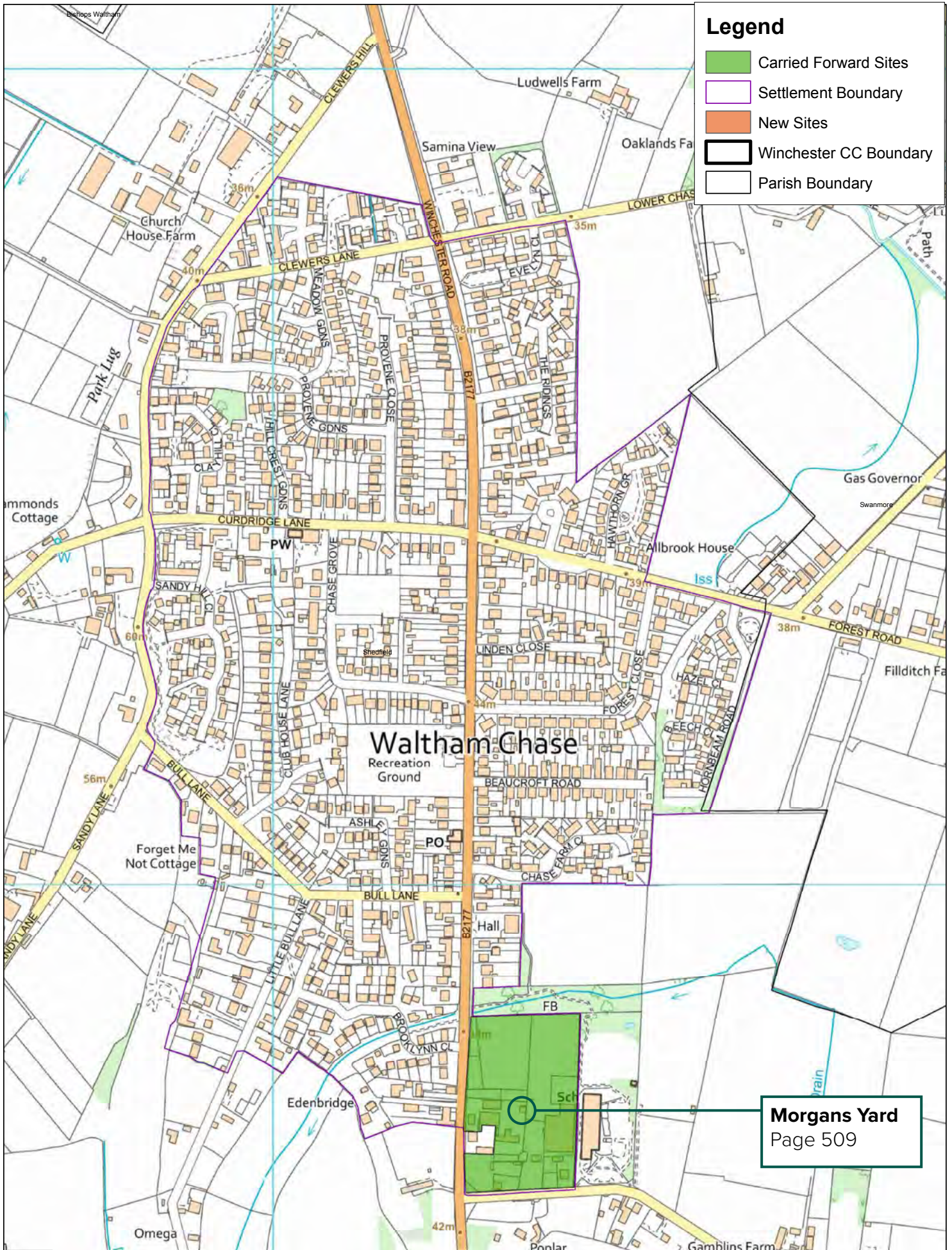
#### 14.142

Waltham Chase is a large village in an attractive rural setting, located to the south west of the South Downs National Park. It consists mainly of relatively modern development of various styles, but it is the rural setting which gives Waltham Chase its special character. The Shedfield Village Design Statement identifies the important features and character of the village in more detail.

#### 14.143

Following the reassessment and updating of the settlement hierarchy, Waltham Chase is now within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings. However, given the constraints around the village, particularly the narrow settlement gap with Swanmore, and the substantial level of allocated land remaining to be developed, no new sites are allocated in this Plan. Even so, it is expected that there is capacity for the development of almost 200 dwellings in Waltham Chase, which can be achieved as follows:

Waltham Chase Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	73
Outstanding permissions (at 2021)	4
Remaining Local Plan allocations (at 2021) carried forward (Policy WC1)	98
Windfall allowance	20
Total Provision 2019 - 2039	195



Scale: 1:4,000  
Paper Size: A3

# Waltham Chase

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# HOUSING ALLOCATIONS: MORGANS YARD

**Area:**

Waltham Chase

**Name of Site:**

Morgans Yard

**Location:**

Winchester Road/Soloman's Lane

**Size:**

2.8 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential, school, employment

**Indicative number of homes:**

100 dwellings

**Existing use:**

Employment, showroom/sales facilities

**Site Plan**



**Wider context**



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**14.144****Supporting text:**

The site at Morgans Yard (totalling 2.8 hectares) is within the current settlement boundary of Waltham Chase. It is close to the village centre, well contained and easily accessible from the B2177. Due to the previous uses the site is contaminated and this will need to be fully investigated and remedied before the site can be developed.

**14.145**

The site is currently used for a number of employment uses and showroom/sales facilities. Although it is one of the few significant employment sites in the village, in terms of its site area rather than the number of jobs created, it is not fully developed and the disposition of the various uses does not make for the most effective use of the site. Therefore, given the high costs of developing the site including the costs of decontamination, and the fact that this is not a prime employment location, it would not be realistic to expect all the existing floorspace/areas devoted to employment uses to be replaced, or to specify the precise amount or uses of floorspace to be provided. However, in bringing forward the site the developers should develop a masterplan for a mix of uses that includes commercial uses to at least partly compensate for the loss of existing employment floorspace, taking account of the viability of the development.

**14.146**

It was previously envisaged that this site should make a contribution of land to the extension of St John the Baptist Primary School, but it is understood that this is no longer required. This site will be expected to make a contribution of land to the extension of St John the Baptist Primary School, which is necessary as a result of development. Scope to extend the School is limited, given the SSSI immediately to the north, and Morgan's Yard offers the optimal location for expansion, although the provision of land within the Morgans Yard site to facilitate the school extension would affect site viability. Therefore favourable consideration will be given to extending the school onto land to the east (as shown on the Policies Map), which was previously designated for amenity and recreation uses. A masterplan should be produced showing how the various uses can be developed viably, including any development required to bring forward this site or to meet an identified community need.

**14.147**

Following discussions with Hampshire County Council on the best way to extend the school, they confirmed that the development should provide an area of land of at least 0.64 hectares for the expansion of the School grounds. This additional land is needed to provide additional play space to meet the needs of the enlarged school. There is also the potential to provide a multi-use games area for the school and other open space or facilities needed by the local community.

14.144

14.147

# HOUSING ALLOCATIONS: MORGANS YARD

## Policy WC1

### Morgans Yard

Land at Morgan's Yard, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 100 dwellings, extension of the adjoining St John the Baptist Primary School, and employment generating uses to replace existing jobs lost on the site. 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 for the whole area, including the school and land to the east, establishing principles for the disposition of housing, school extension, employment and community uses, 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. The proposals, should be accompanied by a comprehensive assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided.

#### Access

- iii. Provide safe vehicle, pedestrian and cycle access;
- iv. Provide adequate parking for staff and visitors;
- v. Include footpath/cycle access onto Winchester Road and through the site to provide a safe pedestrian link with the School.

