

VISION FOR THE AREA



YOUR PLACE YOUR PLAN.

Winchester District Local Plan



3.1

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

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



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

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

ISSUES

3.2

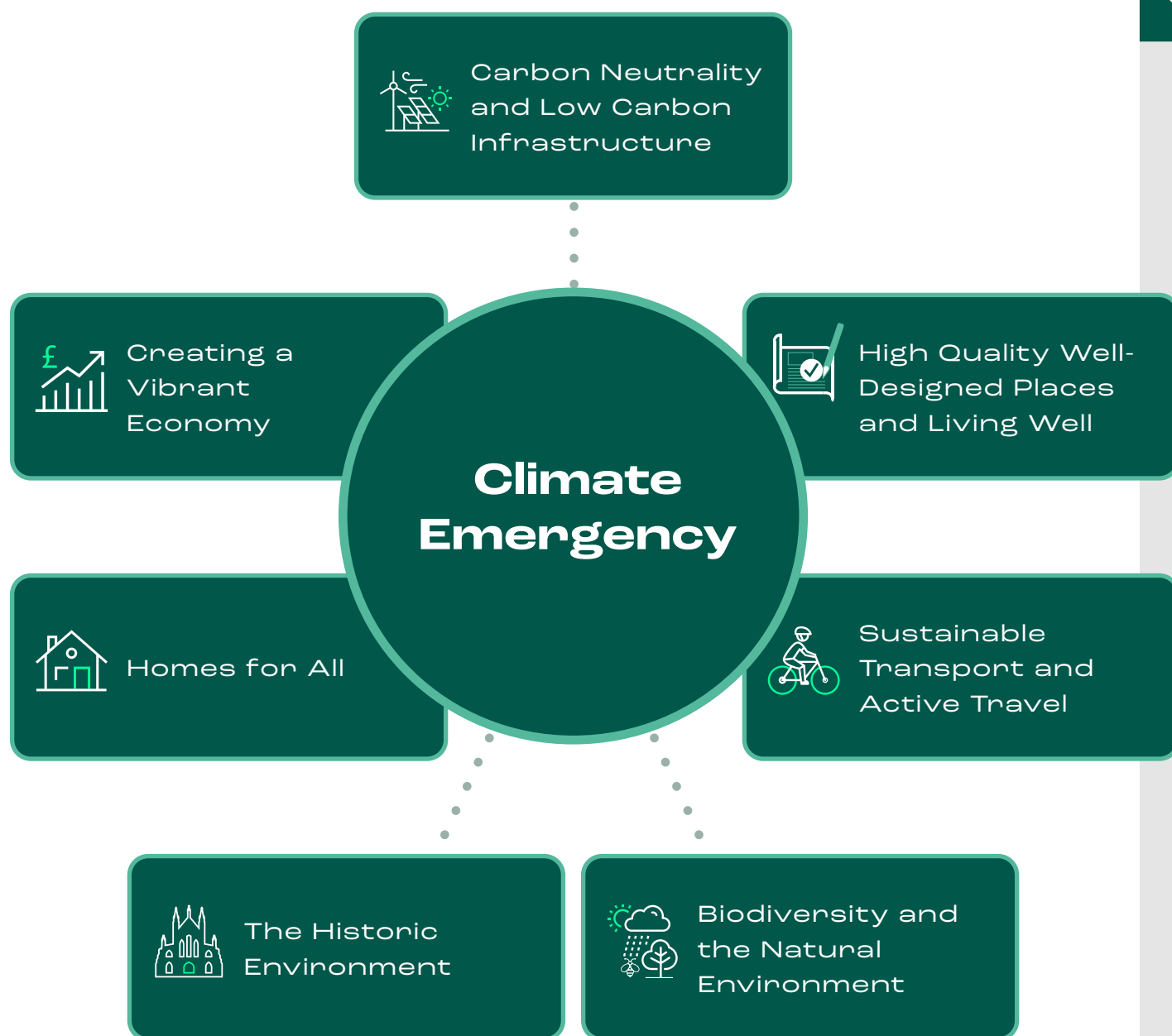
Since the adoption of the previous Local Plan, there has been a range of new evidence produced to support the development of the new plan (the evidence base). The Council declared a climate emergency in 2019 and a nature emergency in 2023. Work has taken place at a local level on a Winchester Town Vision, and local communities have commenced work on a number of neighbourhood plans in Denmead, New Alresford, and Hursley along with new and updated village design statements. In addition, economic change and uncertainty has taken place following Brexit and the legacy of the COVID-19 pandemic, which has resulted in changes to shopping and working patterns. There is now also a requirement to consider and address nutrient pollution affecting nationally protected sites within and around the district at both a plan making stage and when determining planning applications.

