

DEVELOPMENT ALLOCATIONS THE MARKET TOWNS AND RURAL AREA



THE MARKET TOWNS AND RURAL AREA ALLOCATIONS

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 about 3,825 dwellings for the MTRA area (excluding an estimated 350 dwellings 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.

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.



Bishop’s Waltham.	391
New Alresford	405
Colden Common ..	419
Denmead.....	435
Kings Worthy.....	439
Swanmore	447
Wickham	453
Hursley	473
Otterbourne	477
South Wonston.....	483
Sutton Scotney.....	491
Waltham Chase.....	497



14.1
-
14.8

CLICK ON THE PAGE NUMBER TO SKIP TO PAGE



THE MARKET TOWNS AND RURAL AREA ALLOCATIONS

Area / Settlements	Housing Approach	Approximate Housing Provision 2020-2040
<p><u>Market Towns</u></p> <p>Bishop's Waltham</p> <p>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 over 600 dwellings over the Plan period.</p>	<p>1375</p>
<p><u>Larger Rural Settlements</u></p> <p>Colden Common</p> <p>Denmead</p> <p>Kings Worthy</p> <p>Swanmore</p> <p>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, Colden Common and Wickham. Denmead is taking forward a Neighbourhood Plan and will also need to identify new sites for about 100 dwellings. At Wickham there is also 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 about 160 to 360 dwellings.</p> <p>Following assessment of potential sites and updating of the settlement hierarchy, the settlement of Waltham Chase has been moved from this category to the 'intermediate rural settlements' grouping.</p>	<p>1570</p>

Area / Settlements	Housing Approach	Approximate Housing Provision 2020-2040
<p><u>Intermediate Rural Settlements</u></p> <p>Hursley Otterbourne South Wonston Sutton Scotney 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 to 60 dwellings are allocated at South Wonston, Otterbourne and Sutton Scotney. 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.</p> <p>Waltham Chase has been added to this category and has existing site allocations with remaining capacity for about 80 additional dwellings. No new allocations are proposed in Waltham Chase.</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 100 dwellings.</p>	<p>360</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 520 dwellings for this area. No new allocations are made in this area.</p>	<p>520</p>
<p>‘MTRA’ AREA TOTAL</p>		<p>3,825</p>

MARKET TOWNS BISHOP'S WALTHAM

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.

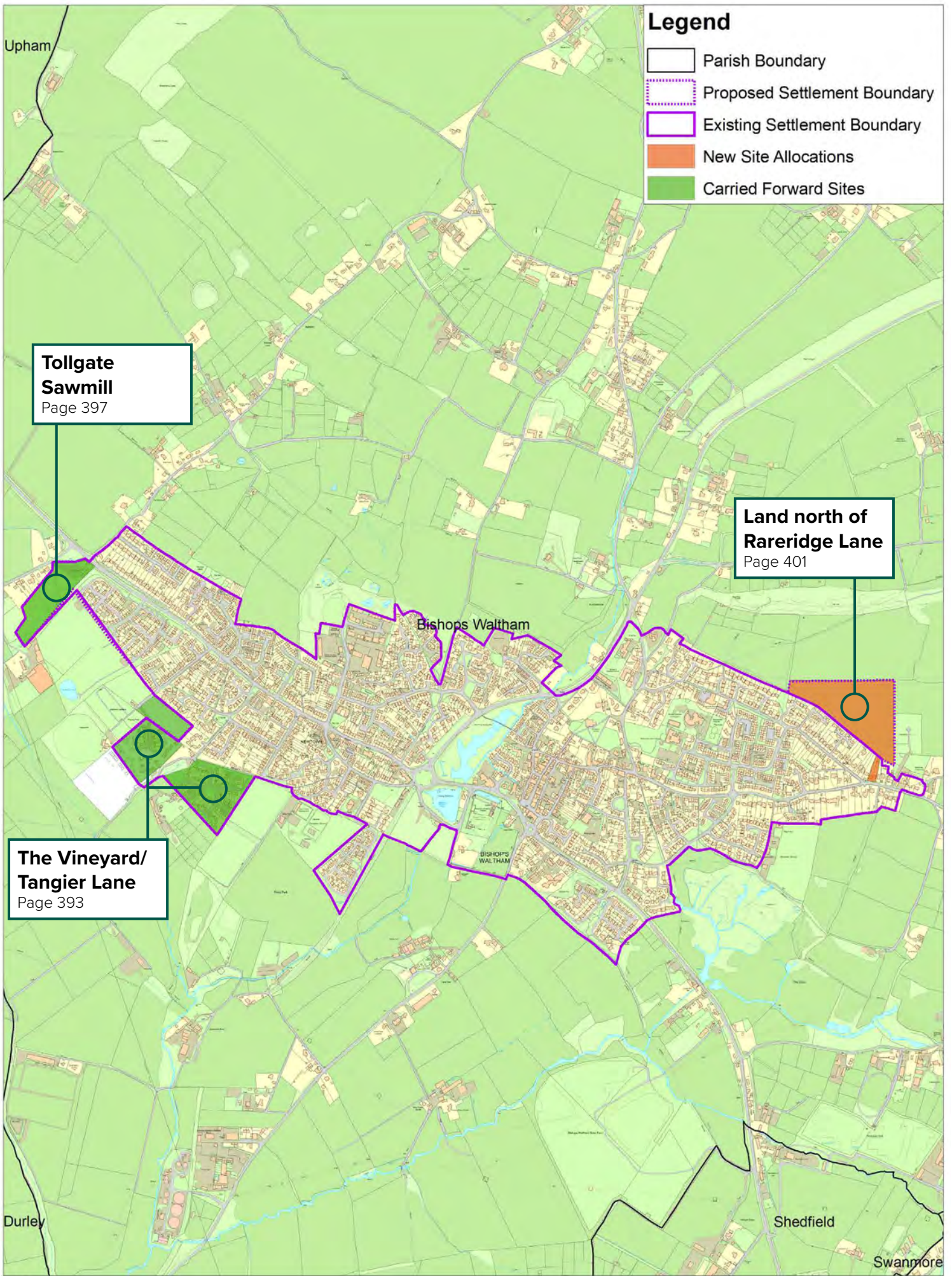
14.10

It is expected that there is capacity for the development of about 765 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 (2020-2023)	340
Outstanding permissions (at 2023) including Local Plan allocations carried forward (Policy BW1)	225
Remaining Local Plan allocations (at 2023) carried forward (Policy BW3)	10
Windfall allowance	90
New Site allocated in this Plan (Policy BW4)	100
Total Provision 2020 – 2040	765

CLICK ON THE PAGE NUMBER TO SKIP TO PAGE





Legend

- Parish Boundary
- Proposed Settlement Boundary
- Existing Settlement Boundary
- New Site Allocations
- Carried Forward Sites

**Tollgate
Sawmill**
Page 397

**Land north of
Rareridge Lane**
Page 401

**The Vineyard/
Tangier Lane**
Page 393

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

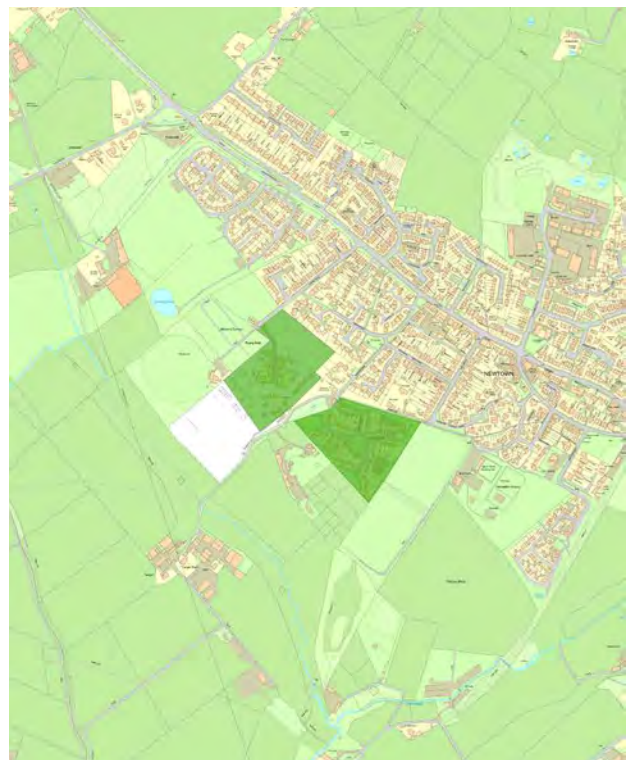
Existing use:

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.

14.13

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

Policy overleaf

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);
- vii. Minimise the impact of the access points on the Site of Importance for Nature Conservation (SINC) and Priory Park;

Policy BW1

The Vineyard/Tangier Lane - continued

- 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.
- xi. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.
- xii. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

POLICY

CARRIED FORWARD SITE

Policy
BW1

HOUSING ALLOCATIONS: TOLLGATE SAWMILL

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

Site Plan



Wider context



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14.14

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.

14.15

The existing GP Surgery in Bishop's Waltham requires additional space to deliver services. Work is underway to deliver a temporary extension but in the longer term it is understood that a larger site is sought. The GP practice is considering the potential for relocating to another site in Bishop's Waltham and it may be that if the need can be demonstrated, this may be an acceptable use for part of this allocated employment site.

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.

14.17

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

Policy overleaf

14.14

14.17

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 southwest corner of the site, with other business uses limited to ancillary elements. A medical and health facility in Use Class E(e) would also be acceptable should it be demonstrated that there is a local need for a relocated GP
- 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.

Policy BW3

Tollgate Sawmill - continued

Access

- iv. Provide improvements as necessary to the existing access onto Winters Hill;
- v. Provide a pedestrian/cycle link to the adjacent Albany Farm development as part of a route linking the site with other sites allocated for housing and open space.

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.
- x. Ensure that the groundwater Source Protection Zone is protected.

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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14.18

Supporting text:

The site is located north of Bishop's Waltham, and is immediately to the south of the South Downs National Park.

14.19

The site is currently undeveloped and has been used for growing trees. West Hoe Cemetery lies immediately to the east of the site.

14.20

The South Downs National Park lies immediately to the north. The development of the site will need to be sensitively designed and managed in order to minimise any potential adverse impacts on the National Park and ensure the quality of the dark skies in line with Policy NE8 (South Downs National Park). To do this, a landscape-led masterplan – which is informed by the existing built form, contours, heritage assets, landscape character, topography, and key public views – will need to be prepared and submitted to support any future development

14.21

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 minimise harm to the setting of those heritage assets.

14.22

The vehicular access to the site will need to be appropriate, characteristic and safe in terms of design, highway operation, and visibility splays on the approach to, and when turning into and out of, the site. To access 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. General traffic vehicular access onto Byron Close will not be acceptable however pedestrian/cycle and emergency services access should be retained. There is an opportunity to link to the existing Public Right of Way (PROW) network, to provide access to the wider countryside and the South Downs National Park. A pedestrian crossing would be needed on Hoe Road as there is no footpath on the north side of the road.

14.23

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 Public Rights of Way (PROW) network and to the nearest public transport stop in accordance with Policy T4.

14.24

As the result of a landscape led approach required for this location, development of the site is expected to avoid the highest part of the site, leaving the northern area for amenity space, landscape screening and biodiversity net gain. The exact layout of this site is expected to be determined in a landscape led masterplan fully justified through a design process in accordance with policy D1 and supported by appropriate evidence. In light of the site's location and characteristics, the masterplan should address ridgelines and roof heights, the siting and layout of development in response to key views, and managing vegetation to focus on native species. The proposals will need to include significant landscaping 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.

14.25

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

Policy overleaf

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 must be informed by a landscape-led masterplan which considers the existing built form, contours, heritage assets, landscape character, topography and key public views. As part of the masterplan, built development should be sited in the southern area of the site, leaving the northern area for landscape screening, amenity space, and biodiversity net gain;
- ii. 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

- iii. Provide an appropriate, safe, vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties and complies with Hampshire County Council technical guidance documents;

- iv. Provide satisfactory attractive and legible pedestrian and cycle links to Bishop's Waltham centre;
- v. Provide improved access to the existing PROW network and new crossing facility on Hoe Road to link routes to the east of the village with those to the north;
- vi. Provide or contribute to improved bus stop waiting facilities for new residents including footway extension, new seating and if appropriate a covered shelter to support public transport usage;
- vii. Provide or contribute to the reduced speed limit to 30mph and a new village gateway on Hoe Road to the east of the site.

Environmental

- viii. Provide appropriate landscaping to create a new settlement edge which is informed by the site contours and minimises any adverse impacts upon the South Downs National Park;
- ix. Adoption of a design and landscaping approach which respects existing residential amenity with regard to outlook and privacy;
- x. Assess and mitigate the impact upon the nearby listed buildings to the east and south;

Policy BW4

Land north of Rareridge Lane

- xi. Mitigate any potential adverse impacts upon the South Downs National Park in accordance with Policy NE8, including the impact on Dark Skies;

Other Infrastructure

- xii. Provide open space to serve the development in accordance with policy NE3; and
- xiii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

NEW SITE

Policy
BW4

MARKET TOWNS NEW ALRESFORD

14.26

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.

14.27

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.