#### Environmental

- vi. Maintain and reinforce existing landscaped boundaries around the site, particularly to ensure an effective buffer between the development and the adjoining Waltham Chase Meadows Site of Special Scientific Interest (SSSI), to ensure there will not be harm to the integrity of the SSSI;
- vii. Provide suitable boundary treatment with the neighbouring School and adjoining countryside;
- viii. Provide for an extension of the adjoining St John the Baptist Primary School playing fields and on-site open space (Local Equipped Area for Play, or Multi Use Games Area and Informal Open Space).

#### Other Infrastructure

- ix. Provide at least 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms;
- x. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

# LOCAL PLAN MONITORING FRAMEWORK



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## BACKGROUND

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It is essential that the policies that are included in the Local Plan are effective and more importantly, they are delivering the Plan's vision and objectives. Every December the council publishes a Authorities Monitoring Report (AMR). The AMR plays an important role in monitoring the existing Local Plan as it currently includes a range of indicators relating to housing (which covers a range of housing matters including housing completions, the existing adopted housing requirement, five-year housing land supply, projected long term housing trajectory) as well as monitoring the policy performance of range of other existing policies including the delivery of affordable housing. Employment and retail floorspace are also regularly monitored in terms of completions, requirement and predicted supply. The council also monitors the amount of money collected and spent through the Community Infrastructure Levy (CIL).

The Monitoring Framework which is set out below outlines how the council intends to monitor the policies that have been included in this Local Plan in the AMR once the Local Plan has gone through all of its formal stages and been adopted. The AMR will use a wide range of data and indicators in order to assess whether the objectives of the policy are being met. By undertaking this monitoring it will provide an early indication of whether certain policies could be improved or are not effective which may trigger the need for the council to consider a partial or full review of the Local Plan.





## MONITORING FRAMEWORK:

<b>Strategic Policy SP1</b>		STRATEGIC POLICY
Vision and Objectives		
How will it be monitored?	Data source	
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Number of planning applications that are refused planning permission that do not meet the vision and objectives of the Plan.</li> </ul>	<p>Planning application and appeals.</p>	

<b>Strategic Policy SP2</b>		STRATEGIC POLICY
Spatial Strategy and Development Principles		
How will it be monitored?	Data source	
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Number of planning applications including those refused for not being in accordance with the spatial strategy and development principles and whether any subsequent appeals are upheld.</li> <li>• Completions data for housing and economic development</li> </ul>	<p>Planning application and appeals. HCC annual returns</p>	

**Strategic Policy SP3**

## Development in the Countryside

STRATEGIC POLICY

How will it be monitored?

Data source

- This policy will be monitored through;
- Net additional dwellings allowed in the countryside.
- Number of affordable housing exception schemes that are granted planning permission
- New developments allowed contrary to this policy or allowed on appeal.

Planning application and appeals.  
HCC annual returns



# CARBON NEUTRALITY AND LOW CARBON INFRASTRUCTURE

<b>Strategic Policy CN1 - Mitigating and Adapting to Climate Change</b> <b>Policy CN2 - Energy Hierarchy</b>		<b>STRATEGIC POLICY</b>
How will it be monitored?	Data source	
<p>This policy will be monitored through:</p> <ul style="list-style-type: none"> <li>• Number of planning applications that are refused planning permission/granted at appeal at not meeting the requirements of this policy.</li> </ul>	<p>Planning application and appeals.</p>	



**Policy CN3**

**Energy Efficiency Standards to Reduce Carbon Emissions**

How will it be monitored?

Data source

This policy will be monitored through;

Number of new residential developments that are granted planning permission/refused planning permission/granted at appeal in relation to meeting/not meeting the energy standards that are set out below:

1. The predicted space heating demand of the homes based on predicted energy modelling such as Passivhaus Planning Package (PHPP) or CIBSE TM54, showing that the target of <15 kWh/m2/year is met.
2. The total kWh/yr of energy consumption of the buildings based on predicted energy modelling tools such as Passivhaus Planning Package (PHPP) or CIBSE TM54 showing that the target of <35 kWh/m2/year is met.
3. The total kWh/yr of energy consumption of the buildings on the site and the total kWh/yr of energy generation by renewables to show that the balance is met.
4. Onsite renewables to provide 100% of the energy consumption that is required by residential buildings, for example through the installation of photovoltaic solar panels or other suitable forms of renewable energy generating schemes that are appropriate for the location or the setting.

**Non-residential development**

This policy will be monitored through:

- Number of non-residential completions which achieve 'BREAAAM Excellent' standard.

Planning application and appeals.  
HCC annual returns

It is envisaged there will be an electronic form to complete post-completion to monitor. This will be prepared once the Plan is adopted.



# CARBON NEUTRALITY AND LOW CARBON INFRASTRUCTURE

<b>Policy CN4</b> Water Standards in New Developments		POLICY
How will it be monitored?	Data source	
This policy will be monitored through: <ul style="list-style-type: none"> <li>• Number of residential developments that are approved/refused planning permission/upheld at appeal for achieving a maximum water capacity use of 100 litres/person/day</li> <li>• Number of refurbishments and other non-domestic development meeting BREEAM water efficiency credits.</li> </ul>	Planning application and appeals.	

<b>Policy CN5</b> Renewable and Low Carbon Energy Schemes		POLICY
How will it be monitored?	Data source	
This policy will be monitored through: <ul style="list-style-type: none"> <li>• Number of planning applications granted/refused planning/upheld at appeal for renewable and low carbon schemes</li> </ul>	Planning application and appeals.	

<b>Policy CN6</b> Micro Energy Regeneration Schemes		POLICY
How will it be monitored?	Data source	
This policy will be monitored through: <ul style="list-style-type: none"> <li>• Number of planning applications approved/refused/upheld at appeal for micro energy generation schemes</li> </ul>	Planning application and appeals.	

<b>Policy CN7</b> Energy Storage		POLICY
How will it be monitored?	Data source	
This policy will be monitored through: <ul style="list-style-type: none"> <li>• Number of planning applications approved/refused/upheld at appeal for energy storage</li> </ul>	Planning application and appeals.	

## HIGH QUALITY PLACES AND LIVING WELL

<b>Strategic Policy D1</b> High Quality, Well Designed and Inclusive Places		STRATEGIC POLICY
How will it be monitored?	Data source	
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Number of applications refused for not being in accordance with this policy and whether appeals are upheld.</li> <li>• Number of schemes that are awarded or have been put forward for design awards.</li> </ul>	<p>Planning application and appeals.</p> <p>Design awards such as Civic Trust awards, Building for Life awards, RTPI awards and others.</p>	

<b>Strategic Policy D2</b> (Design Principles for Winchester Town) <b>Strategic Policy D3</b> (Design Principles for South Hampshire Urban Areas) <b>Strategic Policy D3</b> (Design Principles for Market Towns and Rural Villages)		STRATEGIC POLICY
How will it be monitored?	Data source	
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Number of applications refused on these grounds are upheld on appeal.</li> <li>• Number of schemes that are awarded or have been put forward for design awards.</li> </ul>	<p>Planning application and appeals.</p> <p>Design awards such as Civic Trust awards, Building for Life awards, RTPI awards and others.</p>	



## HIGH QUALITY PLACES AND LIVING WELL

<b>Strategic Policy D5</b> Masterplan		STRATEGIC POLICY
How will it be monitored?	Data source	
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Number of schemes that are refused planning permission/ upheld at appeal for not complying with this policy.</li> <li>• Number of planning applications that are submitted with a masterplan.</li> </ul>	<p>Planning application and appeals.</p>	

<b>Policy D6</b> Brownfield Development and Making Best Use of Land		POLICY
How will it be monitored?	Data source	
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Number of planning applications that are located on brownfield land</li> </ul>	<p>Planning application and appeals. HCC annual returns.</p>	

<b>Policy D7</b> Development Standards <b>Policy D8</b> Contaminated Land		POLICY
How will it be monitored?	Data source	
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Number of application that are refused with objections from Environmental Protection and subsequent appeals allowed.</li> </ul>	<p>Planning application and appeals.</p>	

<b>Policy D9</b> Impact of Overheating		POLICY
How will it be monitored?	Data source	
This policy will be monitored through; <ul style="list-style-type: none"> <li>• Number of planning applications that are granted planning permission/refused planning permission/upheld at appeal for meeting the requirements of this policy.</li> </ul>	Planning application and appeals.	

