

3.1 Design Concept & Philosophy

Once a 'brief' for the Vision is established, a series of 'First Thoughts' will be sketched, evaluated and reviewed.

This process will hone and refine the content of a 'Masterplan' that could come forward as an overall Planning Application.

At the centre of the proposals will be 4 principle factors that will all need to be considered:-

- 1 People
- 2 Place
- 3 Profit
- 4 Planet

People

The YMCA is primarily a people centred organisation, providing care, facilities and programmes for many sectors of society.

Place

As one of the YMCA's and Hampshire's most loved places, preserving the inherent factors that make Fairthorne special is imperative.

Profit

A good Vision will provide a sustainable economic model moving forward and also the enabling investment capital required to facilitate the new facilities.

Planet

The YMCA and the Design Team are committed to ensuring any new development has regard to its social responsibility to ecology and flora and fauna. In addition, any new facilities will consider energy consumption and carbon reduction.



"Tracing Paper" Stage



The Fairthorne Manor Estate is made up of a series of character areas and 'destinations.'

How these character areas are utilised, preserved, enhanced and adapted will inform a new and improved estate zoning.

The connections between existing and new destination points will assist the functioning of the new estate.

Character Areas and Destinations

3.2 Landscape

1. Frontage – Housing or other. Low density set within a parkland landscape. ‘Community feel’

- Design should bring the gardens and nature to people’s doorsteps, making it as easy as possible for residents to access the gardens and allow the less able to enjoy the gardens from the comfort of their homes.
- Trees lined residential properties would link/emulate to the historic avenues created within the site layered landscape history, softening and structuring new developments, to naturally tie into the strong woodland infrastructure.
- The development would be low level and practically hidden by the enclosed nature of the site, with focal point arranged around the islands of trees and the woodland structure.
- Slopes to the east of the campsite area can be utilised to create one-off residences desirable for their views of the beautiful woodland backdrop and secluded natural location.
- Open spaces to enhance the parkland setting creating opportunities for natural play and allow residents to interact with nature.
- Wetland areas to support open Suds features integrated into the ecological / play features. Potential nitrate mitigation.



Landscape analysis



Fairthorne Manor grounds

2. Woodland Areas – Adventure Play / activities / outdoor education.

- Framing the site will be the ancient – semi-ancient woodland both wrapping and connecting and providing the core infrastructure to development.
- Opportunities for woodland walks and closer interactions with nature, including woodland natural play.
- Woodland enhancement to include additional native tree planting, understory enhancements and habitat creation for birds, bats and invertebrate.
- Drawing on the woodland character of the site woodland walks.

3. Manor House and buildings – Restored terraces/ formal recreation / outdoor dining / care facility

- As part of works to enhance the ground former features can be incorporated enhanced to provide potential care spaces.
- Restoring the terrace and historic gardens to provide areas of rest, play/ recreation and to socialise.
- Sensitivity design development drawing on the local landscape character and deep history of the site.
- Enhance terraces area to reinforce views and spectator opportunities across camping ground areas.
- Scope for more formal outdoor dining / events.

4. Camping Ground

- Grassland enhancement to create dedicated areas for sport and outdoors activities.
- Creation and enhancement of the natural amphitheatre to provide opportunities for outdoor performance, teaching/educational and informal recreational space.
- Open area to retain flexible nature to accommodate seasonal changes and occasional events / festivals.

5. Riverside

- Recreational enhancements to offer additional café/dining experience to users of the River Hamble waterfront activities.
- Creation of riverside boardwalk experience opens opportunity to enhance the human waterside interface and create inclusive fun and beautiful spaces accessible for all ability.
- New seating for future permanent and temporal residents and users of river to rest, socialise or just get away from it all, whilst enjoying the views of the Hamble frontage.
- Scope to create enhanced wetland habitat experience including potential hides.

3.3 Layout & Sustainability

Once the content / brief for the Vision is defined, general constraints will be confirmed. These will include information on legal constraints, utilities, highways, ecology, arboriculture, topography, landscape and environmental parameters.

Once the developable 'areas' are determined, a site layout that accords with the content of the 'Vision' can be started to be evaluated. The layout will be based on destination points, use juxtaposition, movement, scale, massing, character areas, legibility and weaving a coherent development into the existing building and landscape setting.

This exercise will result in a series of Option Studies. In turn there will be an Option Evaluation with all stakeholders to determine the Preferred Option.

The Preferred Option will be progressed towards a formal Application.

Sustainability is important to the values of the YMCA and significantly to Fairthorne Manor and its setting.

Buildings will be reused where it is beneficial to do so.

New buildings will be considered in their siting, materials and construction, to maximise sustainability.

Operational efficacy will take account of site wide management of energy, water and waste.

Renewable technology will be considered for site and building energy.

A Masterplan will promote sustainable forms of transport.

Biodiversity enhancement will be central to landscape proposals and the design of buildings.

Sustainable Urban Drainage Systems will be incorporated within the site wide development to manage surface water runoff.

Natural forms of waste management may be considered across the site.

A full Sustainability Statement will accompany any Application.



Wild Flower SUDS

The uses and their quantum will be defined through stakeholder consultation.

The YMCA will seek to retain existing uses, enhance some existing uses, introduce new offers that will enhance Fairthorne Manor as a community facility.

The type, disposition and quantum of these uses, will depend upon the needs of the YMCA, the local community and a wider catchment.