14.28

It is expected that there is capacity for the development of about 610 dwellings in New Alresford, which can be achieved as follows:

New Alresford Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2020 - 2023)	78
Outstanding permissions (at 2023) including Local Plan allocations carried forward (Policies NA1 (part), NA2)	330
Remaining Local Plan allocations (at 2023) carried forward (Policy NA1 (part))	10
Windfall allowance	90
New Sites to be allocated in Neighbourhood Plan (Policy NA3)	100
Total Provision 2020 – 2040	608

[CLICK ON MAP ALLOCATION TO SKIP TO PAGE](#)

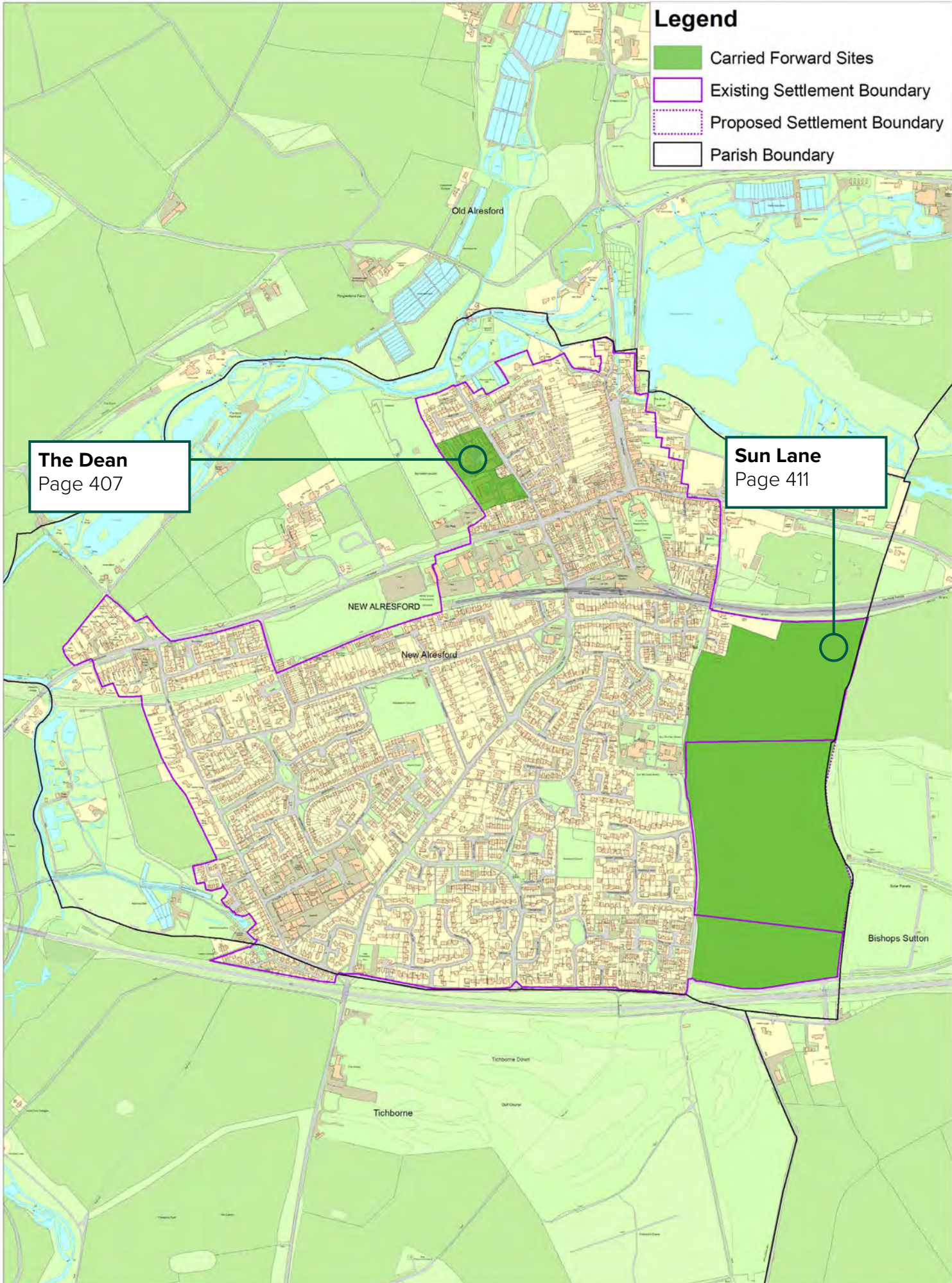


Legend

- Carried Forward Sites
- Existing Settlement Boundary
- Proposed Settlement Boundary
- Parish Boundary

The Dean
Page 407

Sun Lane
Page 411



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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14.29

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.

14.30

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.

14.31

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.

14.32

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.

14.33

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.

14.34

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

Policy overleaf

14.29

14.34

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. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;
- x. 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

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

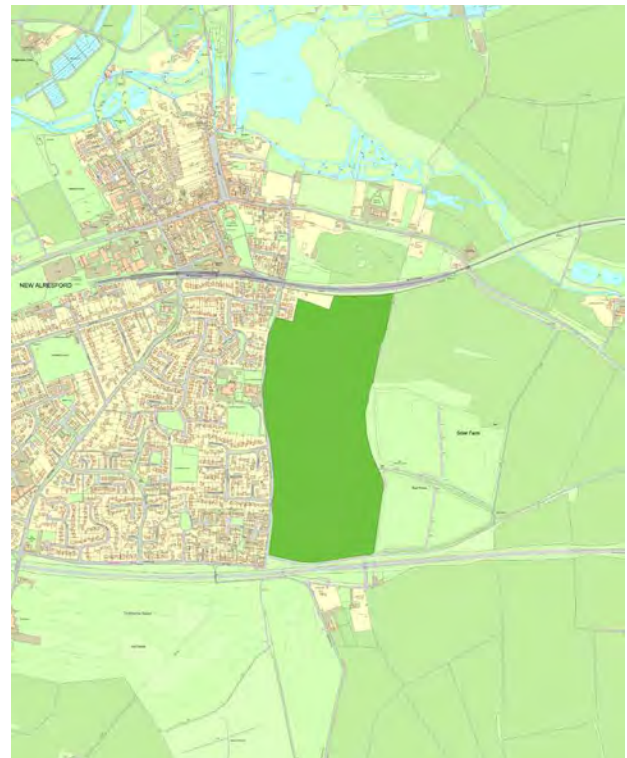
Existing use:

Agricultural land

Site Plan



Wider context



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14.35**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.

14.36

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.

14.37

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.

14.38

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.

Supporting text continued overleaf

14.35

14.38

HOUSING ALLOCATIONS: SUN LANE

14.39

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.

14.40

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.

14.41

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

Policy overleaf

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.

Policy NA2

Sun Lane - continued

Access

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

Environmental

- ix. Retain and reinforce existing landscaped boundaries around the

site, particularly along the eastern edge;

- x. Provide suitable boundary treatment on the western edges of the proposed housing and business sites to protect the amenities of existing housing;
- xi. Provide about 15 hectares of open space in the central part of the site, designed to achieve a major new open area for the community providing for a range of current and future needs. The area should be carefully designed, integrating the burial ground and different types of open space;
- xii. Provide on-site open space within the proposed housing site (Informal Open Space and Local Equipped Area for Play).

Other Infrastructure

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

HOUSING ALLOCATIONS: NEIGHBOURHOOD PLAN DESIGNATED AREA

Area: New Alresford	SHELAA site Reference: N/A
Name of Site: N/A	Allocated Use: N/A
Location: Neighbourhood Plan Designated Area	Indicative number of homes: 100 dwellings
Size: N/A	Existing use: N/A

14.42

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.

14.43

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

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; and
- iii. Be phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.

POLICY

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LARGER RURAL SETTLEMENTS COLDEN COMMON

14.44

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).

14.45

It is expected that there is capacity for the development of about 300 dwellings in Colden Common, which can be achieved as follows:

Colden Common Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2020-2023)	116
Outstanding permissions (at 2023)	0
Remaining Local Plan allocations (at 2023) 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
Total Provision 2020 – 2040	304

[CLICK ON MAP ALLOCATION TO SKIP TO PAGE](#)





Legend

- Carried Forward Sites
- New Site Allocations
- Existing Settlement Boundary
- Proposed Settlement Boundary
- Parish Boundary

Land at Main Road
Page 427

Clayfield Park
Page 421

**Colden
Common Farm**
Page 423

**Land adjoining 85
Church Lane**
Page 431



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:

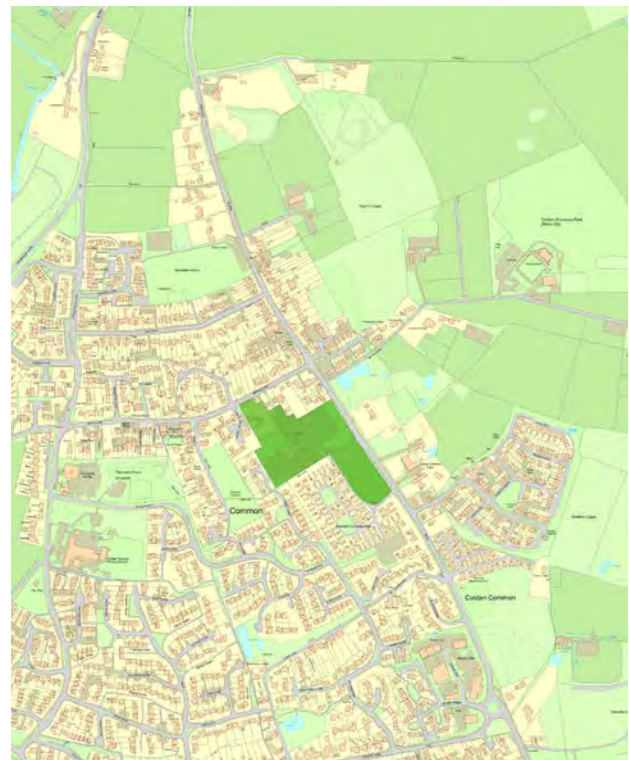
Residential

Indicative number of homes:

48 dwellings

Existing use:

Commercial

Site Plan**Wider context**

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14.46**Supporting text:**

The Clayfield Park housing allocation is an existing allocation in the adopted Local Plan which has been carried forward, updated as necessary.

14.47

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.

14.48

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.

14.49

The site is on a secondary aquifer and within a source protection zone and it is important that the groundwater quality is protected. Ground conditions resulting from current and historic uses of the Clayfield site as a brick works will require assessment to determine the extent of any remedial measures prior to redevelopment. Flooding issues have been identified to the northwest of the site and surface water attenuation features should be incorporated into the scheme to mitigate against surface water flooding in the Spring Lane area

14.50

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, which should be improved whilst having due regard to adjacent 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.

14.51

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

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 suitable footpath and cycleway links 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 surface water attenuation via SUDS features and ensure that the groundwater Source Protection Zone is protected.
- vi. Contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

14.46

14.51

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:

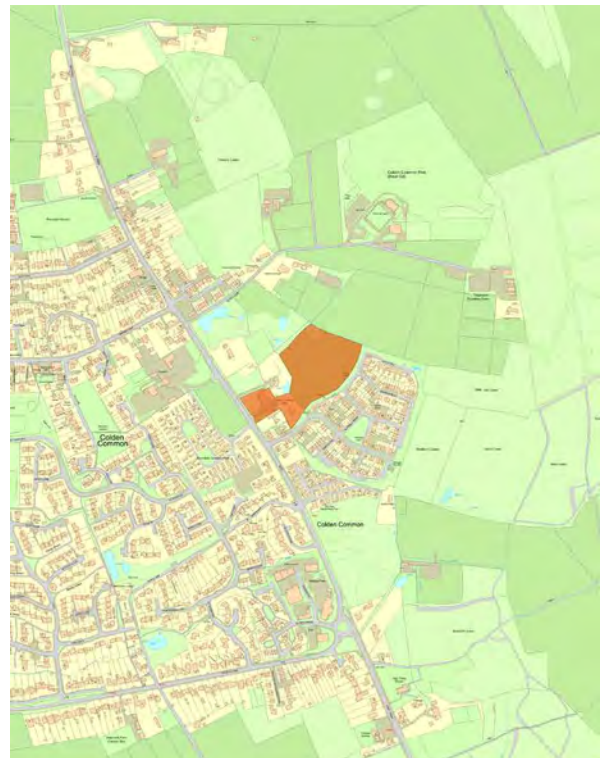
Residential

Indicative number of homes:

45 dwellings

Existing use:

Agricultural

Site Plan**Wider context**

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14.52

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.

14.53

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.

14.54

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.

14.55

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.

14.56

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.

14.57

Arrangements should be made for safe crossing points over Main Road, following discussions with the local highway authority.

Other measures that support the development and use of sustainable travel options, such as active travel and public transport, or contribute to highway safety may be sought following discussions with the local highway authority, where justified as a result of the proposed development.

14.58

The proposals will need to respect the wider rural setting of the surrounding countryside and the South Downs National Park further to the east.

14.59

The proposals will need to include landscaping to retain and reinforce the containment of the site and to create a new settlement edge.

14.60

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.

Supporting text and policy continued overleaf

14.52

-

14.60

HOUSING ALLOCATIONS: COLDEN COMMON FARM

14.61

Flooding issues have been identified in the vicinity of the site and surface water attenuation features should be incorporated into the scheme to mitigate against surface water flooding in the surrounding area. Due to the past farming activity on the site, any contamination issues will also need to be considered as part of the design process to ensure the protection of the local groundwater. There is existing sewerage infrastructure across the site, which will have to be taken account of as part of the design process, in liaison with the service provider.

