



Persimmon
Together, we make your home

Land East of Station Hill, Curdridge

Site Deliverability Statement

October 2024

Our mission

**To build homes with quality
our customers can rely on at a
price they can afford.**

Our vision

To be Britain's leading home-builder, with quality and customer service at its heart, building the best value homes on the market in sustainable and inclusive communities.

We will invest in innovation and technology to extend our low cost strengths and enhance our five-star capabilities to enable as many people as possible to buy the homes we build.

Together, we make
your home



 Persimmon



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Figure 1: Project Team

01. Introduction



1.1 Overview

- 1.1.1 This Delivery Statement demonstrates that the East of Station Hill site, Curdridge is capable of providing around 250-350 new homes.
- 1.1.2 The site offers the potential to provide land for new community provision (for example: a new medical facility) and substantial areas for new public open space and biodiversity gain.
- 1.1.3 The site represents a sustainable and deliverable development opportunity, being located close to Botley rail station. Development at the site could also make a meaningful contribution towards meeting the future housing needs of Winchester and the wider Hampshire / Partnership for South Hampshire (PFSH) area.
- 1.1.4 This Statement has been prepared with the aid of the technical assessments and drawings listed below, which have been submitted alongside this Statement:
 - Highways and Transport.
 - Ecological Appraisal (including Nitrates assessment).
 - Landscape and Visual Impact Assessment.
 - Flood Risk and Drainage Strategy.
 - Arboriculture Evaluation.
 - Noise Assessment.
- 1.1.5 As set out in section 9 of this report, Land East of Botley is suitable as a standalone site or as a strategic site as part of a wider growth strategy centred around Botley Station.

1.2 Purpose of this Statement









- 1.2.1 The purpose of this Statement is to show that the East of Station Hill site is a sustainable and logical housing allocation opportunity that can be brought forward in the short term (i.e. within the next 5 years).
- 1.2.2 Persimmon Homes is one of the largest house builders in the country and has a proven record of being able to deliver dwellings in a timely manner to meet the needs of planning policy. Persimmon has contracted with the landowners to promote the Curdridge site on their behalf.
- 1.2.3 The site has been the subject of several technical assessments which have shown that there are no insurmountable physical or policy constraints to the delivery of the site for housing. This work, together with analysis of the site's opportunities and influences, has informed the production of a concept masterplan for the site.



A sustainable and logical housing allocation



Figure 2: Concept Plan.

-  250-350 new homes
-  Land for new community facilities
-  Potential for a new medical facility
-  New public open space
-  Biodiversity Net Gain
-  Sustainable site
-  Proximity to Botley Railway Station
-  Meeting future housing need

01. Introduction



1.3 Site Context

- 1.3.1 The site is located to the southwest of the village of Curdridge, northeast of Botley in the south of Winchester District.
- 1.3.2 Curdridge has a population of around 1,400 with no clear centre or core. It sits on a three-arm road junction which links Botley/Hedge End and the M27 to the south and west with Bishops Waltham to the north (via Botley Road) and to Shedfield and Wickham to the east (via A334). Botley and North Whiteley are less than 1km to the southwest and south, respectively.
- 1.3.3 The gross site area is around 12 hectares (c. 30 acres). The Fareham to Eastleigh branch line forms its southern boundary. The A334 delineates the northern boundary with the eastern boundary abutting Outlands Lane. Botley train station adjoins the site to the west and provides a service between London and Portsmouth. The site also boasts good accessibility to local bus services.
- 1.3.4 The site is currently in agricultural use. The surrounding area comprises of residential, commercial and agriculture. Botley has all the local amenities new residents would require such as a school, shop and community facilities as well as being close to Portsmouth and Southampton and the employment and retail opportunities therein.



Figure 3: Site Location

02. Planning Policy



2.1 National Policy

National Planning Policy Framework

- 2.1.1. The National Planning Policy Framework (NPPF, 2023) advocates that the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.
- 2.1.2. Amongst other things, plans should be prepared with the objective of contributing to the achievement of sustainable development.
- 2.1.3. As set out in Paragraph 11 all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects. Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas.
- 2.1.4. The Labour Government has recently consulted on changes to the NPPF (2024) which seek to further promote the delivery of housing and sustainable growth. This includes revisiting the standard method for housing need and the reintroduction of mandatory housing targets. The need for cooperation on a regional basis is further emphasised, to deliver growth strategically.