In determining the 'content' of an enhanced 'estate,' the YMCA will consider uses that:-

- Add to the YMCA's core offer
- Enhance social benefits
- Provide an income stream as a sustainable business model
- Enhance the estate as a leisure attraction
- Enhance the estate as a place of residence
- Improve the asset value of the estate
- Promote the estate as a key community facility
- Further the estate as a centre for care, play, education, art, culture, sport, nature and enjoyment for all ages



Sustainable Drainage Systems

3.5 Scale

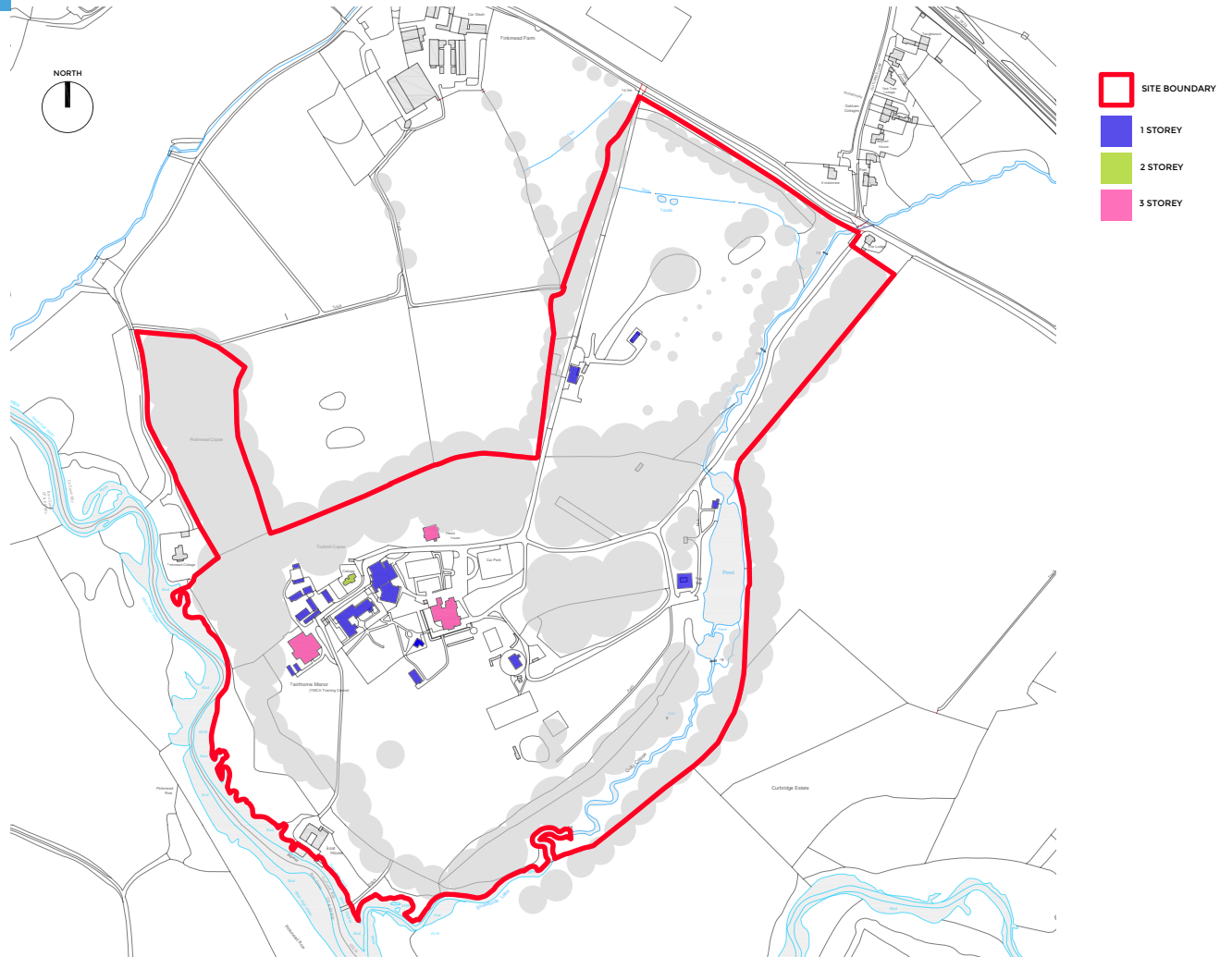
Current building scale, varies between one and three domestic residential storeys.

In considering scale across the site, development will need to consider the hierarchy of building form on the site, with the Manor House taking precedence.

The setting of existing larger scale buildings that are visually prominent could be addressed.

Building efficiency and building setting will both inform scale and massing of proposed developments.

Buildings may be discrete or used as landmarks along axial routes, the built hierarchy will be considered carefully, to enhance the legibility of the estate, whilst preserving the historic built and landscape setting.



Existing Building Scale

3.6 Precedent Examples



3.6 Precedent Examples



4.0 Summary & Next Steps

4.1 Summary

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Fairthorne Manor grounds

This Vision Document has been prepared to support and promote YMCA's aspirations to improve and enhance their facilities, to secure the long-term future of the Manor House and to develop a new community on part of the site.

We wish to promote these aspirations via the emerging local plan and we wish to work with officers to develop a site wide planning policy allocation that would encompass all of these aspirations via the preparation of a site wide masterplan.

We also wish to alert officers to the significant difficulties that the current pandemic has caused to Fairthorne Manor, and we wish to advise of the many opportunities for a sustainable and mixed-use community that could be established at Fairthorne Manor, and how this could assist WCC and the Partnership for South Hampshire in their long-term planning of new communities in the southern part of Winchester up to the year 2036 and beyond.