14.62

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

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 improvements in the area, that encourage and support sustainable travel opportunities or improve road safety

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 suitable 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 surface water attenuation via SUDS features and ensure that the groundwater Source Protection Zone is protected. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;

- xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

NEW SITE

14.61
-

14.62

Policy
CC2

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

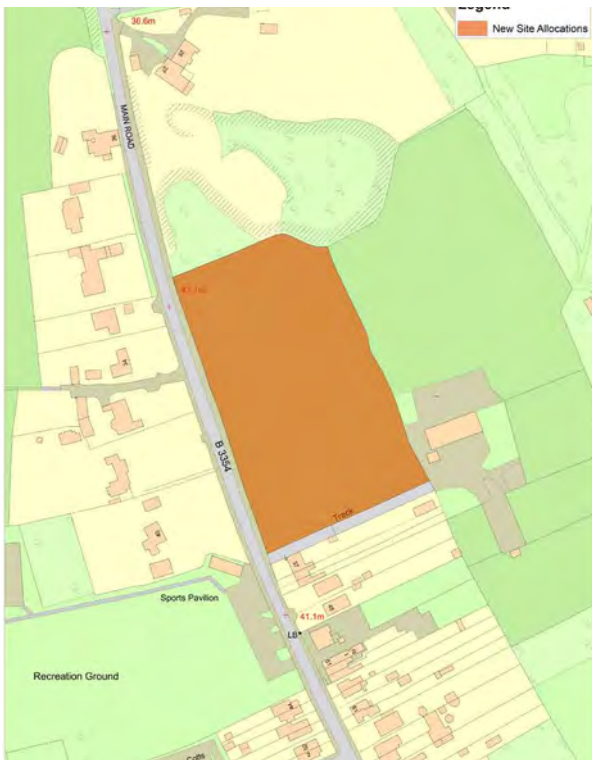
Indicative number of homes:

35 dwellings

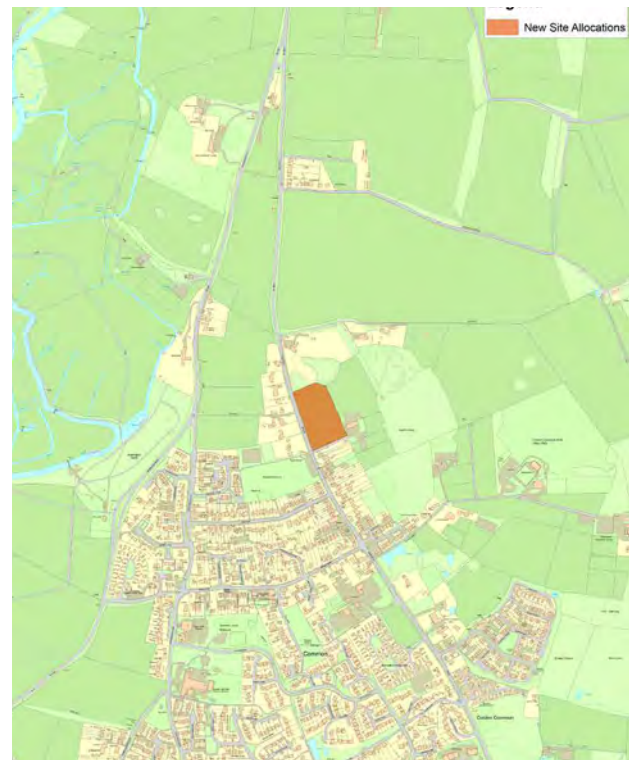
Existing use:

Agricultural

Site Plan



Wider context



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14.63

Supporting text:

The site at Main Road consists of an 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.

14.64

Flooding issues have been identified in the vicinity of the site and surface water attenuation features should be incorporated into the scheme to mitigate against surface water flooding in the surrounding area. Due to the past farming activity on the site, any contamination issues will also need to be considered as part of the design process to ensure the protection of the local groundwater. There is existing sewerage infrastructure across the site, which will have to be taken account of as part of the design process, in liaison with the service provider.

14.65

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.

14.66

Opposite the site a PROW 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.

14.67

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.

14.68

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

14.69

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.

14.70

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.

Supporting text and policy continued overleaf

14.63

14.70

HOUSING ALLOCATIONS: LAND AT MAIN ROAD

14.71

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.

Other measures that support the development and use of sustainable travel options, such as active travel and public transport, or contribute to highway safety may be sought following discussions with the local highway authority, where justified as a result of the proposed development.

14.72

As the site is located on a principal aquifer, and within a groundwater Source Protection Zone any proposed development will need to protect the groundwater quality and avoid any contamination to this aquifer. There may be some constraints on activities, design and construction works associated with the Source Protection Zone and developers should liaise with the Environment Agency in respect of this.

14.73

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

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 impacts on the setting of the SDNP and views to it. 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 improvements in the area that encourage and support sustainable travel opportunities or improve road safety;

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 minimise any harm to wider views and the setting of the 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. Ensure that the groundwater Source Protection Zone is protected.
- xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

NEW SITE

14.71
-
14.73

Policy
CC3

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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14.74

Supporting text:

The site is located along Church Lane and directly fronts onto the road.

14.75

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.

14.76

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.

14.77

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.

14.78

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.

14.79

The site is within a groundwater Source Protection Zone and proposals need to ensure the protection of the quality of the groundwater in liaison with the Environment Agency.

14.80

A new water supply pipeline is being proposed between Havant and Otterbourne, which Southern Water have identified as potentially affecting this site or its surroundings. Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with the development of this site.

14.81

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

Policy overleaf

14.74

14.81

HOUSING ALLOCATIONS: LAND ADJOINING 85 CHURCH LANE

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. Ensure that the groundwater Source Protection Zone is protected.
- viii. The development should ensure future access to planned water supply infrastructure in the vicinity in coordination with the service provider;
- ix. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

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LARGER RURAL SETTLEMENTS

DENMEAD

14.82

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 Newlands (West of Waterlooville), close to Denmead Parish.

14.83

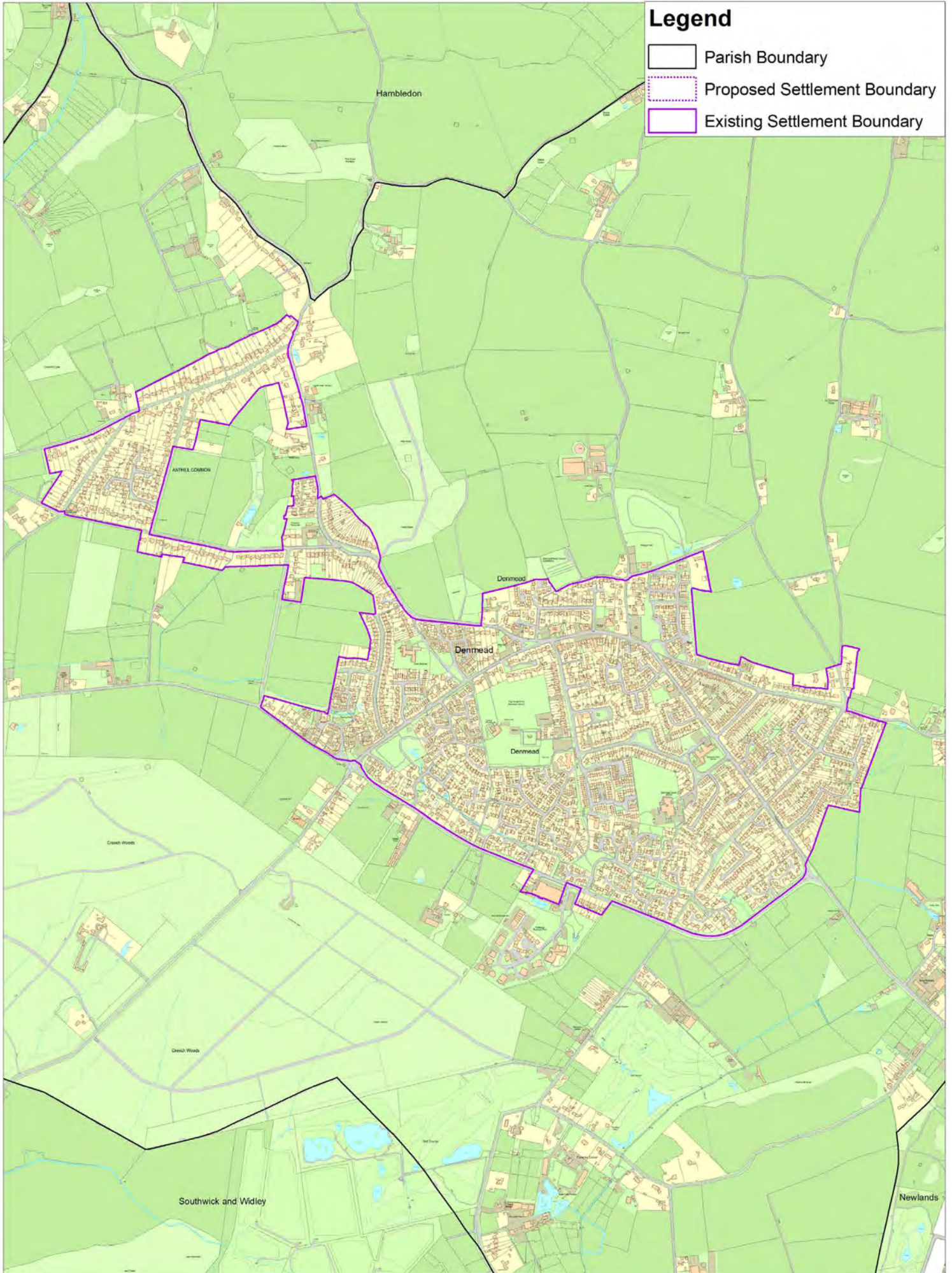
Denmead Parish Council opted to produce a Neighbourhood Plan to achieve the development requirements set out in the current Local Plan. The Denmead Neighbourhood Plan (DNP) was 'made' by the city council in 2015 and remains part of the development plan for Winchester district. The DNP makes site allocations 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.

14.84

The current Neighbourhood Plan allocates a site for a care home that has now been completed and there have been various Prior Notification approvals at the Parkland Business Park. Taking account of these it is expected that there is capacity for the development of about 330 dwellings in Denmead, which can be achieved as follows:

Denmead Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2020 – 2023)*	117
Outstanding permissions (at 2023) including Neighbourhood Plan allocation (DNP Policy 2i)	33
Remaining Neighbourhood Plan allocations (at 2023) (DNP Policies 2ii and 2iv)	28
Windfall allowance	50
New Sites to be allocated in DNP Review (Policy D1)	100
Total Provision 2020 – 2040	328

* The 'net completions' include 14 dwelling and 33 communal dwelling equivalent completions at Parklands Business Park. The 'outstanding permissions' include 26 dwellings at Parklands Business Park.



Legend

- Parish Boundary
- Proposed Settlement Boundary
- Existing Settlement Boundary

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

14.85

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.

14.86

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

Policy DEN1

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;
- iii. Be phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.

POLICY

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LARGER RURAL SETTLEMENTS

KINGS WORTHY

14.87

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.

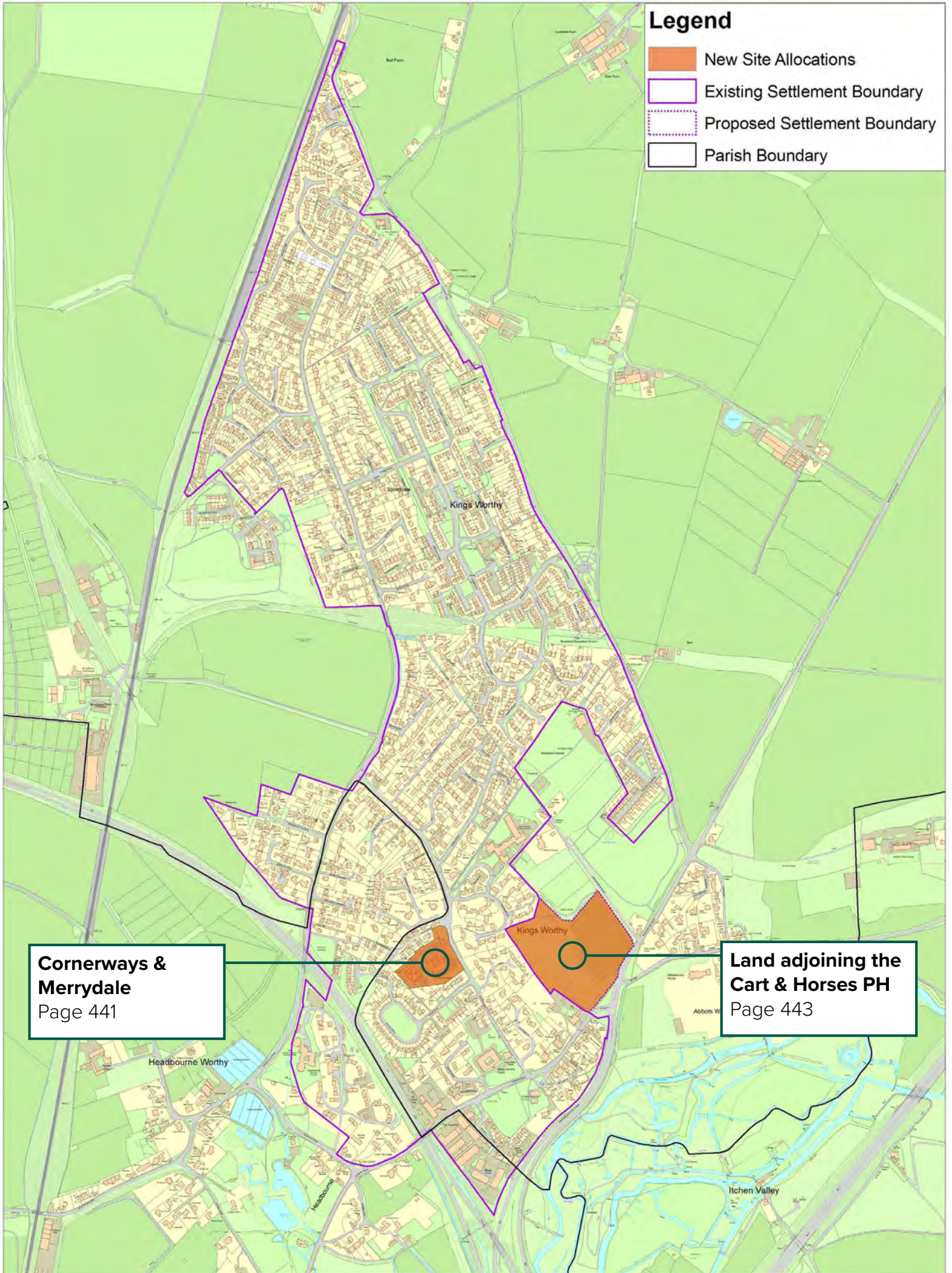
14.88

It is expected that there is capacity for the development of about 220 dwellings in Kings Worthy, which can be achieved as follows:

Kings Worthy Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2020 - 2023)	36
Outstanding permissions (at 2023)	11
Windfall allowance	50
New Site allocated in this Plan (Policy KW1)	45
New Site allocated in this Plan (Policy KW2)	75
Total Provision 2020 – 2040	217

[CLICK ON MAP ALLOCATION TO SKIP TO PAGE](#)





Legend

- New Site Allocations
- Existing Settlement Boundary
- Proposed Settlement Boundary
- Parish Boundary

Cornerways & Merrydale
Page 441

Land adjoining the Cart & Horses PH
Page 443



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:

45 dwellings

Existing use:

Former children's home

Site Plan



Wider context



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14.89

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. Hampshire County Council owns the site and proposes to develop it for a 80 – 100 bed nursing home. Taking account of these factors, a net gain of about 45 dwellings or dwelling equivalents is expected

14.90

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.