<b>Policy D10 Shop Fronts</b> <b>Policy D11 Signage</b>		POLICY
How will it be monitored?	Data source	
This policy will be monitored through; <ul style="list-style-type: none"> <li>• Number of applications permitted that are in accordance with the policy</li> <li>• Number of applications refused for not being in compliance with the policy and subsequent appeal upheld.</li> </ul>	Planning application and appeals.	



# PROMOTING SUSTAINABLE TRANSPORT AND ACTIVE TRAVEL

<b>Strategic Policy T1</b> Sustainable and Active Transport and Travel		STRATEGIC POLICY
How will it be monitored?	Data source	
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Number of applications permitted in accordance with the policy/ refused not being in compliance with the policy and subsequent appeal upheld.</li> </ul>	<p>Planning applications and appeals.</p>	

<b>Policy T2</b> Parking for New Developments <b>Policy T3</b> Promoting Sustainable Travel Modes of Transport and the Design Layout of Parking for New Developments <b>Policy T4</b> Access for New Developments		POLICY
How will it be monitored?	Data source	
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Number of applications refused on these grounds and appeals upheld</li> </ul>	<p>Planning applications and appeals.</p>	

## BIODIVERSITY AND THE NATURAL ENVIRONMENT

STRATEGIC POLICY

Strategic Policy NE1	
Protecting and Enhancing Biodiversity and the Natural Environment in the District	
How will it be monitored?	Data source
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Number of planning applications delivering biodiversity net gain or those refused for not achieving it and appeals upheld.</li> </ul>	<p>Planning applications and appeals. HBIC data reported through the AMR</p>

POLICY

Policy NE2 Major Commercial, Educational and MOD Establishment in the Countryside Policy NE6 Flooding and Flood Risk Policy NE7 Settlement Gaps Policy NE9 Landscape Character Policy NE10 Protecting Open Areas Policy NE12 Equestrian Development Policy NE13 Leisure and Recreation in the Countryside Policy NE14 Rural Character	
How will it be monitored?	Data source
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Number of applications refused on these grounds and appeals upheld</li> </ul>	<p>Planning applications and appeals.</p>



## BIODIVERSITY AND THE NATURAL ENVIRONMENT

<b>Policy NE3</b> Open Space, Sport & Recreation		POLICY
How will it be monitored?	Data source	
This policy will be monitored through; <ul style="list-style-type: none"> <li>• Number of planning applications that have entered into a S106 agreement to make contributions to open space facilities,</li> <li>• Number of new areas dedicated to open spaces uses in conjunction with development.</li> <li>• How financial contributions are spent</li> <li>• Any losses of open space or sport and recreation facilities as a result of development</li> </ul>	Planning Permissions and appeals.  WCC – Open Space Strategy  Facilities survey.  Sport England and HCC data.	

<b>Policy NE4</b> Green and Blue Infrastructure		POLICY
How will it be monitored?	Data source	
This policy will be monitored through; <ul style="list-style-type: none"> <li>• Number of planning applications delivering green and blue infrastructure via a S106 Agreement?</li> <li>• Number of applications refused and appeals upheld.</li> </ul>	Planning applications.  S106 agreements.  WCC and PfSH reports.	



**Policy NE5**

## Biodiversity

How will it be monitored?

Data source

This policy will be monitored through;

- Amount of loss of areas of biodiversity importance.
- Delivery of BAP targets
- Condition of SSSIs and SINCs, extent of BAP priority habitats and trends for BAP priority species. Register of where offsetting is provided including financial contributions and land.

HBIC, Natural England, planning applications and appeals.  
S106 agreement information.

POLICY

**Policy NE8**

## South Downs National Park

How will it be monitored?

Data source

This policy will be monitored through;

- Number of planning applications which receive objections from SDNP authority or are subsequently permitted with amendments to overcome the objections.
- Recommendations made by WCC which are not supported by the SDNP authority.

Planning applications and appeals.

POLICY



## BIODIVERSITY AND THE NATURAL ENVIRONMENT

Policy NE11 Open Space Provision for New Developments		POLICY
How will it be monitored?	Data source	
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Amount and type of open space provided with new developments.</li> <li>• Number of planning applications that involve the loss of open space through development.</li> </ul>	<p>Planning applications and appeals.</p> <p>Open Space Strategy</p> <p>S106 agreements and CIL contributions.</p>	
Policy NE12 Equestrian Development		POLICY
How will it be monitored?	Data source	
<p>This policy will be monitored through;</p> <ul style="list-style-type: none"> <li>• Number of applications for equestrian development that are granted planning permission that are in accordance with the policy or refused and subsequent appeal being upheld.</li> </ul>	<p>Planning applications and appeals.</p>	

**Policy NE15**

## Special Trees, Important Hedgerows and Ancient Woodlands

How will it be monitored?

Data source

This policy will be monitored through;

- Number of applications that are refused planning permission for not preserving ancient woodlands, important hedgerows, special trees and distinctive ground flora and subsequent appeal being upheld.
- The condition of SSSI, SINC, LNR etc. being maintained and improved.

Planning applications and appeals.  
HBIC data reported in the AMR

POLICY

**Policy NE16**

## Nutrient Neutrality, Water Quality Effect on the Special Protection Areas (SPA's), Special Areas of Conservation (SAC's) and Ramsar Sites of The Solent and The River Itchen

How will it be monitored?

Data source

This policy will be monitored through;

- Amount and type of open space provided with new developments.
- Number of planning applications that involve the loss of open space through development.

Planning applications and appeals.  
Natural England data.

POLICY

**Policy NE17**

## Rivers, Watercourses and their Settings

How will it be monitored?

Data source

This policy will be monitored through;

- Number of planning applications that receive objections from Natural England or are subsequently permitted with amendments or offsetting to overcome the objections.
- Improved public access to waterways for recreational opportunities where appropriate.

Planning applications and appeals.  
Natural England data.  
European Water Framework Directive

POLICY



# CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

STRATEGIC POLICY	
<p><b>Strategic Policy HE1</b> Historic Environment</p> <p><b>Policy HE2</b> All Heritage Assets (Both Designated and Non-Designated)</p> <p><b>Policy HE3</b> Designated Heritage Assets</p> <p><b>Policy HE4</b> Non-Designated Heritage Assets</p> <p><b>Policy HE7</b> Non-Designated Archaeological Assets</p> <p><b>Policy HE8</b> Applications Affecting Listed Buildings</p> <p><b>Policy HE9</b> Change of Use to Listed Buildings</p> <p><b>Policy HE10</b> Development in Conservation Areas</p> <p><b>Policy HE11</b> Demolition in Conservation Areas</p> <p><b>Policy HE12</b> Registered Historic Parks and Gardens</p> <p><b>Policy HE13</b> Non-Designated Historical Rural and Industrial Heritage Assets</p> <p><b>Policy HE14</b> Improvements or Alterations to Improve the Energy Efficiency of Designated and Non-Designated Historic Assets</p>	
How will it be monitored?	Data source
<p>These policies will be monitored through:</p> <ul style="list-style-type: none"> <li>• Number of planning applications that are approved/refused/upheld at appeal for not being in accordance with these policies.</li> </ul>	<p>Planning application and appeals.</p>

POLICY	
<p><b>Policy HE5</b></p> <p>Mitigation and Avoiding the Loss of Heritage Assets (Designated and Non-Designated Historic Assets)</p>	
How will it be monitored?	Data source
<p>This policy will be monitored through:</p> <ul style="list-style-type: none"> <li>• Number of planning applications approved/refused/upheld at appeal for not being compliant with this policy</li> <li>• Number of legal agreements that have been entered into which would indicate whole/part loss of a heritage asset</li> </ul>	<p>Planning applications and appeals.</p>

**Policy HE6**

Scheduled Monuments and Nationally Important Non-Designated Assets

POLICY

How will it be monitored?