Crucially, we wish to set out the need for the proposed development and how the development will help to deliver a capital and social receipt that will be used to enhance the facilities at the site, which will generate revenue streams for the site to further secure its future.

We also wish to meet and discuss the significant benefits for the community and how the site can help serve residents from the wider area and how YMCA wish to welcome them into the site.

We know that new development, particularly the development of new homes is often controversial, but we also know that new development is always more welcomed where it has significant benefits. In this case, we feel the proposals will deliver significant benefits to the wider community for years to come.

As we set out below, we expect this site promotion process to be an iterative and highly collaborative process. A process which has already begun.

4.2 YMCA Stakeholder Engagement

The project team held a workshop for the senior leadership team of the YMCA Fairthorne Group on 10th November. This exploratory workshop enabled us to explore in detail with the team what aspects of the site and buildings work well, which areas do not, their ideas for the future and it enabled the team to develop an understanding of the emerging business case and vision.

This workshop was a precursor to a scheduled workshop with the site staff team to be held mid-November, and subsequent engagement with officers, Parish Councillors, Ward Councillors, stakeholders and the wider community

4.3 Engagement with Staff

The project team held workshops with the YMCA Fairthorne Manor staff team in November 2020 to advise them of these emerging proposals and to ensure that their experience of the site is fully considered in a proposed master plan which is currently being developed.

4.4 Engagement with Councillors

The project team sent an earlier version of this Vision Document to Parish and Ward Councillors, and invited them to join a meeting and site tour on 10th December 2020.

We were very pleased to receive the following feedback:

- Councillor Bodger, in his capacity as Chair of the Parish Council advised that he welcomed the concept of a woodland belt being planted on the northern boundary of the site with the main road; to ensure that a green gap is maintained between Botley and Curdridge. YMCA would be happy to ensure this important green gap is maintained in this way and is currently considering the early planting up of this woodland.

- Councillor Fern expressed an initial concern with regards to the numbers of vehicle trips that could be associated with the site. The project team explained how the existing junctions are currently operated and marshalled by staff when big events such as day camps or festivals are held at the site; and how big events can have staggered start and end times to maintain the safe and effective use of the two entrance points into the site. Councillor Fern was happy that the access to the site has been considered and further safety arrangements were intended.

- Councillor Achwal understood the need to upgrade the existing facilities, and welcome the concept of an inter-generational community aspect. Councillor Achwal asked whether the new facilities could include a swimming pool and community library to serve the wider community. The design team explained that a care home/retirement village proposal for

the site would be highly likely to include a swimming pool, and YMCA would promote the use of such a facility by all users of the site and by the wider community. The design team also welcomed the idea of a community library, and felt that this could be located in any one of the new café facilities for use by the wider community.

4.5 Community Engagement

At the appropriate time, and through appropriate methods, we will engage with the wider community to advise of the proposals and invite feedback to further shape and refine the emerging master plan and development proposals.



5.0 The Vision

5.1 Concept Masterplan

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-  1. New Entrance Road
-  2. Alternative Access Road
-  3. Potential Residential Land
-  4. 'Natural' Form Residential Units
-  5. New 'Lake House' Building
-  6. New Car Parking
-  7. New Daycamp Visitor Centre
-  8. Existing Boat House
-  9. New Boat House Cafe/Facilities
-  10. Existing Sports Hall
-  11. New Respite Centre
-  12. Existing Ben's House
-  13. Ben's House Extensions
-  14. New Residential/Retirement
-  15. Estate Road
-  16. Existing Manor House
-  17. New Green Roofed 'Hub' Building



Fairthorne Manor Masterplan

5.2 The Consultation Process To-date

Pre-Application

A formal pre-application submission was made on 11th November 2020 and is ongoing.

As part of this pre-application process the planning case officer Rose Lister visited the site on 12th February 2021 and the Council's Conservation Officer Stephen Appleby visited the site on 19th March 2021. Officers were given a tour of the site and a detailed explanation of the emerging proposals.

To date, we have received the following feedback from Officers.

5.3 Development Management

The extensive nature of the site, and the variety of uses including leisure, office, tourist accommodation, education and staff accommodation were noted, as were the temporary buildings/structures that have been used for some time, and other existing structures were noted to be aging and no longer fit for purpose.

Ms Lister noted that the site has developed in a piecemeal fashion and welcomed a new holistic approach to the redevelopment of the site with purpose built structures for the current needs and allowing the site to expand in a more structured manner.

Ms Lister noted that the proposals for

new homes would be contrary to policy at present and advised that the site should be submitted for consideration via the SHELAA for formal consideration.

A proposed master plan was considered to be beneficial to fully understand what is being proposed in regard to open space, housing, footpaths, and functional buildings.

Ms Lister noted that the principle of reusing and expanding onsite buildings is acceptable and welcomed the opportunity to work with us on an ongoing basis.

5.4 Archaeology

In her comments made on 12th January 2020, the Council's Archaeologist, Tracy Matthews advised that the site lies in an area with archaeological potential, principally relating to the Roman period, as evidenced by the Scheduled Monument which includes a Roman building complex, the alignment of a long distance Roman road which would have included a river crossing point together with a number of Roman kilns which have been recorded in the vicinity.