14.91

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

Policy KW1

Cornerways & Merrydale

Land at Cornerways & Merrydale, Church Lane, as shown on the Policies Map, is allocated for the development of about 45 dwellings or dwelling equivalents (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 or other 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. Ensure that the groundwater Source Protection Zone is protected.
- vii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

NEW SITE

14.89

14.91

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

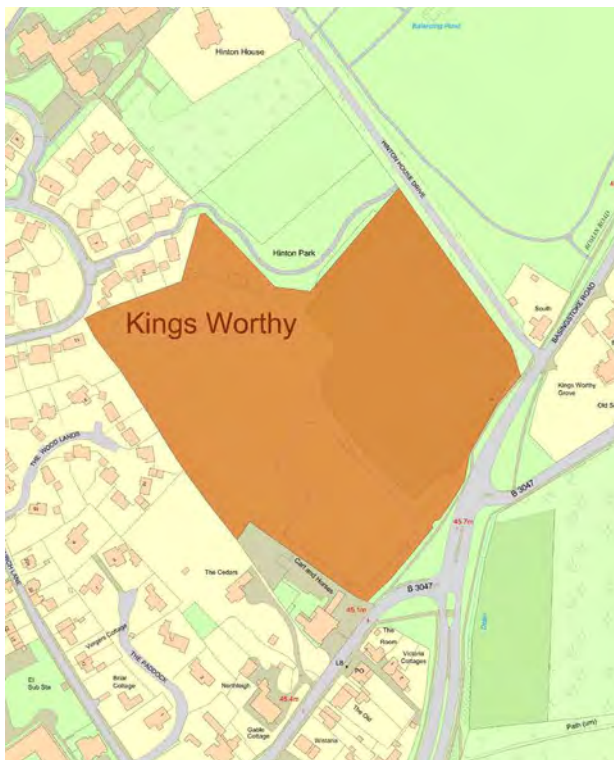
Indicative number of homes:

75 (dwelling equivalents)

Existing use:

Former country house and grounds

Site Plan



Wider context



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14.92

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.

14.93

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.

14.94

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 75 dwellings. Affordable housing should be provided where this would be consistent with the type of provision proposed and the management arrangements for it.

14.95

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.

14.96

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.

14.97

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

Policy overleaf

14.92

14.97

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 75 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, subject to the need to ensure development does not take place in advance of the rearrangement of the Basingstoke Road, London Road and B3047 junction.

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 and minimise harm to their setting.

Policy KW2

Land adjoining the Cart & Horses PH

Other Infrastructure

- ix. Open space to serve the development in accordance with policy NE3.
- x. Ensure that the groundwater Source Protection Zone is protected. The layout of development should ensure access to existing sewerage infrastructure for maintenance and upsizing purposes.
- xi. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

NEW SITE

Policy
KW2

LARGER RURAL SETTLEMENTS SWANMORE

14.98

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.

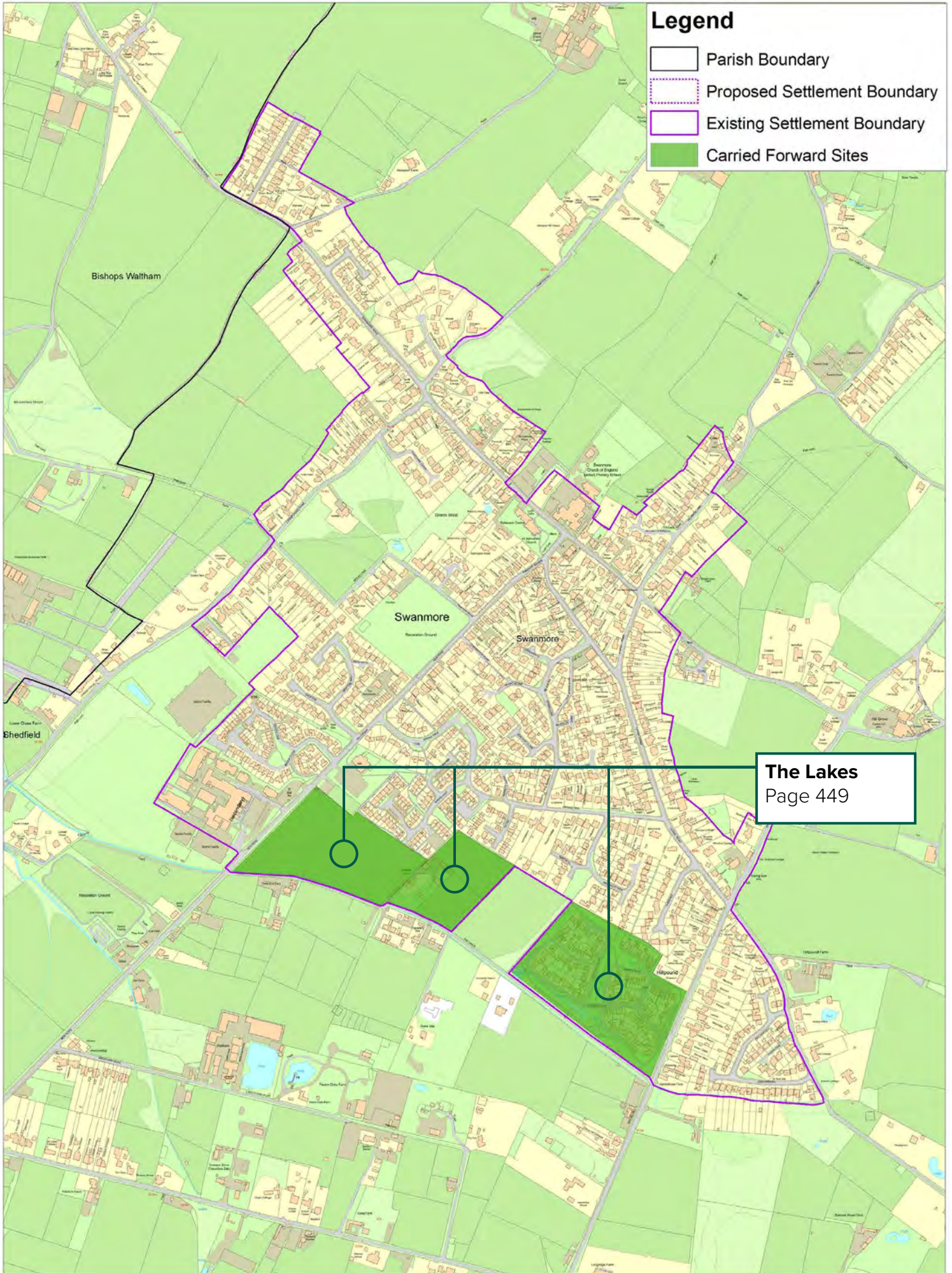
14.99

It is expected that there is capacity for the development of about 160 dwellings in Swanmore, which can be achieved as follows:

Swanmore Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2020-2023)	13
Outstanding permissions (at 2023)	65
Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)	36
Windfall allowance	50
Total Provision 2020 - 2040	164

[CLICK ON MAP ALLOCATION TO SKIP TO PAGE](#)





Legend

- Parish Boundary
- Proposed Settlement Boundary
- Existing Settlement Boundary
- Carried Forward Sites

The Lakes
Page 449

Swanmore



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HOUSING ALLOCATIONS: THE LAKES

Area:

Swanmore

Name of Site:

The Lakes

Location:

Off The Lakes

Size:

11.6 hectares

SHELAA site Reference:

N/A

Allocated Use:

Residential, open space

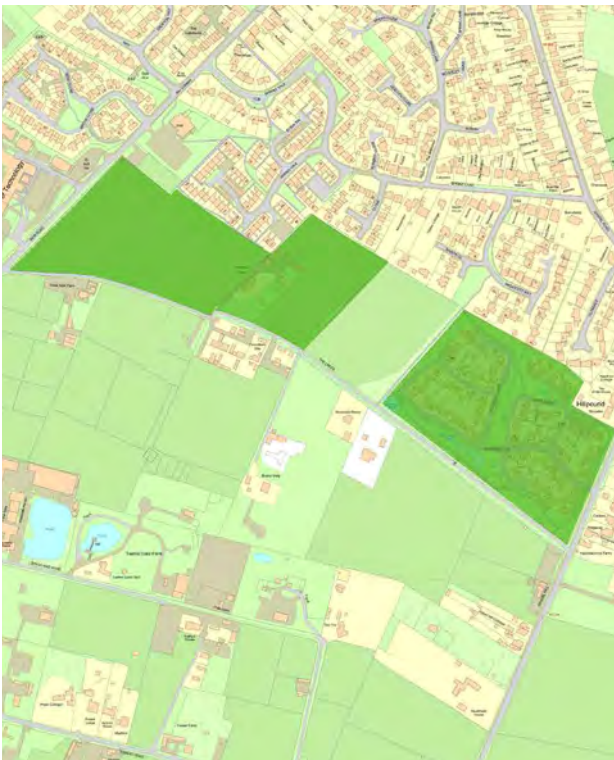
Indicative number of homes:

100 dwellings

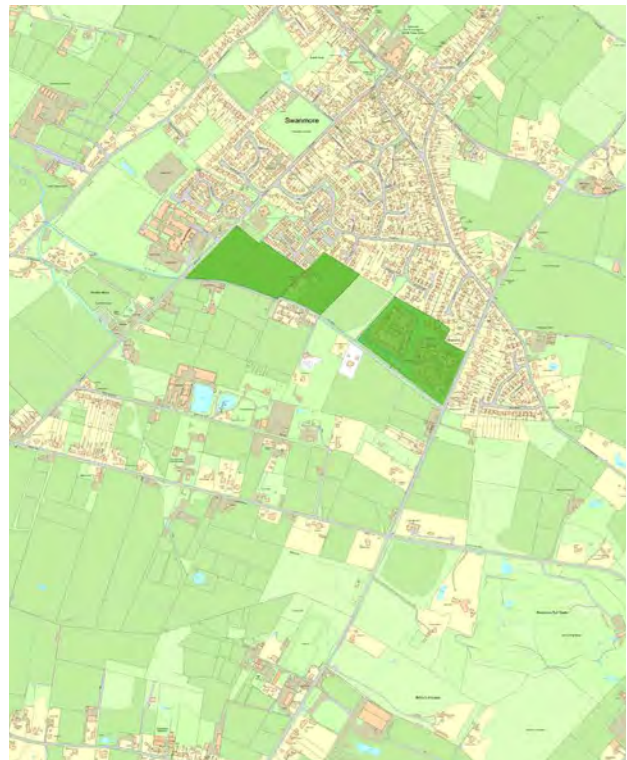
Existing use:

Agricultural/Residential

Site Plan



Wider context



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14.100

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.

14.101

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.

14.102

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.

14.103

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. 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.

14.104

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.

14.105

Part of the land covered by policy SW1 is potentially liable to flood and measures will be needed to be implemented as necessary to prevent this. Development should be avoided within Flood Zones 2 and 3.

14.106

The development of this site needs to refer to the Winchester district Stage 2 Strategic Flood Risk Assessment and a site specific Flood Risk Assessment will demonstrate the development will be safe over its lifetime. Access and egress will need to be considered and should be addressed in consultation with the emergency planners. A SuDS scheme should provide mitigation and opportunities to achieve a reduction in overall flood risk.

**Supporting text and policy
continued overleaf**

14.100

14.106

HOUSING ALLOCATIONS: THE LAKES

14.107

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

Policy SW1

The Lakes

POLICY

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;
- vi. Avoid development in areas potentially liable to flooding.

Other Infrastructure

- vii. Contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms;
- viii. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe over its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development. Measures identified in the FRA should be part of proposals, including provision of suitable SUDS scheme;
- ix. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

CARRIED FORWARD SITE

14.107

Policy
SW1

LARGER RURAL SETTLEMENTS

WICKHAM AND KNOWLE

14.108

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.

14.109

It is expected that there is capacity for the development of about 360 dwellings in Wickham, which can be achieved as set out in the table below. In addition, there is an opportunity to bring forward a site which has community support for 200 dwellings at Knowle, which has some facilities and services.