Data source

This policy will be monitored through:

- Number of planning applications approved/refused/upheld at appeal for not being compliant with this policy
- Number of Schedule Monument consents approved/refused

Planning applications and appeals.



<b>Strategic Policy H1</b> Housing Provision <b>Strategic Policy H2</b> Housing Phasing and Supply <b>Strategic Policy H3</b> Spatial Housing Distribution		STRATEGIC POLICY
How will it be monitored?	Data source	
These policies will be monitored through: <ul style="list-style-type: none"> <li>• Number of new homes that have been granted planning permission and whether the housing provision, distribution and phasing targets that are set out in these policies are being achieved.</li> </ul>	Planning applications and appeals information and HCC monitoring information.	

<b>Policy H4</b> Development within Settlements		POLICY
How will it be monitored?	Data source	
This policy will be monitored through: <ul style="list-style-type: none"> <li>• Number of new homes granted planning permission/refused/appeals upheld that are located outside of the settlement boundaries / infilling.</li> </ul>	Planning applications and appeals and HCC monitoring information.	

<b>Policy H5</b> Meeting Housing Needs		POLICY
How will it be monitored?	Data source	
This policy will be monitored through: <ul style="list-style-type: none"> <li>• Number, size and type of homes that are granted planning permission/refused/appeals upheld in relation to the policy requirements for dwelling size and type.</li> </ul>	Planning applications and appeals and HCC monitoring information.	

<b>Policy H6</b> Affordable Housing		POLICY
How will it be monitored?	Data source	
This policy will be monitored through: <ul style="list-style-type: none"> <li>• Number and tenure of affordable housing homes that are granted planning permission/refused/appeals upheld in relation to the requirements for affordable provision.</li> </ul>	Planning applications and appeals and HCC monitoring information.	

<b>Policy H7</b> Affordable Housing Exception Sites to Meet Local Need		POLICY
How will it be monitored?	Data source	
This policy will be monitored through: <ul style="list-style-type: none"> <li>• Number, type and tenure of affordable dwellings delivered on rural exception sites</li> </ul>	Planning applications and appeals and HCC monitoring information.	

<b>Policy H8</b> Small Dwellings in the Countryside		POLICY
How will it be monitored?	Data source	
This policy will be monitored through: <ul style="list-style-type: none"> <li>• Number of planning application refused/upheld at appeal that are not in accordance with the policy requirements.</li> </ul>	Planning applications and appeals.	

<b>Policy H9</b> Purpose Built Student Accommodation <b>Policy H10</b> Houses in Multiple Occupation (HMO's) <b>Policy 11</b> Housing for Essential Rural Workers		POLICY
How will it be monitored?	Data source	
These policies will be monitored through: <ul style="list-style-type: none"> <li>• Number of planning applications approved/refused/upheld at appeal in relation to the requirements of these policies.</li> </ul>	Planning applications and appeals and HCC monitoring information.	



## HOMES FOR ALL

<p><b>Policy H12</b> Provision for Gypsies, Travellers and Travelling Show People</p> <p><b>Policy H13</b> Safeguarding Traveller Sites</p> <p><b>Policy H14</b> Traveller Site Intensification</p> <p><b>Policy H15</b> New/Expanded Traveller Sites</p> <p><b>Policy H16</b> The Nurseries, Shedfield (H12)</p> <p><b>Policy H17</b> Carousel Park, Micheldever (H12)</p> <p><b>Policy H18</b> Tynfield, Whiteley (H13)</p>		POLICY
How will it be monitored?		
<p>These policies will be monitored through:</p> <ul style="list-style-type: none"> <li>• Number of applications approved/refused/upheld at appeal in relation to these policies.</li> </ul>	<p>Planning applications and appeals.</p>	

## CREATING A VIBRANT ECONOMY

<p><b>Strategic Policy E1</b> General Vibrant Economy Strategy</p> <p><b>Strategic Policy E2</b> Spatial Distribution of Economic Growth</p> <p><b>Strategic Policy E3</b> Town Centres Strategy and Hierarchy</p> <p><b>Policy E5</b> Enhancing Employment Opportunities</p> <p><b>Policy E6</b> Retaining Employment Opportunities</p> <p><b>Policy E7</b> Maintaining the Vitality and Viability of the Town Centres</p> <p><b>Policy E8</b> Local Shops, Services and Facilities</p> <p><b>Policy E9</b> Economic Development in the Rural Area</p> <p><b>Policy E10</b> Farm Diversification</p> <p><b>Policy E11</b> Visitor Related Development Within the Countryside</p>		STRATEGIC POLICY
How will it be monitored?		
<p>These policies will be monitored through:</p> <ul style="list-style-type: none"> <li>• Number of planning apps approved/refused against this policies</li> <li>• Change of use/loss of employment land/gain of employment floorspace</li> </ul>	<p>Planning Permissions and HCC</p>	



# EXISTING AND NEW POLICY NUMBERS, LOCAL PLAN GLOSSARY



## EXISTING AND NEW POLICY NUMBERS

The following tables set out the proposed policies and allocations in the draft Local Plan, and list the policy or policies which covered the same site or some of the issue in the adopted Development Plan (Local Plan parts one and two and the

Gypsy, Traveller & Travelling Showpersons Development Plan Document). In many cases the approach and detailed wording has changed significantly. It is important that the draft Local Plan should be read as a whole.

<b>New Local Plan policy number</b>	<b>Subject</b>	<b>Policy number replaced/ updated/ New LP Policy</b>
Strategic Policy SP1	Vision and Objectives	LPP1 Vision & Objectives
Strategic Policy SP2	Spatial Strategy and Development Principles	DS1
Strategic Policy SP3	Development in the Countryside	DM10

### CARBON NEUTRALITY AND DESIGNING FOR LOW CARBON INFRASTRUCTURE

Strategic Policy CN1	Mitigating and adapting to climate change	NEW
Policy CN2	Energy Hierarchy	NEW (part of CP11)
Policy CN3	Energy efficiency standards to reduce carbon emissions	NEW (part of CP11)
Policy CN4	Water efficiency standards in new developments	NEW
Policy CN5	Renewable and low carbon energy schemes	CP12
Policy CN6	Micro energy generation schemes	NEW
Policy CN7	Energy Storage	NEW

<b>New Local Plan policy number</b>	<b>Subject</b>	<b>Policy number replaced/ updated/ New LP Policy</b>
<b>HIGH QUALITY WELL-DESIGNED PLACES AND LIVING WELL</b>		
Strategic Policy D1	High Quality, well designed and inclusive places	CP13, DM16 and DM17
Strategic Policy D2	Design Principles for Winchester Town	WT1
Strategic Policy D3	Design Principles for South Hampshire Urban Areas	SH1
Strategic Policy D4	Design Principles for Market Towns and Rural Villages	MTRA1
Strategic Policy D5	Master plans	DM14
Policy D6	Brownfield development and making best use of land	CP14
Policy D7	Development standards	DM16/DM17
Policy D8	Contaminated land	DM21
Policy D9	Impact of overheating	NEW
Policy D10	Shopfronts	DM33
Policy D11	Signage	DM34
<b>SUSTAINABLE TRANSPORT AND ACTIVE TRAVEL</b>		
Strategic Policy T1	Sustainable and active transport and travel	NEW (part of CP10 & DM18)
Policy T2	Parking for new developments	DM18
Policy T3	Promoting sustainable travel modes of transport and the design and layout of parking for new developments	NEW (CP10, & DM18)
Policy T4	Access for new developments	DM18