3.3

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



LOCAL PLANS ISSUES AND STRUCTURE

**3.4**

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

3.5

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

WHAT WILL WINCHESTER DISTRICT BE LIKE IN 2040?

Local Plan Vision – Winchester district

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

New development will address the needs of the area and enhance the sustainability of communities, natural environment and the economy and respond to the wider relationship with neighbouring areas. The climate and nature emergencies will lead to energy efficiency standards ensuring that residential development is built to net-zero carbon. The concept of 20 minute neighbourhoods and active travel is ensuring that development is connected to public transport rights of way and cycleways.

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

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





OBJECTIVES

3.6

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

Tackling the climate and nature emergencies and creating a greener district

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

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

OBJECTIVES

Living Well

- i. Promote health by improving air quality, increasing opportunities for walking and cycling and enhancing access to outdoor recreation and the natural environment.
- ii. Delivering inclusive communities with a range of services and infrastructure in sustainable neighbourhoods, including community infrastructure, blue/green¹ infrastructure and employment.
- iii. Supporting measures which encourage sustainable and active transport and minimising the need to use the private car to travel.

Homes for All

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

Vibrant Local Economy

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

3.7

The Plan will set out through its policies and monitoring framework how it will contribute towards the delivery of these aims and objectives – see page 502. In order to demonstrate how the vision and objectives

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

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

OBJECTIVES

Strategic Policy SP1

Vision and Objectives

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

Vision

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

Objectives

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

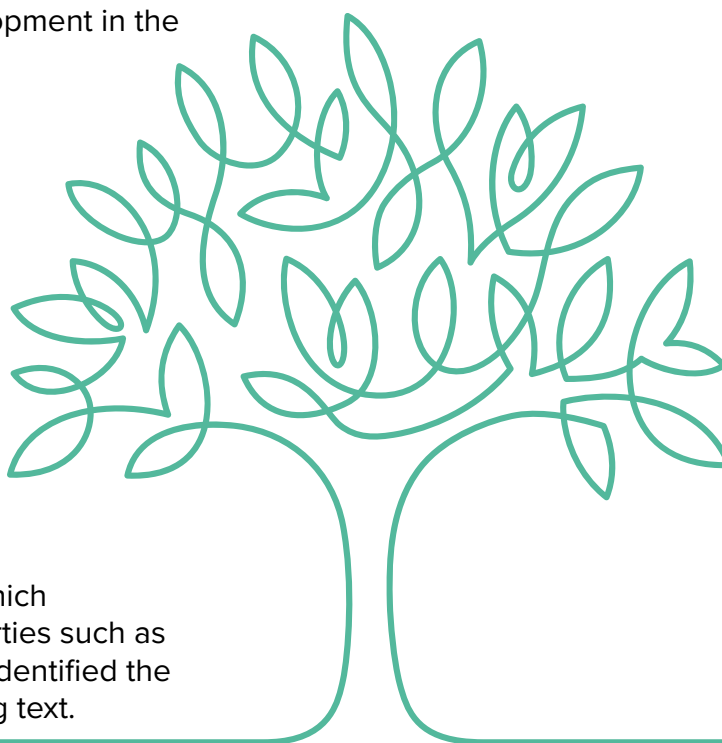
STRATEGIC POLICY



3.8

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

Development proposals will be supported which reflect these principles. Further guidance and expectations are set out in the other policies in this Local Plan, and supporting evidence such as the Infrastructure Delivery Plan and other documents listed after para. 2.16 (page 10) should be referred to when considering how to meet these requirements. Where it is understood there are likely to be specific requirements or issues which should be discussed with third parties such as infrastructure providers, they are identified the allocations policies and supporting text.