The proximity of the proposal site to the River Hamble and the Curbridge Creek also indicates potential for water logged buried palaeoenvironmental and archaeological remains, both above and below the mean

high-water mark.

Within the proposal site itself a possible Bronze Age barrow site is recorded, together with various cropmark features interpreted as relating to former field boundaries and possible quarrying activity.

It was noted that proposals are at an early stage of consideration and it is advised that should proposals progress further, a detailed archaeological assessment of the site and its environs should be undertaken. The design team will be happy to commission such a report shortly.

5.5 Ecology

In her comments made in January 2021, Zoe Keeble, the Council's Biodiversity Officer noted that the site includes statutory designated sites and non-statutory designated sites, due to the site's waterside location and an area of semi-natural ancient woodland being located on site. A number of priority habitats were also noted on the site and a number of priority species are likely to exist on site or in the local area including adder, dormouse, otter and roosting brown long-eared bats.

An Ecological Appraisal was therefore recommended to be undertaken, and the design team will programme this work to be carried out shortly.

5.6 Conservation

The Council's Conservation Officer Mr Appleby noted too that the site has developed in a piecemeal fashion for the last 50 years, and noted that there is a vast programme of works that would be required to improve the integrity, appearance and setting of the Manor House, a non-listed heritage asset.

Mr Appleby welcomes a holistic approach and master plan for the site and welcomes any works that will secure physical improvements to the Manor House and grounds.

Mr Appleby welcomes further opportunities to discuss matters of detail, in particular how the proposed Hub Building could include a green roof to allow it to nestle into the landscape and to protect the setting of the Manor House.

5.7 An Iterative and Collaborative Site Promotion

We look forward to discussing these emerging proposals and we hope to work with officers to further refine the emerging masterplan for the site, and to develop an appropriate site wide mixed-use planning policy allocation to secure the future of Fairthorne Manor for the next 100 years; a true legacy.

6.0 Appendices

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Fairthorne Manor and grounds

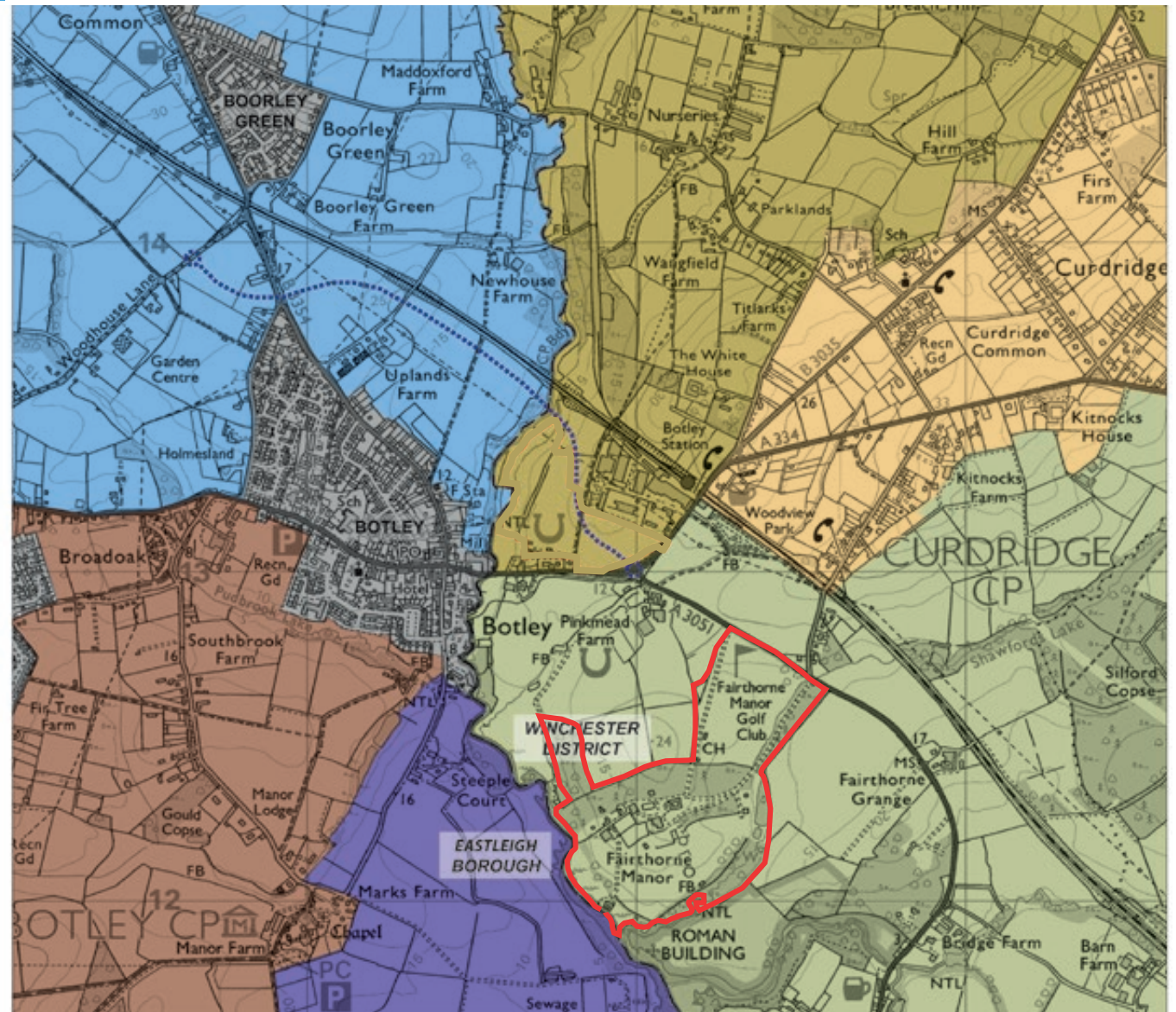
6.1 Landscape Assessment

6.2 Planning Policy and Planning History



One of Fairthorne's greatest and most important assets, is its landscape.