## EXISTING AND NEW POLICY NUMBERS - CONTINUED

<b>New Local Plan policy number</b>	<b>Subject</b>	<b>Policy number replaced/ updated/ New LP Policy</b>
<b>BIODIVERSITY AND THE NATURAL ENVIRONMENT</b>		
Strategic Policy NE1	Protecting and enhancing biodiversity and the natural environment in the district	NEW & CP16
Policy NE2	Major commercial, educational and MOD establishments in the countryside	MTRA5
Policy NE3	Open space, sport and recreation	CP7
Policy NE4	Green and blue infrastructure	New & CP15
Policy NE5	Biodiversity	CP16
Policy NE6	Flooding and flood risk	CP17
Policy NE7	Settlement gaps	CP18
Policy NE8	South Downs National Park	CP19
Policy NE9	Landscape character	CP20 Landscape only
Policy NE10	Protecting open areas	DM5
Policy NE11	Open space provision for new developments	DM6
Policy NE12	Equestrian development	DM12
Policy NE13	Leisure and recreation in the countryside	DM13
Policy NE14	Rural character	DM23
Policy NE15	Special trees, important hedgerows and ancient woodlands	DM24
Policy NE16	Nutrient enrichment and neutrality (edit)	NEW
Policy NE17	Rivers, watercourses and their settings	NEW

<b>New Local Plan policy number</b>	<b>Subject</b>	<b>Policy number replaced/ updated/ New LP Policy</b>
<b>THE HISTORIC ENVIRONMENT</b>		
Strategic Policy HE1	Historic Environment	NEW
Policy HE2	All heritage assets (both designated and non-designated)	NEW
Policy HE3	Designated heritage assets	DM29
Policy HE4	Non-designated heritage assets	NEW
Policy HE5	Mitigation and avoiding the loss of heritage assets (designated and non-designated heritage assets)	NEW
Policy HE6	Scheduled monuments and nationally important non-designated assets	NEW
Policy HE7	Non-designated archaeological assets	NEW
Policy HE8	Applications affecting listed buildings	NEW
Policy HE9	Change of use to listed buildings	DM30
Policy HE10	Development in conservation areas	DM27
Policy HE11	Demolition in conservation areas	DM28
Policy HE12	Registered historic parks and gardens	DM25
Policy HE13	Non-designated historic rural and industrial heritage assets	DM32
Policy HE14	Improvements or alterations to improve the energy efficiency of designated and non-designated historic assets	NEW

## EXISTING AND NEW POLICY NUMBERS - CONTINUED

<b>New Local Plan policy number</b>	<b>Subject</b>	<b>Policy number replaced/ updated/ New LP Policy</b>
<b>HOMES FOR ALL</b>		
Strategic Policy H1	Housing provision	DS1DM1/CP1
Strategic Policy H2	Housing phasing and supply	NEW
Strategic Policy H3	Spatial housing distribution	DS1, (and parts WT1, SH1, MTRA1, MTRA2)
Policy H4	Development within settlements	DS1/DM1
Strategic Policy H5	Meeting housing needs	CP2/DM2
Policy H6	Affordable housing	CP3
Policy H7	Affordable housing exception sites to meet local needs	CP4
Policy H8	Small dwellings in the countryside	DM3
Policy H9	Purpose built student accommodation	NEW
Policy H10	HMOs	WIN9
Policy H11	Housing for Essential Rural Workers	DM11
Policy H12	Provision for gypsies, travellers and travelling showpeople	CP5/DM4/ TR6/TR7
Policy H13	Safeguarding traveller sites	TR1/TR2
Policy H14	Traveller site intensification	TR5
Policy H15	The Nurseries. Shedfield	TR4
Policy H16	Carousel Park, Micheldever	TR3
Policy H17	Tynefield, Whiteley	TR1

<b>New Local Plan policy number</b>	<b>Subject</b>	<b>Policy number replaced/ updated/ New LP Policy</b>
<b>CREATING A VIBRANT ECONOMY</b>		
Strategic Policy E1	Vibrant Economy	DS1 (and parts WT1, SH1, MTRA1, MTRA2)
Strategic Policy E2	Spatial distribution of economic growth	DS1 (and parts WT1, SH1, MTRA1, MTRA2)
Strategic Policy E3	Town centres strategy and hierarchy	DS1/ DM7 (parts of)
Strategic Policy E4	Retail and main town centre uses	DS1/ DM7 (parts of)
Policy E5	Enhancing employment opportunities	CP8
Policy E6	Retaining employment opportunities	CP9
Strategic Policy E7	Maintaining the vitality and viability of town centres	DM7/DM8
Policy E8	Local shops, services and facilities	CP6/DM10
Policy E9	Economic development in the rural area	MTRA4 (part)
Strategic Policy E10	Farm diversification	NEW & MTRA4 (part)
Policy E11	Visitor-related development within the countryside	NEW & MTRA4 (part)

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## LOCAL PLAN GLOSSARY

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Term	Explanation
15 minute neighbourhoods	15-minute neighbourhoods is based around the concept of providing people access to most, if not all, of their 'daily needs' within a 15 minute walk or bike ride from their home
Affordable Housing	<p>Affordable housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"><li>(a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</li><li>(b) Starter homes: is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</li><li>(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</li><li>(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.</li></ul>



	<b>Term</b>	<b>Explanation</b>
	Affordable Rented Homes	Rented housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing with rents set at a level agreed with the Council, having regard to local incomes, to ensure homes are affordable to eligible households, but in any event not more than 80 per cent of the local market rent (including service charges).
AQMA	Air Quality Management Area	Areas where air pollution levels do not meet national air quality objectives. Air pollution is addressed in Air Quality Action Plans, or through Local Transport Plans
	Allowable Solutions	A range of measures available for achieving zero carbon beyond the minimum carbon compliance requirements. These could include the development of energy-saving measures nearby to the site, the off-site provision of renewable energy generation, or a financial contribution to carbon reduction measures
AMR	Annual Monitoring Report	Part of the Local Development Framework, this assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully applied.
AAP	Area Action Plan	A Development Plan Document which provides a planning framework for a specific geographical area where change is needed or anticipated. Area Action Plans focus on implementation and are a primary means of delivering planned growth areas.
	Biodiversity	The range and diversity of life (including plants, animals and micro-organisms), ecosystems and ecological processes.
BAP	Biodiversity Action Plan	The Winchester City Council Biodiversity Action Plan 2021 (Winchester BAP 2021) sets the strategic direction for how Winchester City Council will respond to the need to protect, enhance and restore key biodiversity across the district with a particular focus on the council's own operations. <a href="https://www.winchester.gov.uk/planning/landscape-countryside/biodiversity">https://www.winchester.gov.uk/planning/landscape-countryside/biodiversity</a>
	Biomass	A fuel derived from biological material including both plant and animal derived material. A wide range of biomass can be used to generate electricity and/or heat and to produce transport fuel.
	Blue/Green Corridors	Describes the seas, rivers, their tributaries and floodplains and can include canals and ponds where they form linked corridors for wildlife or movement through the District.

## LOCAL PLAN GLOSSARY - CONTINUED

Term	Explanation
BREEAM	BREEAM (Building Research Establishment Environmental Assessment Method), first published by the Building Research Establishment (BRE) in 1990, is the world's longest established method of assessing, rating, and certifying the sustainability of buildings.
Broadband	Broadband is a way of connecting to the internet. There are three main types: ADSL – ADSL stands for Asymmetric Digital Subscriber Line and is delivered through copper wires of your phone line. Cable – cable networks use fibre optic and coaxial cables to deliver superfast broadband services direct to homes. Fibre – Fibre broadband is delivered via clusters of fibre optic cables. There are two types Fibre to the cabinet (FTTC) and fibre to the premises (FTTP).
Brownfield Land/ Sites	See 'Previously Developed Land'
BREEAM Building Research Establishment's Environmental Assessment Method	BREEAM is used to assess the environmental performance of new and existing non-residential and mixed use buildings. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management.
Carbon compliance	Improvements in the fabric efficiency of a building taken together with onsite low/zero carbon energy generation to reduce the carbon emissions from a building to a prescribed level. Can cover all types of emissions, but current government definition is for 'regulated' emissions only.
Carbon Energy Opportunity mapping	Carbon energy opportunity mapping uses data about the existing carbon emissions at a Parish or Ward level. Emissions from Parishes/Wards are then colour coded – Red/Amber/Green. Red zones are the highest carbon emissions and where there is the greatest opportunity to do something positive to address carbon emissions.
Carbon neutral	A development that achieves no net carbon emissions from all types (regulated and unregulated) of energy use on an annual basis. The calculation can include carbon offsets to achieve neutrality.