Wickham Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2020 - 2023)	118
Outstanding permissions (at 2023) including Local Plan allocations carried forward (Policies WK1, WK2)	88
Windfall allowance	50
New Sites allocated in this Plan (Policies WK5, WK6)	100
Total Provision 2020 – 2040	356

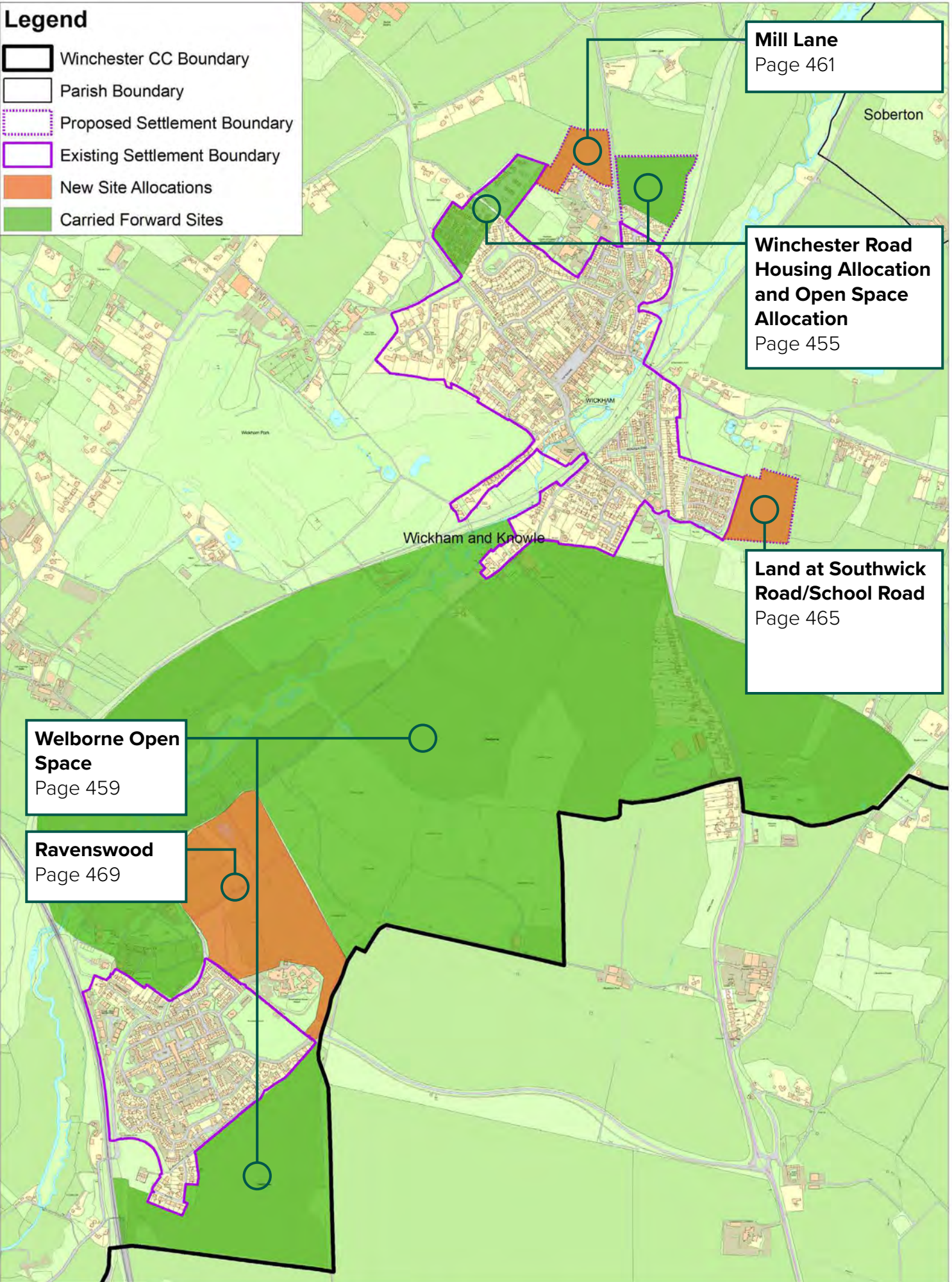
Knowle Housing Sources	No. of dwellings
New Sites allocated in this Plan (Policy KN1)	200
Total Provision 2020 - 2040	200

[CLICK ON MAP ALLOCATION TO SKIP TO PAGE](#)



Legend

- Winchester CC Boundary
- Parish Boundary
- Proposed Settlement Boundary
- Existing Settlement Boundary
- New Site Allocations
- Carried Forward Sites



Mill Lane
Page 461

**Winchester Road
Housing Allocation
and Open Space
Allocation**
Page 455

**Land at Southwick
Road/School Road**
Page 465

**Welborne Open
Space**
Page 459

Ravenswood
Page 469



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

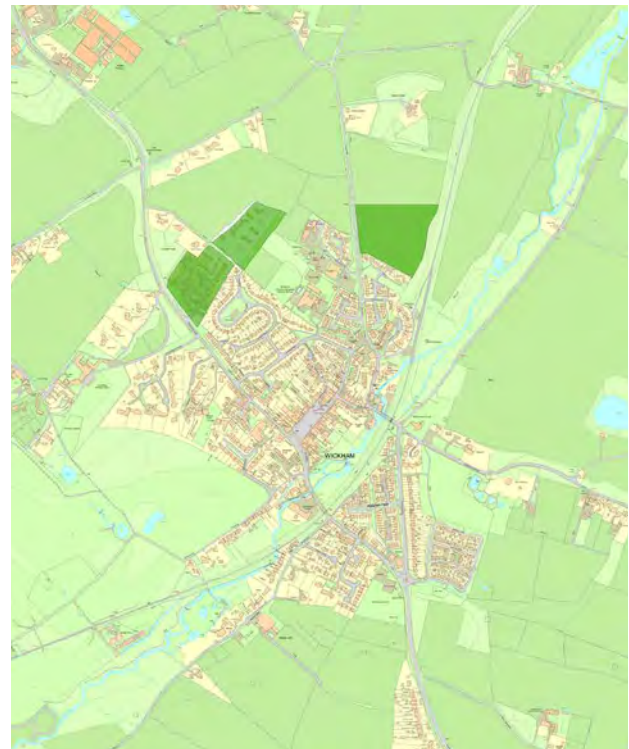
Existing use:

Agricultural

Site Plan



Wider context



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14.110

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.

14.111

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.

14.112

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.

14.113

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council’s Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

Policy overleaf

14.110

14.113

HOUSING ALLOCATIONS:

WINCHESTER ROAD HOUSING ALLOCATION AND OPEN SPACE ALLOCATION

Policy WK1

Winchester Road Housing and Open Space Allocation

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;

Policy WK1

Winchester Road Housing and Open Space Allocation - continued

- 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 Dairymoor.

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);
- ix. Measures as necessary to protect groundwater.

Other Infrastructure

- x. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider;
- xi. Include surface water management measures to ensure the risk of flooding is not increased.

POLICY

CARRIED FORWARD SITE

Policy
WK1

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

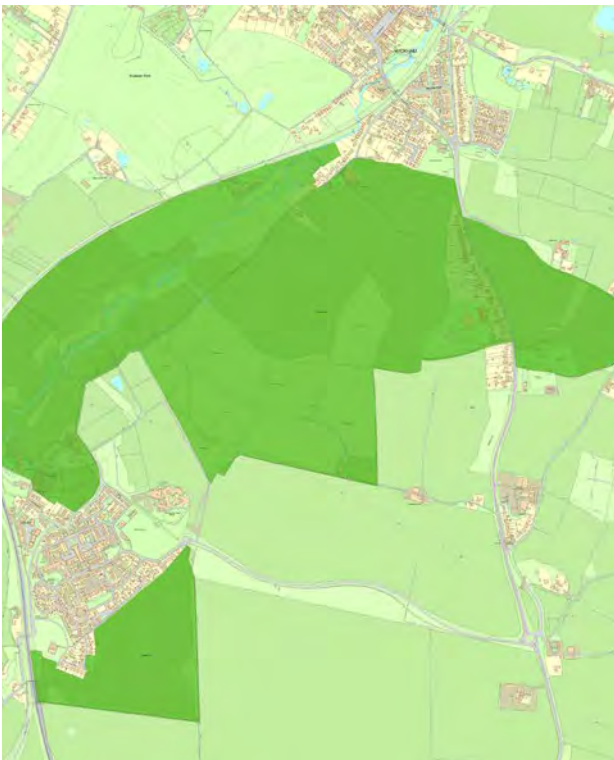
Indicative number of homes:

0

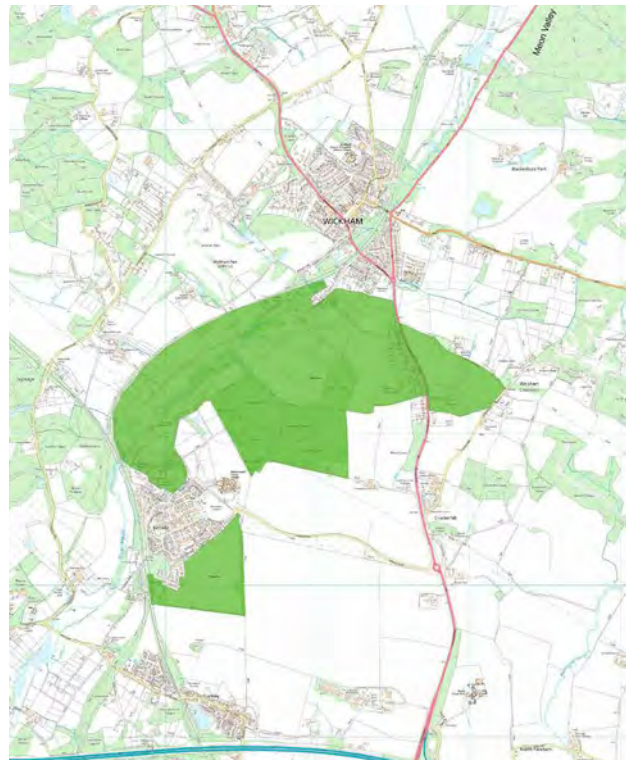
Existing use:

Agricultural / woods

Site Plan



Wider context



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14.114

Supporting text:

The Welborne development to be located to the North of Fareham will comprise approximately 6,000 new homes and associated uses. The adopted Fareham Local Plan (2023) and Welborne Plan (2015) set out the planning framework for the development.

14.115

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. Green buffers are provided to ensure that Welborne 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 Welborne 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 Welborne 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 Welborne and the separate settlements of Knowle and Wickham.

14.116

Policy WK3 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 about 6,000 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

14.114
-
14.116

Policy
WK3

HOUSING ALLOCATIONS: MILL LANE

Area:

Wickham

Name of Site:

Mill Lane

Location:

Land west of Mill Lane, Wickham

Size:

2.44 hectares

SHELAA site Reference:

WI02

Allocated Use:

Residential

Indicative number of homes:

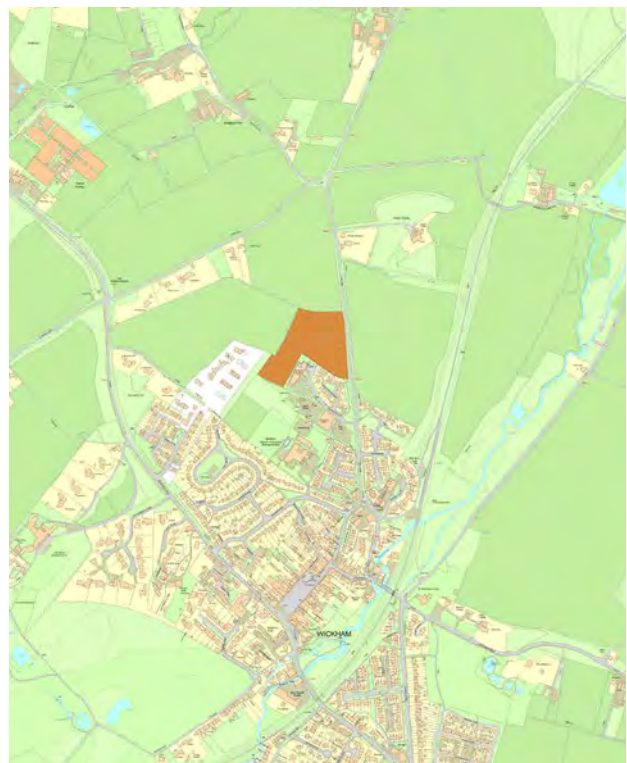
40 dwellings

Existing use:

Site Plan



Wider context



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14.117

Supporting text:

The site is located to the north of the recently completed housing development at Houghton Way and the Wickham Surgery which in turn are located to the north of Wickham Community Centre. The land rises

northward. The landscape to the north of the village makes a significant contribution to the distinctive character and rural setting of the village and is likely to be valued for

its intrinsic countryside character, beauty and tranquillity. The boundary of the South Downs National Park lies approximately 100m to the north. However, there is scope to mitigate the impact through careful siting and design. Development could be accommodated without changing landscape character through concentrating development to the south and SW corner of the site, maintaining a buffer to the protected woodland to the west of the site and locating open space on the more elevated parts of the site.

14.118

The western boundary of the site is well screened by vegetation which contains trees subject to TPO orders which should be retained where possible. The northern boundary contains trees subject to TPO which should be retained, and the boundary reinforced.

14.119

Mill Lane is currently a narrow rural road with relatively low traffic volume. Pedestrian and cycle access should be established at the southern end of the site through to Houghton Way, to link into existing pedestrian facilities.

14.120

The site is not highlighted as being at risk of flooding although there is a minor overland flow route to the south west which would need to be maintained. It should also be noted that Mill Lane has a history of flooding so flows during and after construction need to be appropriately managed to ensure this is not exacerbated. Drainage is currently thought to utilise a boundary watercourse to the east edge, adjacent to the highway. It is essential that this is maintained as an open watercourse except for essential access point(s). Culverting is unlikely to receive consent unless required for access. A buffer zone should be provided to allow for ongoing maintenance. The nature of the local drainage systems mean that they are very susceptible to siltation. An appropriate plan should be in place to manage construction silt as well as post construction to manage the risk of any blockages.