Preserving and enhancing this vital component of the estate is of fundamental importance.



National Landscape Character

At a national level, the site is within the national character area NCA 128 South Hampshire Lowlands.

The Statements of Environmental Opportunities (SEO) for this NCA or relevance to this site include:

- SEO 1: Promote creative and effective sustainable development – including a well-connected network of high-quality greenspace in and around Southampton, Romsey, Eastleigh and Havant – which benefits local businesses and communities, protects local distinctiveness, encourages public understanding and enjoyment of the natural environment, and helps to mitigate the impacts of climate change.
- SEO 2: Conserve, manage and enhance the semi-natural habitats of the river valleys, their estuaries and intertidal areas along the coast, to maintain water availability and flow, reduce flooding downstream, improve water quality, and enhance their biodiversity and landscape benefits.
- SEO 3: Protect, manage and enhance the area's historic well-wooded character – including its ancient semi-natural woodlands, wood pasture and hedgerows – to increase biomass provision, link and strengthen habitats for wildlife, and improve recreational opportunities.

Local Landscape Character Assessment

The site is influenced by two character areas.

3d Hamble Valley Landscape Character Area

The key characteristics applicable to the setting of the site include:

- Well defined strong valley landform with dense semi natural woodland which clothes the valley sides and tops;
- The river valley varies from a bustling vibrant yachting scene in the southern reaches to secluded narrow creeks in its upper reaches with woodland overhanging the shore;
- International and national wildlife designations associated with the estuary, intertidal habitats and semi natural woodland in upper reaches.

Whiteley Woodlands Landscape Character Area

A local designation by The Hampshire Gardens Trust; Fairthorne Manor has been summarised as; An early Roman and Saxon settlement; part of a larger estate until the 18th century; farm and woodland purchased by William Cobbett in 1805; mid-late Victorian House and landscaped park for the next 90 years, map centre during World War 2, and now the house and grounds are used as a training centre for young people.

Public Rights of Way / Footpaths

The key characteristics applicable to the setting of the site include:

- Gently undulating lowlands underlain by sands, loams, gravels and clays. This poor quality agricultural land has proved unattractive for cultivation and development.
- Minor streams drain the area into the River Hamble. The River Hamble at Curbridge constitutes the District's only very small stretch of tidal river.
- Rich woodland surrounds the Upper Hamble, which is designated an SSSI. This grades into neutral grassland, reed beds, salt marsh and tidal mudflats.
- Irregular small to medium sized meadows are closely integrated with a strong assorted woodland structure.
- Occasional long views, but generally enclosed by woodland.
- Hedgerow boundaries in the area are strong and often sit on banks.
- A long history of occupation since the Stone Age, focused on Fairthorne Manor, Curbridge, including the site of a Roman building and kiln. A moat is also present in Maid's Garden Copse, and a Roman kiln in Hall Court Wood.
- Few roads or paths, especially in the centre of the area, although the main South Coast railway line goes through here. This reduces the tranquillity of the area.

6.2 Planning Policy Context

The relevant planning policy framework for the site comprises the following:

- the Hampshire Minerals and Waste Plan (2013)
- the Winchester District Local Plan Part 1 Joint Core Strategy (2013)
- the Winchester District Local Plan Part 2 - Development Management and Site Allocations (2017)

Together, these documents comprise the 'Development Plan'. For reasons of brevity, only the most relevant policies pertaining to this appraisal are drawn out below.

Hampshire Minerals and Waste Plan (2013)

The adopted policies map of the Hampshire Minerals and Waste Plan confirms that the site is not a reserved site for minerals. The site is however located within the area of 'potential' sub-alluvial river terrace deposits and could potentially be underlain with superficial sand and gravel. We will carry out an early consultation with HCC following the outcome of this pre-application process; but we expect in this case, that the limited size of the site combined with the topographical, arboricultural and ecological considerations would mean that it would not be an economically viable or desirable to extract the limited mineral resource. We would be happy to explore this issue further in due course.

Winchester District Local Plan Part 1 Joint Core Strategy (2013)

The Winchester District Local Plan Part 1 - Joint Core Strategy is the key document

in the Winchester District Development Framework (LDF) that expresses the Council's strategy for the development and use of land in the District.

Policy MTRA 3, entitled 'Other Settlements in the Market Towns and Rural Area' states that "*within settlements [including Curbridge] which have no clearly defined settlement boundary, development and redevelopment that consists of infilling of a small site within a continuously developed road frontage may be supported, where this would be of a form compatible with the character of the village and not involve the loss of important gaps between developed areas.*"

The policy also states "*Other development proposals may be supported to reinforce a settlement's role and function, to meet a community need or to realise local community aspirations. These should be identified through a Neighbourhood Plan or process which demonstrates clear community support*" (underlining is our emphasis).