Term	Explanation
Carbon neutrality	Refers to net zero carbon dioxide emissions.
Carbon Neutrality Action Plan	<p>The Action Plan focuses on how the council aims to achieve carbon neutrality by setting out;</p> <ul style="list-style-type: none"> <li>• Actions it will take to reduce/eliminate or offset its own carbon emissions;</li> <li>• Actions it can take to support and help others; individuals, businesses, agencies and organisations, to take action so that the district becomes carbon neutral; and</li> <li>• Actions that promote climate resilience including biodiversity; waste and recycling, planning and development; and commerce and economy.</li> </ul> <p><a href="https://www.winchester.gov.uk/no-listing/carbon-neutrality-action-plan">https://www.winchester.gov.uk/no-listing/carbon-neutrality-action-plan</a></p>
Climate change	A change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is, in addition to natural climate variability, observed over comparable time periods.
Climate change mitigation	This describes the range of measures that can be taken to reduce the impact of climate change in terms of locating, designing, constructing and occupying new development.
CfSH Code for Sustainable Homes	A national environmental standard which measures the environmental sustainability performance of new homes to ensure they deliver improvements in key areas such as carbon dioxide emissions and water use reduction.
CHP/ CCHP Combined Heat and Power or Combined Cooling, Heat and Power	CHP is the simultaneous generation of usable heat and power in a single process, therefore producing less waste.
CIL Community Infrastructure Levy	The Community Infrastructure Levy (CIL) is a levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods want.
Comparison Shopping	The retailing of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

## LOCAL PLAN GLOSSARY - CONTINUED

Term	Explanation
Community energy schemes	'Community energy' refers to the delivery of demand reduction and energy supply projects that are either wholly owned and/or controlled by communities or through a partnership with commercial or public sector partners.
Convenience Shopping	The retailing of everyday essential items including food, drinks, newspapers and confectionery.
Conservation	In relation to heritage – an active process of maintenance and managing change.
Conservation Area	Area designated by the local planning authority for its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance
CACA Conservation Area Character Appraisal	Document that assess the special architectural and historic characteristics of a conservation area.
Conservation Area Management Plan	Document that provides a strategy for the management of future change in a conservation area and may include the identification of particular objectives or specific measures.
DEFRA Department for Environment Food and Rural Affairs	Defra is the government department responsible for policy and regulations on the environment, food and rural affairs
Designated Heritage Asset	Assets nationally designated under a variety of legislation for their heritage significance. Designated assets include Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Conservation Areas
Design process	This is a process that needs to be followed in order to ensure that the design of a development evolves through a systematic and robust process. It starts with an analysis of the site and its context (constraints and opportunities) that all inform and influence the layout, form, building orientation, appearance and details of the proposed development and how a building will be used. Achieving good design only comes about through this process rather than having a per-determined outcome.

	<b>Term</b>	<b>Explanation</b>
	Development Plan	This refers to the statutory planning documents (Part 1 and Part 2), The Denmead Neighbourhood Plan, the Gypsy, Traveller and Travelling Showpeople Development Plan Document and the Hampshire County Council Minerals and Waste Plan.
DPD	Development Plan Document	Development Plan Documents that when adopted following independent examination, form the statutory planning framework for future development of land and buildings.
	Economic Strategy (2010-2020)	The Economic Strategy for 2010-2020 is the principal means by which the City Council's economic vision and plans will be turned into practical outcomes for people and businesses throughout the District.
	Ecosystem Services	Ecosystem Services are the benefits people obtain from ecological systems. They include products such as food and water; the regulation of floods and diseases; support services such as nutrient cycling and soil formation; and non-material benefits such as recreational and spiritual benefits of natural areas. Each helps maintain the conditions necessary for life on Earth.
	Energy Hierarchy	An energy hierarchy which is a classification of energy options, prioritised to focus developers to think about and embed more sustainable energy options right at the start of the design process and is one of core principles of the local plan. It is a similar approach to a waste hierarchy in terms of the least favourable option should only be considered as a last resort.
	Energy and Carbon Statement	An Energy and Carbon Statement sets out how climate change adaptation as been considered as part of the design process.
	Energy Storage Facility	An energy storage facility can be used to store any excess power that is generated from low carbon energy sources and can be used to power a range of e-mobility transport rather than transferring this generated energy back to the grid.
EUI	Energy Use Intensity	Energy Use Intensity (EUI): the use of EUIs would provide an absolute metric in kWh/m <sup>2</sup> /yr. EUI is independent from carbon and can be easily verified by the building/ homeowner/ tenant after completion, and accounts for both regulated and unregulated energy.

## LOCAL PLAN GLOSSARY - CONTINUED

	<b>Term</b>	<b>Explanation</b>
EIA	Environmental Impact Assessment (EIA)	A process by which information about the environmental effects of a project is collected, by the developer or others, and taken into account by the local planning authority in determining planning applications. Project types which should be subject to an EIA are listed in the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.
EqlA	Equality Impact Assessment	A procedure adopted by the City Council to examine the impact of draft policies on gender, age, race, disability and health, sexuality, religion and belief together with other, more specific categories such as those on low incomes, with caring responsibilities or living in rural areas.
	Evidence Base	The information gathered by the City Council to support the preparation of a range of documents that are covered by the LDF and other policies produced by the Council. It includes both quantitative (numerical values) and qualitative (feelings and opinions) data.
	Extra Care Housing	Provides vulnerable people with the housing, care and support to enable them to remain in a home of their own, and maintain their independence for as long as possible. Within Extra Care housing developments, housing support and domiciliary care can be available 24 hours a day, 7 days a week.
	Fabric first	The ‘fabric first’ approach to building design involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems. This can help reduce capital and operational costs, improve energy efficiency and reduce carbon emissions. A fabric first method can also reduce the need for maintenance during the building’s life.
	Flood Zone	Depicts how flood risk varies over different areas of land. For rivers, Flood zone 3 has a 1 in 100 probability of flooding or greater in a year; Flood Zone 2 has between a 1 in 100 and 1 in 1000 annual chance of flooding in a year; Flood Zone 1 has the lowest chance of flooding (less than 1 in 1000).
	Green Collar industries	A relatively new and expanding sector which includes a range of jobs, skills and eco-technologies servicing both environmental and sustainable industries.