14.121

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

Policy overleaf

14.117

-

14.121

HOUSING ALLOCATIONS: MILL LANE

Policy WK5

Mill Lane

Land at Mill Lane as shown on the Policies Map, is allocated for 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;

Access

- ii. The proposals include direct, safe and lit, where appropriate, active travel links as part of a strategy that minimises car journeys from the development by providing opportunities for walking, cycling and public transport that is connected to the surrounding area;
- iii. Vehicular access should be located off Mill Lane minimising the removal of hedgerows and ensuring good visibility for vehicles entering and exiting the development;
- iv. As part of the design process a transport assessment, should consider any improvements to be provided to Mill Lane, as necessary, to accommodate increase in traffic;
- v. Safe and convenient pedestrian access through to Houghton Way and on to Wickham Centre;

Environmental

- vi. Provide useable and accessible on-site open space in accordance with the approach set out in policy NE3;
- vii. Retain and reinforce landscaping buffers on the north, east, and west boundaries of the site except where their removal is necessary for access;
- viii. Retain (or divert if necessary) all open watercourses except for essential access points with an appropriate easement for maintenance.
- ix. Retain the surface water overland flow route.
- x. Provide Drainage and SuDS provision in accordance with the approach set out in policy NE6
- xi. Provide a Construction Environmental Management Plan that includes details of how silt will be managed during construction and post occupation.

Other infrastructure

- xii. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.
- xiii. Contribute to infrastructure needed to make the development acceptable in planning terms.

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HOUSING ALLOCATIONS: LAND AT SOUTHWICK ROAD/SCHOOL ROAD

Area:

Wickham

Name of Site:

Land at Southwick Road/School Road

Location:

Off the A32 (School Road)

Size:

3.3 hectares

SHELAA site Reference:

WI03

Allocated Use:

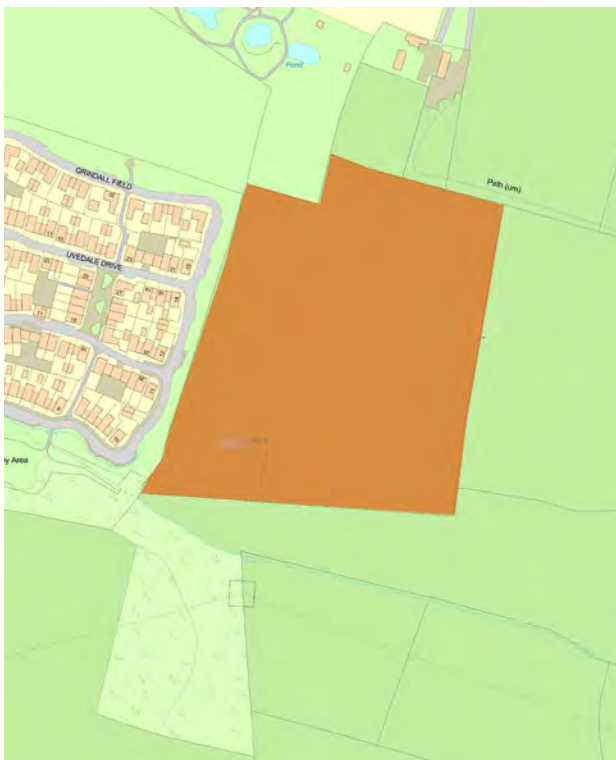
Residential

Indicative number of homes:

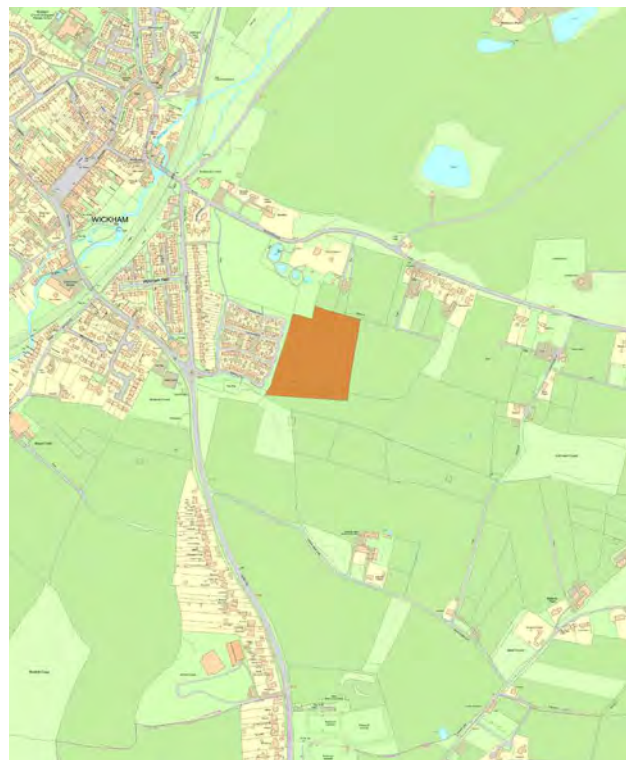
60 dwellings

Existing use:

Site Plan



Wider context



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14.122

Supporting text:

The site lies to the east of the recently developed site at The Glebe. The site is not prominent from public viewpoints and well concealed within the wider landscape due to topography and trees.

14.123

Development could be accommodated on this site without changing landscape character. There are existing mature hedgerows and trees subject to TPOs which should be retained wherever possible.

14.124

Motor vehicle access to the site W103 site would need to be gained via Grindall Field. Development proposals will need to demonstrate that this access is able to serve the additional; development or provide sufficient improvements. Proposals will need to ensure there are appropriate walking and cycling links through The Glebe, and on to Wickham village centre and beyond.

14.125

As part of the design process, any development proposals for this site should assess and incorporate pedestrian/child safety improvements that would be needed as a result of any increase in traffic movements around the existing children's play area in Grindall Field. In order to encourage active travel, as part of the design process, the proposals should assess and consider the need to provide a pedestrian and cycle crossing on the A32 (School Road) which would have the added advantage of slowing down vehicular speeds.

14.126

The nearby site at The Glebe contained to the north west significant archaeological remains. Further archaeological evaluation of the site will be needed prior to development to ascertain the full nature of the archaeological resource within the site.

14.127

The site is not considered to be at significant risk of flooding although there is a minor overland flow route to the south west which would need to be maintained. It should also be noted that School Road has a history of flooding so flows during and after construction need to be appropriately managed to ensure this is not exacerbated. Drainage is currently thought to utilise a boundary watercourse to the southern edge. It is essential that this is maintained as an open watercourse except for essential access point(s). Culverting is unlikely to receive consent unless required for access. A buffer zone should be provided to allow for ongoing maintenance. The nature of the local drainage systems mean that they are very susceptible to siltation. An appropriate plan should be in place to manage construction silt as well as post construction to manage the risk of any blockages.

14.128

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

Policy overleaf

14.122

14.128

HOUSING ALLOCATIONS: LAND AT SOUTHWICK ROAD/SCHOOL ROAD

Policy WK6

Land at Southwick Road/School Road

Land at Southwick Road / School Road as shown on the Policies Map, is allocated for about 60 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. The proposals include direct, safe and lit, where appropriate, active travel links as part of a strategy that minimises car journeys from the development by providing opportunities for walking, cycling and public transport that is connected to the surrounding area;
- iii. Vehicular access should be through Grindall Field to the west, minimising the removal of hedgerows and ensuring good visibility for vehicles entering and exiting the development;
- iv. Provide safe and convenient pedestrian and cycle access through to The Glebe including assessing the need for the provision of a pedestrian and cycle crossing on the A32 (School Road) and the incorporation of pedestrian/child safety improvements around the existing children's play area in Grindall Field as a result of any increase in traffic movements.

Environmental

- v. Provide useable and accessible on-site open space accordance with the approach set out in policy NE3;
- vi. Retain and reinforce landscaping buffer on the north, east, and southern boundaries of the site;
- vii. Minimise impacts on the setting of the two listed buildings to the north, through appropriate design and landscape buffering;
- viii. Investigate the archaeology of the 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;
- ix. Retain (or divert if necessary) all open watercourses except for essential access points with an appropriate easement for maintenance;
- x. Retain the surface water overland flow route;
- xi. Provide drainage and SuDS provision in accordance with the approach set out in policy NE6; and
- xii. Provide a Construction Environmental Management Plan that includes details of how silt will be managed during construction and post occupation.

Policy WK6

Land at Southwick Road/School Road

Other infrastructure

- xiii. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider;
- xiv. Contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

NEW SITE

Policy
WK6

HOUSING ALLOCATIONS: RAVENSWOOD, KNOWLE

Area:

Knowle

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

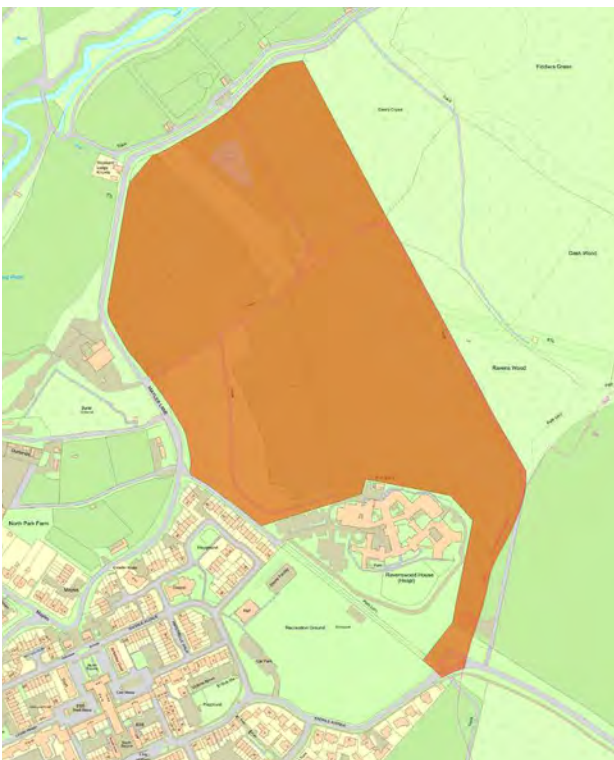
Indicative number of homes:

200 dwellings

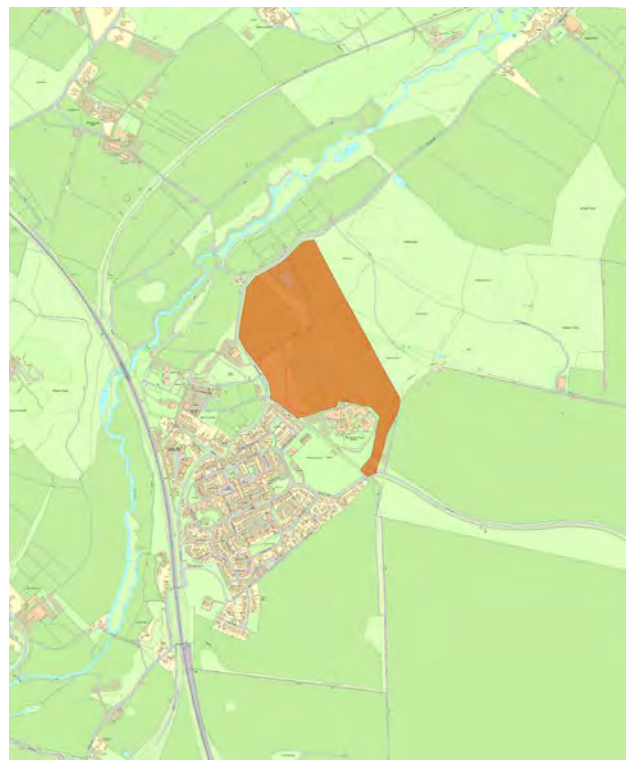
Existing use:

Currently undeveloped

Site Plan



Wider context



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14.129

Supporting text:

The site is located north of the Ravenswood Hospital adjacent to the settlement of Knowle.

14.130

The site is formed of three parcels 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.

14.131

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.

14.132

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.

14.133

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.

14.134

It is envisaged that the development will be accessed via a new arm from the existing Knowle Road / Knowle Avenue roundabout.

14.135

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 and provide buffering in line with appropriate buffering in line with the ancient woodland standing advice.

14.136

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.

14.137

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.

Supporting text and policy continued overleaf

14.129

14.137

HOUSING ALLOCATIONS: RAVENSWOOD

14.138

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.

14.139

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.

14.140

Advice from the Local Education Authority has indicated that it is likely that the development could be accommodated within the existing primary provision but a contribution towards a secondary expansion may be required.

14.141

Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with development.

14.142

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.

14.143

A key aim on the council and the community has been to secure a link from the existing Meon Valley Trail through to Knowle.

14.144

Considerable discussions have been held with the community regarding this proposal, and with the Wickham Community Land Trust regarding the provision of affordable dwellings.

14.145

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

Policy KN1

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;
- vi. Demonstrate how groundwater will be protected.

Other Infrastructure

- vii. Provision of Knowle Triangle and Meon Water Meadows as green 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; and
- x. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

NEW SITE

14.138
-
14.145

Policy
WK4

INTERMEDIATE RURAL SETTLEMENTS

HURSLEY

14.146

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.

14.147

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.