The policy requires that "*all new development should be appropriate in scale and design and conserve each settlement's identity, countryside setting, key historic characteristics and local features, particularly as identified in Village Design Statements, the District Landscape Assessment or other guidance. Development should protect areas designated for their local, national, or international importance, such as Gaps and the South Downs National Park.*"

Policy CP1, entitled 'Housing Provision' advises that "*Provision will be made within the District for the provision of about 12,500 dwellings (net) in the period April 2011 to*

March 2031, distributed between the three spatial areas as follows:

- Winchester Town - 4,000 dwellings
- South Hampshire Urban Areas - 6,000 dwellings
- Market Towns and Rural Area - 2,500 dwellings"

Policy CP2, entitled 'Housing Provision and Mix' states that "*New residential development should meet a range of community housing needs and deliver a wide choice of homes, with priority being given to the provision of new affordable housing.*

Development should provide a range of dwelling types, tenures and sizes and, as appropriate to the site size, location and characteristics, this should include a mix of market homes for sale, affordable homes and homes attractive to the private rented sector, particularly on larger sites. Specialist forms of accommodation such as extra care housing for older persons and homes for those with disabilities and support needs should be provided, where appropriate, taking into account local housing needs.

A majority of homes should be in the form of 2 and 3 bed houses, unless local circumstances indicate an alternative approach should be taken, including where there is an imbalance of housing types and sizes in particular parts of the District."

Policy CP3, entitled 'Affordable Housing Provision on Market Led Housing Sites' advises that "*In order to help meet affordable housing needs, all development which increases the supply of housing will*

be expected to provide 40% of the gross number of dwellings as affordable housing, unless this would render the proposal economically unviable. Normally, 70% of the affordable homes should be for rent (with rent levels being determined having regard to local incomes of those living in priority housing need), with the balance being Intermediate Affordable Housing.

Affordable housing should be provided on-site, indiscernible from and well-integrated with market housing, unless off-site provision would better meet priority housing needs and support the creation of inclusive and mixed communities. On sites of less than 5 dwellings a financial contribution in lieu of on-site provision will be accepted.

Affordable housing should remain available for as long as a need exists. In considering housing proposals the aim will be to balance housing needs, the economics of provision and local circumstances."

Policy CP11, entitled 'Sustainable Low and Zero Carbon Built Development' states that "*Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Specifically, the Local Planning Authority will expect:*

- *new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes (CSH) and Level 4 for the water aspect of the CSH from adoption of this Plan. If this is shown not to be feasible or viable the Council will accept an on-site carbon reduction of not less than the relevant Carbon Compliance levels stipulated*

by the Zero Carbon Homes policy, with the remaining reduction of regulated emissions⁴⁶ to be provided by means of Allowable Solutions;

- non-residential development that requires an Energy Performance Certificate to meet 'BREEAM Excellent' standard from adoption of this Plan and 'BREEAM Outstanding' standards from 2016.

In meeting these requirements developments should follow the hierarchy below, except where it can be demonstrated that it would be more practical and achieve greater carbon reductions, to utilise measures further down the hierarchy:

- be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings, making full use of passive heating and cooling systems as far as is practical;
- connect to existing combined heat and power (CHP) and District Heating/Cooling networks, or contribute to their future development;
- use renewable energy technologies to produce required energy on-site;
- make use of Allowable Solutions to deal with any remaining CO2 emissions up to the relevant Code for Sustainable Homes/Zero Carbon Homes level."

Policy CP13, entitled 'High Quality Design' advises "New development will be expected to meet the highest standards of design. In order to achieve this all proposals for new development should demonstrate that:

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

• the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character;

• the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings, including walking and cycling routes to and within the development, to encourage their use;

• the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity;

• measures to minimise carbon emissions and promote renewable energy and reduce impact on climate change form an integral part of the design solutions."

Policy CP14, entitled 'The Effective Use of Land' states that "In order to ensure that scarce development land is used effectively, the Local Planning Authority will support higher densities on sites which have good access to facilities and public transport, particularly within the urban areas. The development potential of all sites should be maximised, and will be balanced against the need to promote high quality design. The primary determinant of the acceptability of a scheme will be how well the design responds to the general character of the area"

Policy CP16, entitled 'Biodiversity' advises that "The Local Planning Authority will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity, and has regard to the following:

- protecting sites of international, European, and national importance, and local nature conservation sites, from inappropriate development.
- supporting habitats that are important to maintain the integrity of European sites.

• new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering BAP targets and enhancing Biodiversity Opportunity Areas.

• new development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.

• maintaining a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond and adapt to the impacts of climate change.

• supporting and contributing to the targets set out in the District's Biodiversity Action Plan (BAP) for priority habitats and species.

Planning proposals that have the potential to affect priority habitats and/or species or sites of geological importance will be required to take account of evidence and relevant assessments or surveys."

Policy CP20, entitled 'Heritage and Landscape Character' states that "the Local Planning Authority will continue to conserve and enhance the historic environment" and will "support new development which recognises, protects and enhances the District's distinctive landscape and heritage assets and their settings".

Policy CP21, entitled 'Infrastructure and Community Benefit' states that "The Local Planning Authority will support development proposals which provide or contribute towards the infrastructure and services needed to support them, which should be delivered using the following approach: -

• testing the capacity of existing infrastructure and where there is insufficient capacity securing the timely provision of improvements or additional provision;

• infrastructure provision or improvements should be provided on-site as an integral part of a development, wherever possible and appropriate;

• where off-site measures are needed, or on-site provision is not possible, planning obligations will be needed to secure the necessary provision or a financial contribution towards provision;

• where a contribution towards other infrastructure improvements or provision is needed and viable this will be achieved through planning obligations, or the Community Infrastructure Levy when introduced.