OBJECTIVES

Strategic Policy SP2

Spatial Strategy and Development Principles

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

- i. Winchester Town will make provision for about 5,640 new homes through a range of accommodation, including the completion of the Kings Barton development and the redevelopment of Sir John Moore Barracks, to meet the needs of the whole community and to ensure that the local economy builds on its existing and growing strengths in higher education, creative and media industries, and other knowledge-based activities, whilst respecting the town's special heritage and setting.
- ii. The South Hampshire Urban Areas will make provision for about 5,650 new homes and contribute towards meeting the Partnership for South Hampshire strategy of improving economic performance, primarily by providing major housing, economic growth and community and physical infrastructure in two sustainable new neighbourhoods at Newlands (West of Waterlooville) and North Whiteley (Whiteley). Strategic Policy SP2 Spatial Strategy and Development Principles.

- iii. The Market Towns and Rural Area will make provision for about 3,850 new homes and support economic and community development that serves local needs in the most accessible and sustainable locations (see the rural settlement hierarchy in Policy H3), which promote the vitality and viability of communities, and maintain their rural character and individual settlement identity

The Council will support the delivery of this development strategy in a sustainable way, aligned with proposals in relevant documents such as the Local Transport Plan and Local Nature Recovery Strategy.

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

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

- iv. Conserve and enhance the importance of environmental, assets and make efficient use of scarce natural resources including the recycling of materials on site;



Strategic Policy SP2

Spatial Strategy and Development Principles

- v. Address the impact of climate change, the potential for renewable energy, and the implications for air quality, green infrastructure, recycling/waste, flooding and surface water and the water environment;
 - vi. Make use of public transport, walking and cycling safe and accessible, and integrate the development of homes, jobs, services and facilities, to reduce car use;
 - vii. Apply a town centres first approach to retail, leisure or other development proposals that are high attractors of people, in accordance with the hierarchy of centres in Policy E3;
 - viii. Achieve high standards of design and sensitivity to character, setting and cultural heritage;
 - ix. Contribute to individual and community well-being, health and safety and social inclusivity; and
 - x. Undertake an assessment of the infrastructure and service capacity to serve new development and make arrangements in a timely manner for appropriate increases in infrastructure capacity or measures to mitigate impact.
- The development strategies for each of the spatial areas are set out in greater detail in other policies of this Plan.

OBJECTIVES

3.9

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

Development proposals will be supported which reflect these principles. Further guidance and expectations are set out in the other policies in this Local Plan, and supporting evidence such as the Infrastructure Delivery Plan and other documents listed after para. 2.11 should be referred to when considering how to meet these requirements. Where it is understood there are likely to be specific requirements or issues which should be discussed with third parties such as infrastructure providers, they are identified in the allocations policies and supporting text

3.10

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

3.11

Priority in the use or redevelopment of existing buildings in the countryside will be given to employment, tourism or affordable housing over general housing provision. These buildings are a limited resource and often in locations that are not well served by sustainable transport, whereas provision is made in more suitable locations for general housing needs. There may exceptionally be circumstances where residential accommodation may be justified in the countryside, particularly for affordable housing exception sites to meet identified local housing needs, or where traveller accommodation is essential and cannot be provided within built-up areas.

3.12

For those development allocations which fall outside of the existing settlement boundaries, it is envisaged that future iterations of the Local Plan will set out where the boundary will be amended. This is because the precise boundaries of the development will only be determined following a masterplan and planning application process.



OBJECTIVES

Strategic Policy SP3

Development in the Countryside

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

- i. Development in accordance with Site Allocations as set out in this Plan or any made Neighbourhood Plans; or
- ii. Development which has an operational need for a countryside location, such as agriculture, horticulture, forestry or outdoor recreation; or
- iii. Proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing where they are close to existing settlements or in otherwise sustainable locations¹ which have access to public transport, active travel infrastructure and avoid the need to travel by private car (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or
- iv. Expansion or suitable replacement of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or
- v. Small scale sites for low key tourist accommodation appropriate to the site, location and the setting;
- vi. Residential accommodation for which an exceptional need has been demonstrated, in accordance with policies H7 (affordable housing exception sites), H12 and H13 (traveller accommodation), or H11 (agricultural dwellings), and
- vii. The infilling of existing settlements without a settlement boundary in line with policy H4.

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

¹ For a site to be considered sustainable outside of existing settlement boundaries in respect of accessibility, it will need to be demonstrated that the intended use and occupiers have a reasonable prospect of a choice of sustainable travel modes of

transport to key destinations. Where it is proposed to improve the transport credentials of a site by means of contributions to the transport infrastructure serving it, it would need to be demonstrated that the suggested measures were feasible, viable and are sustainable.