Term	Explanation	
Green Belt	<p>Green Belt is a planning designation which is designed to prevent urban sprawl by keeping areas of land between a built up area and the countryside permanently open. Green Belt serves five purposes:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land</li> </ul>	
Green Economic Development Strategy	<p>The Green Economic Development Strategy aims to make sure Winchester District benefits from the new jobs, goods, and services the whole of the UK will need in the next decade.</p>	
GI	Green Infrastructure	<p>Green Infrastructure describes all of the natural and managed green spaces, features and water bodies that together make up a multifunctional network across rural and urban areas. The network includes green spaces such as parks and gardens on private or public land, and green links between spaces such as hedgerows and rights of way, as well as features such as blue corridors (defined above), green roofs/walls and ponds.</p>
Green/Blue Infrastructure	<p>Green and blue infrastructure is the green space and water environment essential to the quality of our lives and ecosystem. It is referred to as 'infrastructure' as it is as important as other types of infrastructure such as roads, schools and hospitals. It is taken to mean all green space and water of public and natural value.</p>	
Greenfield Land/Sites	<p>Land or sites which have not previously been developed or which were developed but have now blended back into the landscape.</p>	
Gypsy and Travellers	<p>Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.</p>	

## LOCAL PLAN GLOSSARY - CONTINUED

Term	Explanation
HRA Habitats Regulations Assessment	The European Habitats Directive (92/43/EEC) requires ‘appropriate assessment’ of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on sites designated under this Directive.
Heat pumps	<p><b>Ground source heat pumps</b> - these work on the principle of absorbing heat from one place and releasing it in another. Heat is collected from one of three sources: the air, the ground or a body of water. The heat is transported around a sealed system by a refrigerant, which is circulated by a compressor. The system operates in a continuous cycle while the pump is running. These tend to be more common with new build rather than retro-fitting as the cost of the necessary boreholes or installing ground arrays can often be reduced by incorporating them into general groundworks at an early stage of a project.</p> <p><b>Air source heat pumps</b> – these typically comprise an outdoor unit around the size of a fridge, which is usually ground-mounted. Whilst many recent models are very quiet, some occupants or neighbours may be aware of noise produced by older units that it is not possible to attenuate through siting or screening. These heat pumps may not be an appropriate solution for every type of building or it may not be possible to site the air source heat pump in a particular location.</p>
Heritage Assets	A building, monument, site, place, area or landscape with heritage interest. These assets may be designated or undesignated, including locally listed assets.
Historic Environment Record	Publically-accessible and dynamic source of information relating to the historic environment and heritage assets.
Houses in Multiple Occupation	For planning purposes small HMOs are classed as Use Class C4 – properties occupied by between three to six unrelated people as their only or main residence, who share one or more basic amenities (toilet, washing or cooking facilities) where at least one resident is renting. HMOs occupied by more than 6 persons are Sui Generis in planning terms.
Hydroelectric schemes	These have a very long history of use and many water mills are good examples of utilising the power of water to generate electricity/power.



<b>Term</b>	<b>Explanation</b>
Indices of Multiple Deprivation	The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation in England. It follows an established methodological framework in broadly defining deprivation to encompass a wide range of an individual's living conditions. For further details please refer to: <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/835115/loD2019_Statistical_Release.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/835115/loD2019_Statistical_Release.pdf</a>
Informal Open Space	These are spaces open to free and spontaneous use by the public. They are not laid out or managed for a specific function (e.g. as a park, public playing field or recreation ground) and are not managed as a natural or semi-natural habitat.
Infrastructure	Services necessary for development to take place, for example, transport, broadband, electricity, sewerage, drainage, water supply, education, nursery and health facilities.
Intermediate housing	Housing at prices and rents above those of social rent but below market price or rents at an affordable price including Intermediate Rented Affordable Units and Shared Ownership Units.
Issues and Options	The views, aspirations and concerns expressed about the Winchester District arising from a consultation period at the outset of the LDF process.
Knowledge based industries	Industries with over 20% of the workforce educated to degree level or above.
LETI	The London Energy Transport Initiative
	LETI is a network of over 1000 built environment professionals that are working together to put the UK on the path to a zero carbon future. The voluntary group is made up of developers, engineers, housing associations, architects, planners, academics, sustainability professionals, contractors and facilities managers.
Lifetime Homes	Consists of standards that have been developed to ensure that any home is flexible, adaptable and accessible and that there is added comfort, convenience and safety for tenants and visitors.

## LOCAL PLAN GLOSSARY - CONTINUED

Term	Explanation
Local connection	<p>A person shall be taken to have strong local connection to a parish if he or she satisfies any one or more of the following criteria:</p> <ol style="list-style-type: none"> <li>I. he or she is ordinarily resident in the Parish at the date of allocation</li> <li>II. he or she was previously ordinarily resident in the Parish prior to the date of allocation and has family who ordinarily reside there</li> <li>III. he or she has a demonstrable need to live in the Parish by reason of:</li> <li>IV. his/her current employment in the Parish</li> <li>V. his/her taking up permanent employment in the Parish</li> </ol>
LDD	<p>Local Development Document</p> <p>A collective term given to the Development Plan Documents and Supplementary Planning Documents.</p>
LDF	<p>Local Development Framework (LDF)</p> <p>The name for the portfolio of Local Development Documents. These consist of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports, produced by the Local Planning Authority.</p>
LDS	<p>Local Development Scheme (LDS)</p> <p>This sets out the programme and timetable for the preparation and production of Local Development Documents.</p>
LEP	<p>Local Enterprise Partnership</p> <p>Locally-owned partnerships between local authorities and businesses set up to determine local economic priorities and undertake activities to drive economic growth and create local jobs</p>
Local List	<p>List of non-designated heritage assets identified by the local planning authority for their heritage significance</p>
Local plan	<p>A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.</p>
Local Plan Part 1/ Core Strategy	<p>The Development Plan Document which sets out the spatial vision and objectives for the future of the Winchester District up to 2031, with the strategic policies necessary to deliver that vision.</p>

	<b>Term</b>	<b>Explanation</b>
	Local Plan Part 2 / Development Management & Site Allocations	The Development Plan Document which sets out the detailed policies and non-strategic site allocations for the future of the Winchester District up to 2031, in conformity with the development strategy set out in Local Plan Part 1. Covers that part of the Winchester District outside of the South Downs National Park.
LTP	Local Transport Plan	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport anticipated in the District and links land use changes with transport planning.
	Localism Act	An Act which aims to shift power from Central Government into the hands of individuals, communities and Councils, for specific matters and projects.
	Low carbon infrastructure	These are proposals that generate fewer carbon emissions than using fossil fuels by generating power from solar, wind and other green energy proposals.
MDA	Major Development Area	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed-use development (2000 or more homes).
	Micro-energy generation	Microgeneration is the production of heat or power on a very small scale.
	National Park	An area designated under the National Parks and Access to the Countryside Act 1949 (as amended). Part of Winchester District lies within the South Downs National Park.
NPPF	National Planning Policy Framework	The National Planning Policy Framework (NPPF) sets out the Government's priorities for planning in England. It replaced the previous raft of planning policy guidance notes and statements (PPGs and PPSs).
	Natural Greenspace	Natural England (formerly, English Nature) has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside, riverside walks and woodlands.

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## LOCAL PLAN GLOSSARY - CONTINUED

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<b>Term</b>	<b>Explanation</b>
Neighbourhood Plans	Under the Localism Act 2011 local communities are given rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods. These must have regard to national planning policy; be in general conformity with strategic policies in the development plan; and be compatible with EU obligations and human rights requirements. Neighbourhood plans will not take effect unless they are supported by evidence, have been independently examined and majority support is acquired through a local referendum.
Non-designated Historic Assets	Buildings, structures, areas and landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but that are not statutorily designated. May be identified on a local list.
Nutrient Neutrality	The Solent water catchment is of international importance for wildlife. There are high levels of nitrogen and phosphorus entering the water catchment, as a result of run off from agricultural sites or from wastewater from housing development. These nutrients are causing eutrophication in the Solent, resulting in dense mats of green alae which negatively affect marine ecology. New development in the district is therefore expected to be 'nutrient neutral' to prevent any exacerbation of this issue.
Open Book Process	A method of analysis, for instance using the Homes and Communities Agency Development Appraisal Tool that is used to assess the viability of development proposals where the costs and returns associated with a development are shared with the local planning authority by promoters of a scheme.
Open Space	Defined in the Town and Country Planning Act 1990 as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. Certain types of open space are defined in this Plan and, subject to this, it should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.
Open Space Strategy	The City Council currently prepares, each year, an Open Space Strategy for the District which specifies the amount and types of facility currently available, together with an assessment of levels of deficiency.