14.148

It is expected that there is capacity for the development of about 20 dwellings in Hursley, either through allocations in the emerging Neighbourhood Plan or windfall, which can be achieved as follows

Hursley Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2020 - 2023)	0
Outstanding permissions (at 2023)	0
New Sites to be provided by allocations in Hursley Neighbourhood Plan or windfall (Policy HU1)	20
Total Provision 2020 - 2040	20

Legend

- Proposed Settlement Boundary
- Existing Settlement Boundary



Hursley

Hursley

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INTERMEDIATE RURAL SETTLEMENTS HURSLEY

Area:

Hursley

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:

N/A

Existing use:

N/A

14.149

Supporting text:

Hursley Parish Council is in the process of producing a Neighbourhood Plan which may make provision for 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.

14.150

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

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 provision through site allocations or windfall for about 20 dwellings and 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

14.151

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.

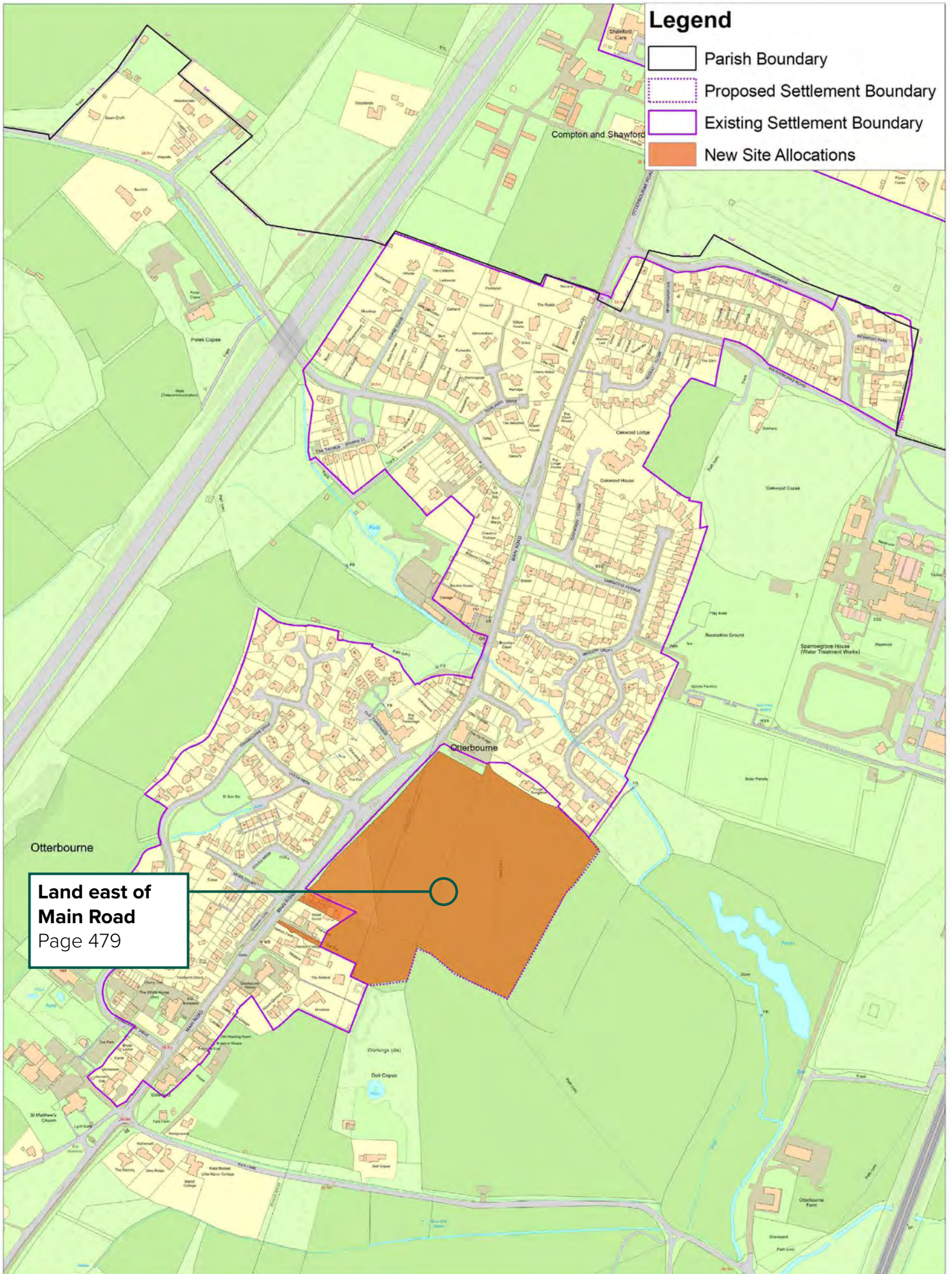
14.152

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 (2020 - 2023)	2
Outstanding permissions (at 2023)	0
Windfall allowance	20
New Site allocated in this Plan (Policy OT1)	55
Total Provision 2020 - 2040	77

[CLICK ON MAP ALLOCATION TO SKIP TO PAGE](#)





Legend

- Parish Boundary
- Proposed Settlement Boundary
- Existing Settlement Boundary
- New Site Allocations

**Land east of
Main Road**
Page 479

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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14.153

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.

14.154

The development of this site needs to refer to the Winchester district Stage 2 Strategic Flood Risk Assessment and a site specific Flood Risk Assessment will demonstrate how flood risk will be managed over the lifetime of the development.

14.155

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.

14.156

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.

14.157

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.

14.158

The parish council have requested that the settlement boundary only be extended to include the developable part of the site.

14.159

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.

Supporting text and policy continued overleaf

14.153

-

14.159

HOUSING ALLOCATIONS: LAND EAST OF MAIN ROAD

14.160

A second option could be to establish a new 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.

14.161

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.

14.162

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.

14.163

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.

14.164

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.

14.165

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council’s Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

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 2.8 hectares of formal and informal open space including a local equipped area for play on the eastern part of the site;
- v. Provide new structural landscaping to the boundaries of the site;
- vi. Identify and protect the existing key landscape features and TPO'd trees on the site;
- vii. Special regard must be had to conserving the setting of The Parsonage, Otterbourne House and Meadow Cottage;

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

Other Infrastructure

- ix. Open space to serve the development in accordance with policy NE3;
- x. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;
- xi. Ensure that the groundwater Source Protection Zone is protected. The layout of development should ensure access to existing sewerage infrastructure for maintenance and upsizing purposes;
- xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

NEW SITE

14.160

14.165

Policy
OT01

INTERMEDIATE RURAL SETTLEMENTS SOUTH WONSTON

14.166

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 downland 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.

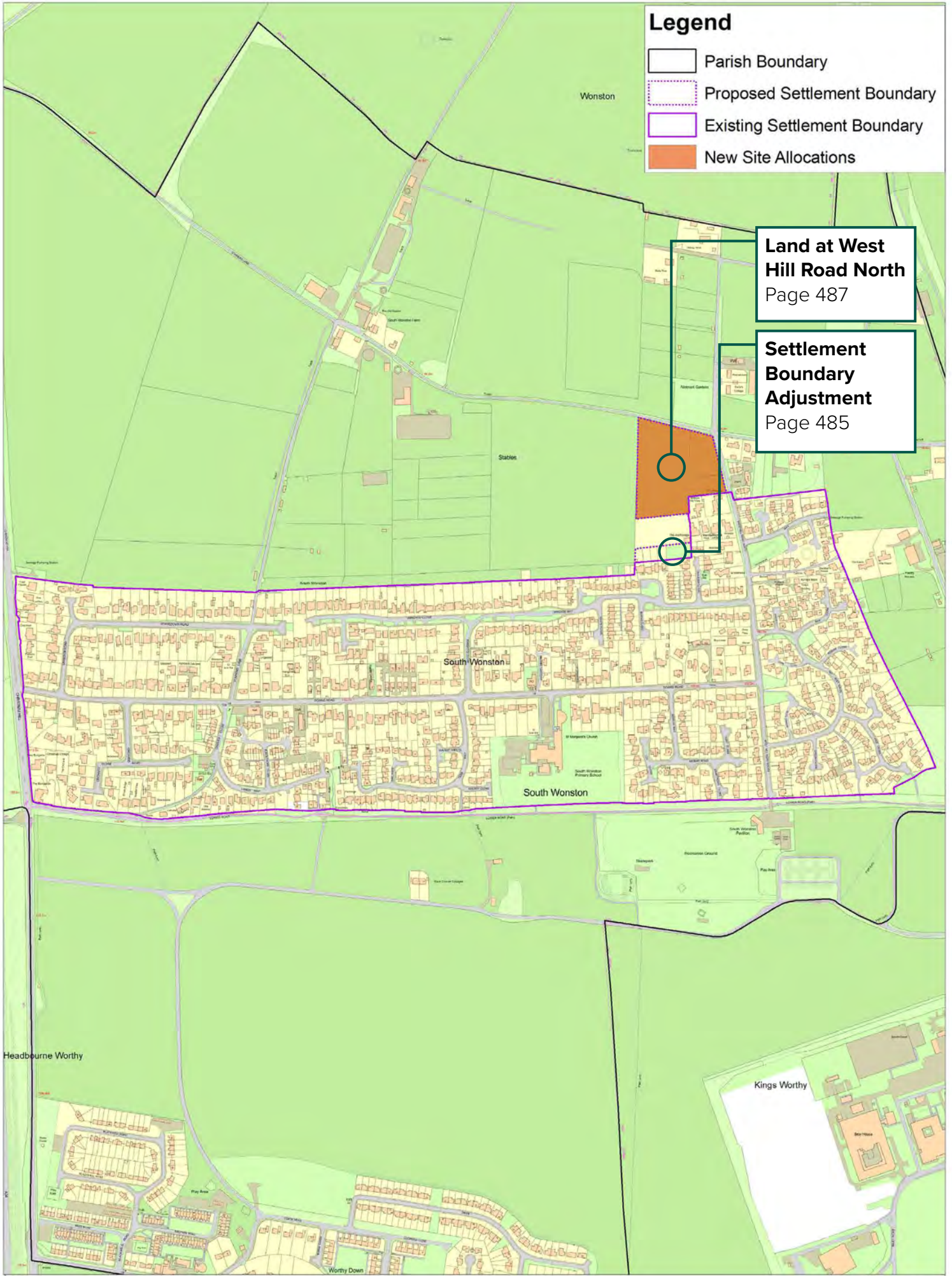
14.167

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 (2020-2023)	4
Outstanding permissions (at 2023)	2
Windfall allowance	20
New Site allocated in this Plan (Policy SW1)	40
Total Provision 2020 – 2040	66

[CLICK ON MAP ALLOCATION TO SKIP TO PAGE](#)





Legend

- Parish Boundary
- Proposed Settlement Boundary
- Existing Settlement Boundary
- New Site Allocations

Land at West Hill Road North
Page 487

Settlement Boundary Adjustment
Page 485

South Wonston

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SETTLEMENT BOUNDARY ADJUSTMENT

Area:
South Wonston

Name of Site:

Location:
Chaucer Close

Size:

SHELAA site Reference:

Allocated Use:

Indicative number of homes:

Existing use:

Site Plan



Wider context



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14.168

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

14.168

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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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14.169

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.

14.170

The site itself is 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.

14.171

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.

14.172

As part of the design process, proposals for this site will need to demonstrate that they can provide safe and suitable access for all users and address highway safety issues on Alresford Drove.

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.

14.173

As part of the design process, proposals for this site will need to provide active travel links across the site and links to the surrounding network of PROW and other active travel routes

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.

Supporting text and policy continued overleaf

14.169

-

14.173

HOUSING ALLOCATIONS: LAND AT WEST HILL ROAD NORTH

14.174

As the site is located on a principal aquifer, any proposed development will need to avoid any contamination to this aquifer. The site lies within the catchment areas of South Wonston Primary and Henry Beaufort Secondary School. Advice from the Local Education Authority has indicated that it is likely that the development could be accommodated within the existing primary provision but a contribution towards a secondary expansion may be required.

14.175

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.

14.176

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

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 The Drove Road PROW/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 at a safe distance from Alresford Drove;
- iv. Provide new footpath/cycleway links at the south-eastern edge of the site to connect with existing routes 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. Ensure that the groundwater Source Protection Zone is protected;
- xii. Contribute to infrastructure needed to make the development acceptable in planning terms including addressing any need for education provision (Primary and Secondary) to meet the needs of the development.

INTERMEDIATE RURAL SETTLEMENTS SUTTON SCOTNEY

14.177

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.