Any on-site provision or financial contribution should: -

• meet the reasonable costs of provision to support the development or offset its impact; and

• be related to the size and type of each development and the nature of the improvements required; and

• take account of the cumulative impact of requirements on the viability of development, especially where the development meets a particular local need or provides particular benefits.

The Local Planning Authority will support the improvement or development of locally and regionally important infrastructure where needed to serve existing or new development required through this Plan, or to secure long term supply, provided that the need for such facilities is consistent with other policies within this Plan."

6.2 Planning Policy Context

Winchester District Local Plan Part 2 – Development Management and Site Allocations (2017)

Policy DM1, entitled ‘Location of New Development’ states:

- “Development that accords with the Development Plan will be permitted within the defined boundaries of... [the listed settlements] as shown on the Policies Map
- Limited infilling will also be permitted in other settlements listed under Policy MTRA3 in the circumstances outlined in that policy.
- Outside of these areas, countryside policies will apply and only development appropriate to a countryside location will be permitted, as specified in Policies MTRA4, MTRA5, DM10 – DM13, etc.”

Policy DM15, entitled ‘Local Distinctiveness’ states that “developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. Proposals which accord with the Development Plan will be permitted where they conserve or enhance:

- i. the landscape and townscape framework, including the ‘key characteristics’ identified in local Character Assessments and adopted Design Statements;
- ii. open areas and green spaces that contribute to the special qualities of the townscape or the setting of buildings, including heritage assets;
- iii. recognised public views, features or skylines;

iv. the special qualities of Conservation Areas and historic landscapes;

v. trees, hedgerows, water features and corridors which contribute to local distinctiveness”.

Policy DM16, entitled ‘Site Design Criteria’ states that “development which accords with the Development Plan will be permitted provided it:

- i. responds positively to the character, appearance and variety of the local environment, within and surrounding the site, in terms of its design, scale and layout;
- ii. maintains permeability and access throughout the site and improves connections within the public realm;
- iii. designs any service areas, including parking provision, cycle storage and bins, as an integral part of the scheme, ensuring it does not dominate the site or the surrounding area;
- iv. provides boundary treatments that respond positively to the local context around the site and between different elements within the site of larger schemes;
- v. uses an appropriate ratio between hard and soft landscaping, having regard to the character of the area;
 - vi. uses high quality materials that are attractive and durable and appropriate to the context and the proposed design;
 - vii. utilises the principles of energy efficient design, by means

of layout, orientation, passive solar gain, and the design of buildings and spaces, as far as is compatible with the character of the area.”

Policy DM17, entitled ‘Site Development Principles’ states that “new development, alterations and changes of use should be satisfactory in terms of their impact, both on and off site. Development which accords with the Development Plan will be permitted where it:

- i. provides a safe and secure environment, accessible by all;
- ii. does not have unacceptable effects on ecosystems services, key townscape or landscape characteristics, or on heritage assets;
- iii. includes adequate provision for surface water drainage and sewage disposal;
- iv. makes adequate provision for refuse and recycling;
- v. facilitates and does not constrain the future development of adjacent sites, where appropriate;
- vi. provides sufficient amenity and recreational space for users;
- vii. does not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing;
- viii. does not cause unacceptable levels of pollution to neighbours by means of noise, smell, dust or other pollution; provides only for lighting that is not visually intrusive on the surrounding area”.

Policy DM29 entitled ‘Heritage Assets’ states

“the loss of designated heritage assets will only be permitted in exceptional circumstances, or in the case of higher grade heritage assets in wholly exceptional circumstances. Works which would cause an unacceptable level of harm to the special interest of heritage assets or their setting, or would lead to the unsympathetic subdivision of their grounds, will only be permissible in exceptional circumstances, or in the case of higher grade heritage assets in wholly exceptional circumstances. Alterations, additions or other works affecting the special interest of a heritage asset should:

- i. retain the historic plan form and structural integrity of the building;
- ii. retain the architectural and historic features forming part of the special interest of the building;
- iii. reinforce the intrinsic character of the building through the use of appropriate materials and details;
- iv. not harm the special interest of buildings or structures forming part of the curtilage of the heritage asset.

Where alterations are permitted, there should be appropriate recording of those parts of the heritage asset or its setting affected by the works and conditions may be imposed to secure this.”

In my opinion, the policies set out above are the key policies that apply to this pre-application proposal, but other policies do apply and in particular, we have considered and refer to the following policies:

- Policy DM18 – Access and Parking

- Policy DM23 – Rural Character
- Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodlands.

National Planning Policy

The National Planning Policy Framework is clearly relevant to the consideration of the proposal. Its provisions are not repeated in this document. However, key themes arising from the document include:

- The need to achieve Sustainable Development – by providing development in sustainable locations
- A requirement to deliver a sufficient supply of homes through the Local Plan system
- Providing a safe and healthy community for future occupiers and existing development
- Promotion of sustainable transport measures through providing options for walking, cycling and public transport links;
- A drive for high quality design at both masterplan and detailed levels
- Ensuring that the challenge of Climate Change, flooding and coastal change is met through renewable and low carbon energy
- Conserving and enhancing the historic environment