Term	Explanation
Parish plan/ Community plan	Parish plans outline how a community would like to change and usually include an action plan detailing how development can be achieved. Unlike Neighbourhood Plans, parish/community plans may deal with a range of issues and are not subject to formal tests before adoption.
PUSH Partnership for Urban South Hampshire	A sub-regional Partnership of 10 local authorities from Test Valley in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire.
Plans for Places	A document which considered the responses to the Blueprint exercise and suggested how these are translated into a development strategy for the Winchester District up to 2031. It set out in non-technical terms what the City Council considered the likely policies for the Core Strategy to cover.
Policies Map	A map which illustrates the policies and proposals within the Local Development Framework or Local Plan on an Ordnance Survey map base
Preferred Option	Leading on from the Issues and Options consultation, the Core Strategy Preferred Option was published in May 2009.
PDL Previously Developed Land	<p>Also known as ‘Brownfield Land’. The definition for PDL is set out in the National Planning Policy Framework:- Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.</p> <p>This excludes:</p> <ul style="list-style-type: none"> <li>• Land that is or has been occupied by agricultural or forestry buildings.</li> <li>• Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.</li> <li>• Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, and</li> <li>• Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time</li> </ul>

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## LOCAL PLAN GLOSSARY - CONTINUED

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<b>Term</b>	<b>Explanation</b>
Primary Shopping Area (PSA)	Described in the NPPF as defined areas within town centres where main retailing activity takes place. In the Winchester District, the PSA comprises the defined primary shopping frontages. Within Winchester Town Centre this also includes the identified secondary shopping frontage.
Primary Shopping Frontage	Area with a high concentration of retail (A1 shopping) uses.
Priority Housing Need	Those identified as falling within the Reasonable Preference categories as set out in S167 Housing Act 1996; generally those in the highest Bands on the Council's housing register, including those seeking family accommodation.
Proposals Map	A map which illustrates on an Ordnance Survey map base the policies and proposals within the Local Development Framework or Local Plan
Protected Species	The following protected species are identified in the city council's Biodiversity Action Plan: Hazel dormouse, Bats, Water vole, Hedgehog, Swift, House sparrow, Skylark, Grey partridge, Great spotted woodpecker, Great crested newt, Slow worm, Common lizard, Common toad, White-clawed crayfish, Stag beetle, Southern damselfly, Bumblebee, Chalk hill blue butterfly, Silver spotted skipper, Stripped lychnis moth, Green winged orchid and Bee orchid.
Ramsar site	These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands.
Registered Provider	Any body which is from time to time included in the Council's list of Registered Providers with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body or eligible to be so registered and approved by the Council (such approval not to be unreasonably withheld) and shall include any Landlord providing social housing whose status and functions are similar to a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA

<b>Term</b>	<b>Explanation</b>
Renewable energy	Those energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass.
Retrofitting to reduce carbon emissions	This involves making changes to make buildings more energy efficient. It usually means the installation of renewable or low-carbon energy technologies such as solar PV or heat pumps, or measures such as insulation or smart lighting.
Secondary Shopping Frontage	Area with a high proportion of retail use, together with wider range of town centre uses
Sequential Test	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites or town centre retail sites before out-of-centre sites.
Settlement Gap	An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements
SINC Sites of Importance for Nature Conservation	These are sites that have high nature conservation importance but are not covered by statutory national and international designations. These sites are identified by Hampshire County Council.
SSSI Sites of Special Scientific Interest	The country's very best wildlife and geological sites, which are of importance as they support plants and animals that find it more difficult to survive in the wider countryside.
Small-scale biomass system	This generates heat for hot water and space heating by burning organic matter. Although carbon dioxide is released in the process, this is balanced by the amount absorbed during the growth of the plant matter. This gives the system potential to be close to being carbon neutral.
Social Rent	Rented housing owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

## LOCAL PLAN GLOSSARY - CONTINUED

	<b>Term</b>	<b>Explanation</b>
	South Downs National Park	Part of Winchester District lies within the South Downs National Park, an area designated under the National Parks and Access to the Countryside Act 1949 (as amended).
SAC	Special Area of Conservation	Sites which are strictly protected through designation under the EC Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.
SPA	Special Protection Area	Areas identified as being of international importance for breeding, feeding, wintering or migration of rare and vulnerable bird species found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.
	Standardised Methodology	The Government has recently consulted on changes to the standardised methodology which uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply
SCI	Statement of Community Involvement	Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in Planning Management decisions.
SEA	Strategic Environmental Appraisal	A generic term used to describe environmental assessment, as applied to plans, policies and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.
SFRA	Strategic Flood Risk Assessment	A SFRA should be carried out by the local planning authority to inform the preparation of its Local Development Documents (LDDs), having regard to catchment-wide flooding issues which affect the area. Policies in LDDs should set out the requirements for site-specific Flood Risk Assessments (FRAs) to be carried out by developers and submitted with planning applications in areas of flood risk identified in the plan.



	<b>Term</b>	<b>Explanation</b>
SHELAA	Strategic Housing Economic Land Availability Assessment	The study provides detailed information on potential housing sites and land supply and aims to identify sufficient land to accommodate the District's housing need.
SHMA	Strategic Housing Market Assessment	A report which considers the local housing markets. The assessment looks at a number of key factors, including: the supply and demand for housing; housing and planning policies; the need for affordable housing; and the affordability of the local housing market.
SPD	Supplementary Planning Document	A type of Local Development Document that provides guidance on the implementation of planning policies and proposals. SPDs are non-statutory and carry less weight than Development Plan Documents.
	Sustainable transport modes of travel	Sustainable transport modes of travel which includes safe and accessible means of transport with an overall low impact on the environment which includes walking, cycling, ultra-low and zero carbon emission vehicles, car sharing and public transport.
SA	Sustainability Appraisal	A process for the evaluation and refinement of policy options, to ensure that emerging policies and proposals will be the most sustainable and deliverable for the District
SUDS	Sustainable Drainage Systems	An approach to managing rainwater runoff from buildings and hardstandings. A benefit of the system is to reduce the quantity and rate of surface water flow running directly to rivers via stormwater networks.
	Travelling Showpeople	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
VDS/ NDS	Village/ Neighbourhood Design Statements (VDS/ NDS)	A document which informs or influences decisions on design and development. A VDS/NDS should provide a clear statement of the character of a particular village or town against which planning applications may be assessed. Local residents who are familiar with the character of an area are best placed to formulate these statements, which are adopted as SPD.

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## LOCAL PLAN GLOSSARY - CONTINUED

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<b>Term</b>	<b>Explanation</b>
Water Framework Directive	This European Directive (2000/60/EC), together with emerging River Basin Management Plans, looks at integrated management of water resources, taking account of abstraction, water quality and flooding.
WDSP Winchester District Local Strategic Partnership	The Winchester District Strategic Partnership (WDSP) is made up of all partnerships working in the District towards implementation of the Sustainable Community Strategy, overseen by a few key partners.
Winchester Movement Strategy	This is a joint policy document between Winchester City Council and Hampshire County Council that sets out an agreed vision and long-term priorities for travel and transport improvements in Winchester over the next 20-30 years. It also covers, at a high level, plans for how these priorities might be met, including indicative timescales and costings.
Winchester Town Forum	Winchester Town Forum covers the five (unparished) District Wards in Winchester Town. All 14 Members who represent the Town Wards are members of the Forum. The Town Wards are: St Bartholomew, St Michael, St Barnabas, St Luke, and St Paul.
Zero carbon	<p>The Zero Carbon Hub's current definition is the elimination of all the regulated emissions from a development, by a combination of energy efficiency and the on-site generation of low zero carbon heat and power generation up to the required level of carbon compliance, together with allowable solutions for the remaining regulated emissions. Regulated emissions cover carbon dioxide emissions from energy use through space heating, fixed lighting, hot water and ventilation.</p> <p>The government have announced that unregulated emissions (such as those related to energy use from cooking or from plug-in appliances such as computers) will not fall under the definition of zero carbon.</p>

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## ACKNOWLEDGEMENTS

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Web: [localplan.winchester.gov.uk](http://localplan.winchester.gov.uk)

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