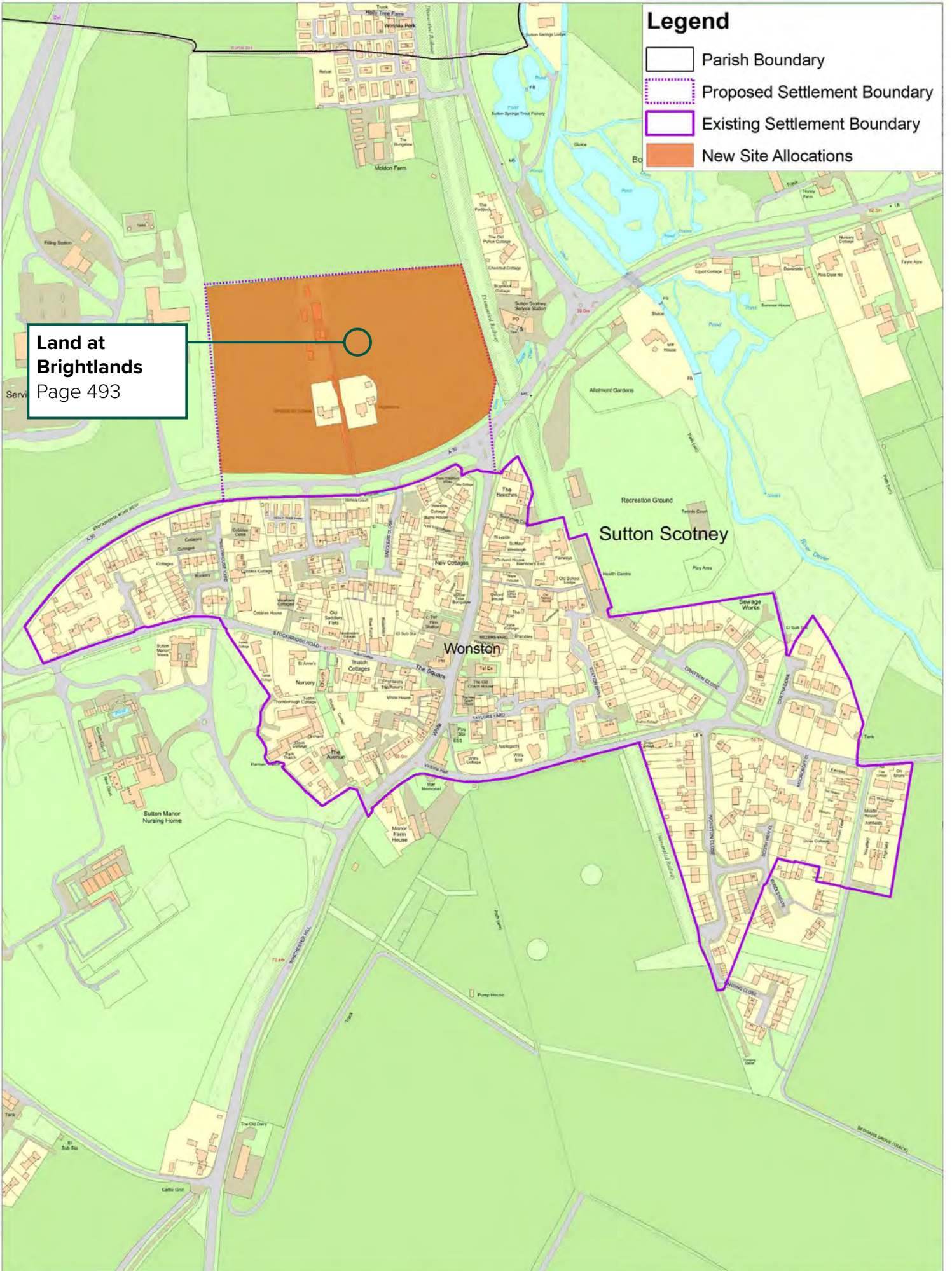
14.178

Sutton Scotney is within the group of 'intermediate' settlements, with an aim to identify new sites for 50-60 dwellings. There are currently foul drainage issues but these are due to be resolved by Southern Water in March 2025. It is expected that there is capacity for the development of about 80 dwellings in Sutton Scotney, which can be achieved as follows:

Sutton Scotney Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2020-2023)	0
Outstanding permissions (at 2023)	0
Windfall allowance	20
New Site allocated in this Plan (Policy xx)	60
Total Provision 2020 - 2040	80

[CLICK ON MAP ALLOCATION TO SKIP TO PAGE](#)





Legend

-  Parish Boundary
-  Proposed Settlement Boundary
-  Existing Settlement Boundary
-  New Site Allocations

Land at Brightlands
Page 493



Sutton Scotney

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HOUSING ALLOCATIONS: LAND AT BRIGHTLANDS

Area:

Wonston (Sutton Scotney)

Name of Site:

Land at Brightlands

Location:

Land at Brightlands, North of A30, Sutton Scotney

Size:

5.28 hectares

SHELAA site Reference:

SU01

Allocated Use:

Residential

Indicative number of homes:

50-60 dwellings

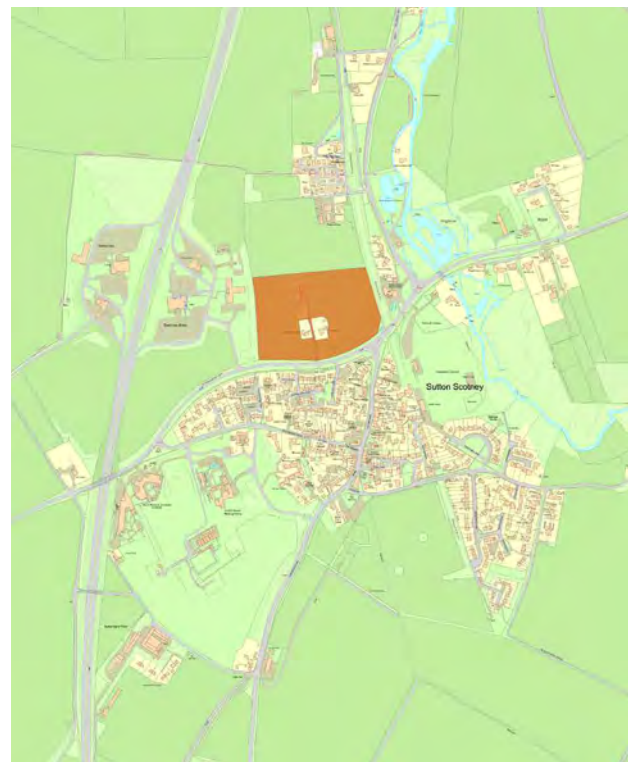
Existing use:

Agricultural

Site Plan



Wider context



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14.179

Supporting text:

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.

The site is located to the north of the village outside of the settlement boundary and consists of an area of land located along the A30 and is located in the countryside. There is a disused railway line to the east, countryside to the north, the A34 southbound services to the west.

14.180

The site is approximately 5 hectares in extent and is currently largely in arable use, with some outbuildings at the north of the site. There are two residential properties at the centre of the site, but these are outside of the site boundary. The site is bounded by hedgerows on all sides, although the hedgerows to the west (adjacent to Sutton Scotney Services) and to the east (along the disused railway line) are much thicker than normal hedgerows having been augmented with additional trees and shrubs.

14.181

The majority of the site is within an area where noise levels at night from roads and railways are above 50 dB or the noise levels as recorded for the 16-hour period between 0700 – 2300 are above 55 dB. Due to the proximity of the site to the services and major roads a noise assessment will be required in accordance with policy D7. It is envisaged that the guidance contained within the Professional Practice Guidance on Planning and Noise (ProPG) would be most appropriate when carrying out the noise assessment.

14.182

The roundabout on Stockbridge Road West provides the most suitable location for achieving access into the site. Pedestrian access will need to be located at a safe distance away from this junction with suitable visibility splays. Proposals should demonstrate how safe pedestrian access can be provided to link to the site from the village of Sutton Scotney, whilst minimising the loss of existing screening to the site. As part of the design process the development will need to consider how the proposed development can link with existing public right of way.

14.183

The area in general has a high archaeological potential and it is likely that archaeological remains will be encountered. Records show that a Roman building of some status was reported at or near this location. It is possible that an archaeological issue will emerge.

14.184

The village of Sutton Scotney has experienced high levels of groundwater flooding and infiltration drainage issues. Due to historic flooding events, it is advised to engage early with the Lead Flood Authority. Additionally, engagement with the Environment Agency is encouraged because of the site's proximity to flood zones 2 and 3. Given the historical presence of silt in the area, as part of the design process, it will need to be demonstrated how this issue is dealt with during construction and post occupation. As there can be high levels of groundwater which have the potential to restrict drainage outfalls for a considerable period, surcharging will need to be considered with appropriate SuDS / land uses considered to manage flood risk in a groundwater flood event scenario. In order to be able to manage groundwater flood risk, the use of open space and SUDS should be considered to create a buffer between the site and the main road to the south.

14.185

Improvements are currently underway to improve the mains sewerage and drainage provision. This is in the form of a new sewerage pipeline from Sutton Scotney to South Wonston.

14.186

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

Supporting text and policy overleaf

14.179

14.186

HOUSING ALLOCATIONS: LAND AT BRIGHTLANDS

14.187

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of

people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

Policy SU01

Land at Brightlands

Land at Brightlands, Sutton Scotney as shown on the Policies Map, is allocated for about 50-60 dwellings and an area of informal 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. A masterplan establishing principles for the disposition of housing, open space, access and archaeological considerations 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. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;
- iii. Provide an overall site plan indicating the general siting of development, open space, landscaping, above grounds SUDS system to mitigate the risk of siltation and access points that minimises wider landscape

impacts. 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

- iv. Provide safe vehicle, pedestrian and cycle access links to the site and across the A30 in accordance with Policy T3;
- v. Vehicular access should be located off the existing roundabout to the southeast of the site minimising the removal of hedgerows and ensuring good visibility for vehicles entering and exiting the development;
- vi. A new pedestrian crossing to be located at the A30 linking the site to the village of Sutton Scotney;
- vii. The proposals include direct, safe and lit, where appropriate, active travel links as part of a strategy that minimises car journeys from the development by providing opportunities for walking, cycling and public transport that is connected to the surrounding area/ PROW;
- viii. Provide safe and convenient pedestrian access on to the adjacent PROW;

Policy SU01

Land at Brightlands

Archaeological constraints

- ix. Prior to the design process, archaeological assessment and investigations will be required to assess the sites archaeological potential;
- x. Such investigations should comprise geophysical survey and evaluation trenching, the results of which should inform the design process for the proposed development at the site and appropriate mitigation options, in accordance with policy HE2, HE5 & HE7;

Environmental

- xi. A Hydrogeological Risk Assessment should be undertaken to determine ground conditions and groundwater levels in proximity to the site, and to identify whether the proposed development will impact on groundwater, either from subsurface construction or from changes to surface water drainage;
- xii. A site-specific Flood Risk Assessment and drainage strategy will need to be prepared and agreed that demonstrates how development will be safe over its lifetime, taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development;

- xiii. A Construction Environmental Management Plan that includes details of how silt will be managed during construction and post occupation;
- xiv. Provide useable and accessible on-site open space in accordance with the approach set out in policy NE3;
- xv. Retain and reinforce landscaping buffers on the east, west and south boundaries of the site except where their removal is necessary for access;
- xvi. Undertake a noise assessment and provide appropriate mitigation to prevent excessive disturbance to the planned residential development from the nearby service station and major roads, in accordance with policy D7;

Other infrastructure

- xvii. Occupation of development will be phased to align with and drain to the new sewerage pipeline between Sutton Scotney and South Wonston, the delivery of sewerage infrastructure, in consultation with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes; and
- xviii. Contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

NEW SITE

14.187

Policy
SU01

INTERMEDIATE RURAL SETTLEMENTS WALTHAM CHASE

14.188

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.

14.189

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 about 120 dwellings in Waltham Chase, which can be achieved as follows:

Waltham Chase Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2020-2023)	8
Outstanding permissions (at 2023)	9
Remaining Local Plan allocations (at 2023) carried forward (Policy WC1)	80
Windfall allowance	20
Total Provision 2020 – 2040	117

[CLICK ON MAP ALLOCATION TO SKIP TO PAGE](#)





Morgans Yard
Page 499



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, employment

Indicative number of homes:

80 dwellings

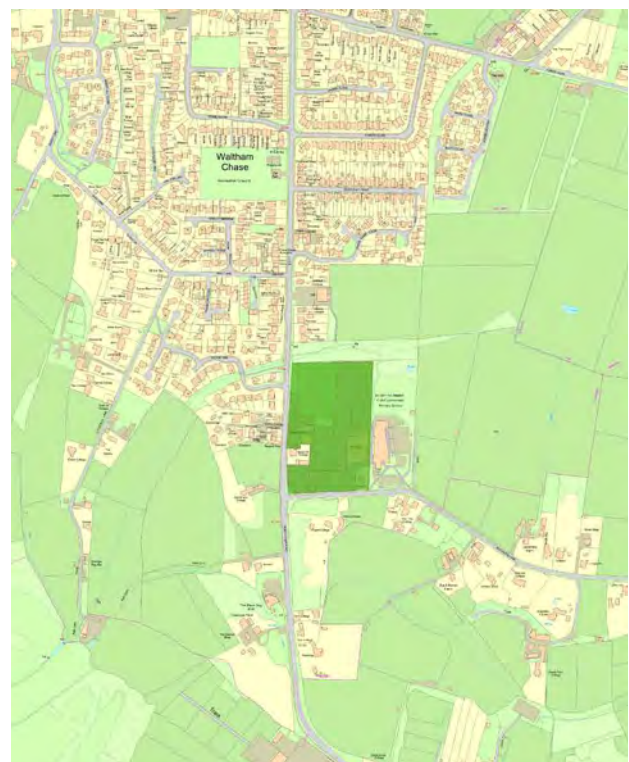
Existing use:

Employment, showroom/sales facilities

Site Plan



Wider context



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14.190

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.

14.191

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 include commercial uses to at least partly compensate for the loss of existing employment floorspace, taking account of the viability of the development.

14.192

Development of this site can make a contribution towards housing, public open space, biodiversity, and footpath links to the primary school adjacent to the site. Proposals should include public open space on site. The Open Spaces Assessment identifies shortfalls in certain types of open space in Shedfield Parish, and much of the open space in the parish is located to the south and not in Waltham Chase. The Waltham Chase SSSI is immediately to the north and any development proposals should include measures to avoid harm to the SSSI including the use of buffers where appropriate.

14.193

Development proposals should include appropriate footpath links to the adjacent St John the Baptist Primary School. It should also demonstrate how it has considered if there is a need to improve road crossings.

14.194

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

Policy overleaf

14.190

14.194

HOUSING ALLOCATIONS: MORGANS YARD

Policy WC1

Morgans Yard

Land at Morgan's Yard, as shown on the Policies Map, is allocated for the development of about 80 dwellings and employment generating uses to replace some of the 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 site plan showing the disposition of housing, employment and 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 contribute towards 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 including to groundwater.

Access

- iii. Provide safe vehicle, pedestrian and cycle access;
- iv. Provide adequate parking for residents 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 on-site open space.

Other Infrastructure

- ix. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider; and
- x. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.