National Planning Practice Guidance

The National Planning Practice Guidance will be relevant to this proposal and this draws on advice from the NPPF on creating high quality buildings and places.. Attention is drawn specifically to the drive for quality design as an integral part of sustainable development and that achieving good design is about creating places, buildings or spaces that work well for everyone, look good, will last, and adapt for the needs of future generations. The NPPG provides useful guidance on how

well-designed places can be achieved by considering ten characteristics, these are summarised below for reference:

1. Context – an understanding of local and wider context
2. Identify – responding to existing local character to create well designed and high-quality developments
3. Built Form – appropriate building types in the right locations
4. Movement – an integrated network of routes for all modes of transport including well considered parking, services and utilities
5. Nature – provision of high quality green open spaces with a variety of landscapes and activities including play space
6. Public spaces – well located high quality attractive public spaces that are safe and support social interaction
7. Uses – provision of a mix of uses and house types/tenures
8. Homes and Buildings – well related to external amenity space and public spaces with attention to detail on storage, waste, servicing and utilities
9. Resources – follow energy hierarchy and a selection of materials and construction techniques to ensure resilience
10. Lifespan – ensure the development is well managed and maintained as well as being adaptable to changing needs and evolving technology

Principle of Development

In summary, the site is located in the countryside where a policy of general development restraint is currently in force. There is however support in both local and national planning policies for the ‘enabling’ forms of development proposed and the long term preservation of heritage assets.

It is also very important to note that the

Winchester Development Plan is currently in the process of being replaced (albeit the process has been paused) and is increasingly becoming out of date and out of alignment with national planning policies.

In addition there are policies in the Development Plan that support the special educational nature of Fairthorne Manor and how, as an outdoor activity centre, it really does require it’s countryside location.

In particular, we note Paragraphs 79(b), 193, 196, 200, 201 and 202 of the National Planning Policy Framework.

Policies MTRA3, CP2, CP3, CP11, CP13, CP14, CP16, CP20, CP21, DM1, DM15, DM16, DM17, DM18, DM23, DM24 and DM29 effectively provide key criteria upon which this pre-application will be judged, including:

- location of development
- visual or noise intrusion
- the amount of buildings and structures required
- the character of the area
- technical considerations such as pollution, biodiversity, heritage, tranquillity and public safety
- landscaping and screening
- artificial lighting and light pollution
- car parking.

Commentary on these pre-application proposals respond to the planning policy context is provided in the next section of this statement.

The Need for Housing

Winchester City Council’s (WCC) Annual Monitoring Report (AMR) for the period 1st April 2019 to 31st March 2020 is expected to be published soon, and we suspect it will show that housing completions will have been lower than expected due to the continuing impacts of the Coronavirus

Pandemic which gave rise to a lockdown and the closure of building sites for three months.

We note that WCC’s latest published AMR (2018-19) advises that WCC has a supply of land in the region of 7.1 to 7.4 years, but we do expect that the pandemic and the current recession will result in a depressed housing market over the years ahead; which will cause housing completions to stall and will suppress housing land supply.

As we have entered a recession, we expect the number of housing completions to drop considerably and immediately. The application site proposals would therefore represent a very important windfall proposal that could deliver much needed affordable homes as part of a mixed use development.

There is a clearly an identified need for more housing across the region and within the Winchester district, particularly for affordable homes. When developed, these pre-application proposals would represent a boost to the supply of housing and would therefore represent a development of significant benefit to the wider Winchester area consistent with the objectives of national and local planning policies. This is an important material consideration.

6.2 Site Planning History

There is vast amount of planning history associated with Fairthorne Manor. We have set out the key details of the most relevant planning applications below. It is interesting to note that there have been no development proposals lodged since 2012. The planning history is summarised below.

- Change of use of half of the existing golf course (9 holes) into a campsite (including 11 caravan pitches) and country park with construction of a new toilet and shower block (RESUBMISSION). The application was permitted in 2012 under reference 12/00653/FUL.
- Single storey extension to provide dining hall; detached single storey building to house Biomass boiler; Reprovision of accommodation building to provide 72 no. bedspaces and associated facilities. The application was permitted in 2007 under reference 07/03007/FUL.
- Demolition of existing facility and erection of new golf club house. The application was permitted in 2005 under reference 05/02394/FUL.
- Single storey bedroom block - OUTLINE. The outline planning application was permitted in 1997 under reference 97/01512/OUT.
- Erection of sports hall and associated changing/washing facilities to replace existing. The application was permitted in 1995 under reference 95/00213.
- Development of land as nine-hole golf course. The application was permitted in 1992 under reference 92/01305.
- Installation of dormer window. The application was permitted in 1992 under reference 92/01030/OLD.
- Prefabricated building containing units of accommodation with showers, toilets and stores. The application was permitted in 1990 under reference 90/00240/OLD.
- Formation of rooms in roof with dormer window. The application was permitted in 1989 under reference 89/02190.
- Dining hall, functions hall, meeting rooms, residential accommodation and activities hall. The application was permitted in 1989 under reference 89/00264.
- Store building. The application was permitted in 1989 under reference 89/00263.
- Toilet block and sceptic tank. The application was permitted in 1988 under reference 88/00248.
- Erection of temporary residential accommodation. The application was permitted in 1982 under reference 82/00230.
- Erection of new dormitory block. The application was permitted in 1980 under reference 80/00290.
- Erection of building for use as changing room/lecture room. The application was permitted in 1975 under reference 77/00274.
- Formation of a lake. The application was permitted in 1975 under reference 75/01394.

We have not identified any planning applications in the vicinity of the planning application site that would impact upon or influence these pre-application proposals.