Figure 4: NPPF sustainability objectives.

02. Planning Policy



2.2 Regional Policy

Hampshire Minerals and Waste Plan (October 2013) (M&WP)

- 2.2.1 The site is located within a Mineral Safeguarded Area (WR081). Policy 15 of the M&WP sets out a number of criteria where development without the prior extraction of mineral resources in the Mineral Safeguarding Area may be permitted.
- 2.2.2 Portsmouth City Council and its partner Authorities Hampshire County Council, Southampton City Council, South Downs National Park Authority and the New Forest National Park Authority (collectively known as the Hampshire Authorities), are working to produce a Partial Update to the Hampshire Minerals and Waste Plan which will guide minerals and waste decision making in the Plan Area up until 2040.
- 2.2.3 Given the site's context, it considered unlikely that prior extraction of the minerals will be required.

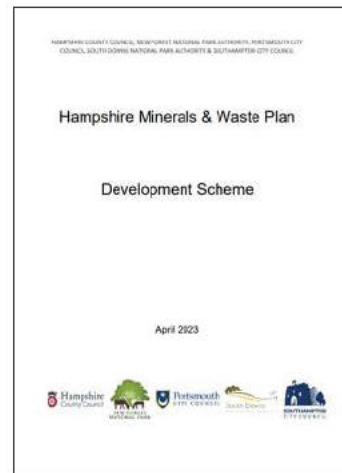


Figure 5: M&WP

Partnership for South Hampshire (PFSH)

- 2.2.4 Curdridge is located within the Southern Parishes (PFSH) area of Winchester. The site is also located in the Southampton Housing Market Area.
- 2.2.5 The PFSH draft Statement of Common Ground (December 2022) indicates that, across the PFSH area, housing supply is nearly 20,000 units short of need in the period 2022-36 (up from the PFSH September 2020 estimates of c. 11,000 dwellings in shorter period, 2020-36).
- 2.2.6 The PFSG Growth Strategy and how the proposal site aligns with the strategy is outlined further in this statement.



Figure 6: PFSH group.

02. Planning Policy



2.3 Adopted Local Planning Policy

The Development Plan

2.3.1 The statutory Development Plan for Winchester comprises:

- Local Plan Part 1, Joint Core Strategy (2013); and
- Local Plan Part 2, Development Management and Site Allocations (2017)



Figure 7: Adopted Local Plan

Local Plan Part 1, Joint Core Strategy (2013).

2.3.2 The adopted Core Strategy sets out the long term strategic plan for to achieving sustainable development within Winchester District to 2031.

2.3.3 It identifies the amount of development alongside area for change, growth and protection. It also allocates a number strategic development sites.

2.3.4 Policy DS1 - Development Strategy and Principles sets out the distribution of growth across the District, including, 6,000 new homes in the PfSH area and 2,500 new homes in the Market Towns and Rural Area.

2.3.5 The Plan does not define a settlement boundary for Curdridge. Growth as Curdridge is therefore subject to Policy MTRA3 Development Strategy Market Towns and Rural Area, which is permissive of only small-scale infill development.

The Local Plan Part 2, Development Management and Site Allocations (2017) (LPP2).

2.3.6 LPP2 incorporates both detailed development management policies and also allocates (non-strategic) sites to meet the objectively assessed development needs including retail, housing, employment, community, leisure and transport.











2.3.7 A main aim of LPP2 is to allocate land to help deliver the development strategy for new housing, economic growth and diversification set out in Policy DS1 of LPP1 for the period to 2031.

2.3.8 The Plan does not allocate any growth at Curdridge. However, provision is made for the safeguarding of the Botley by-pass which is located to the west of the site.



The site falls outside any designated landscape areas and lies within close proximity to key transport nodes.

Key

-  Site Location
-  Natural Landscapes
-  Ramsar
-  SSSI
-  Ancient Woodland
-  Scheduled Monuments
-  Conservation Area
-  Policy Six: Local Settlement Gaps
-  Flood Zones 2
-  Flood Zones 3
-  Listed Building
-  PROW
-  Policy SH6 Botley Bypass

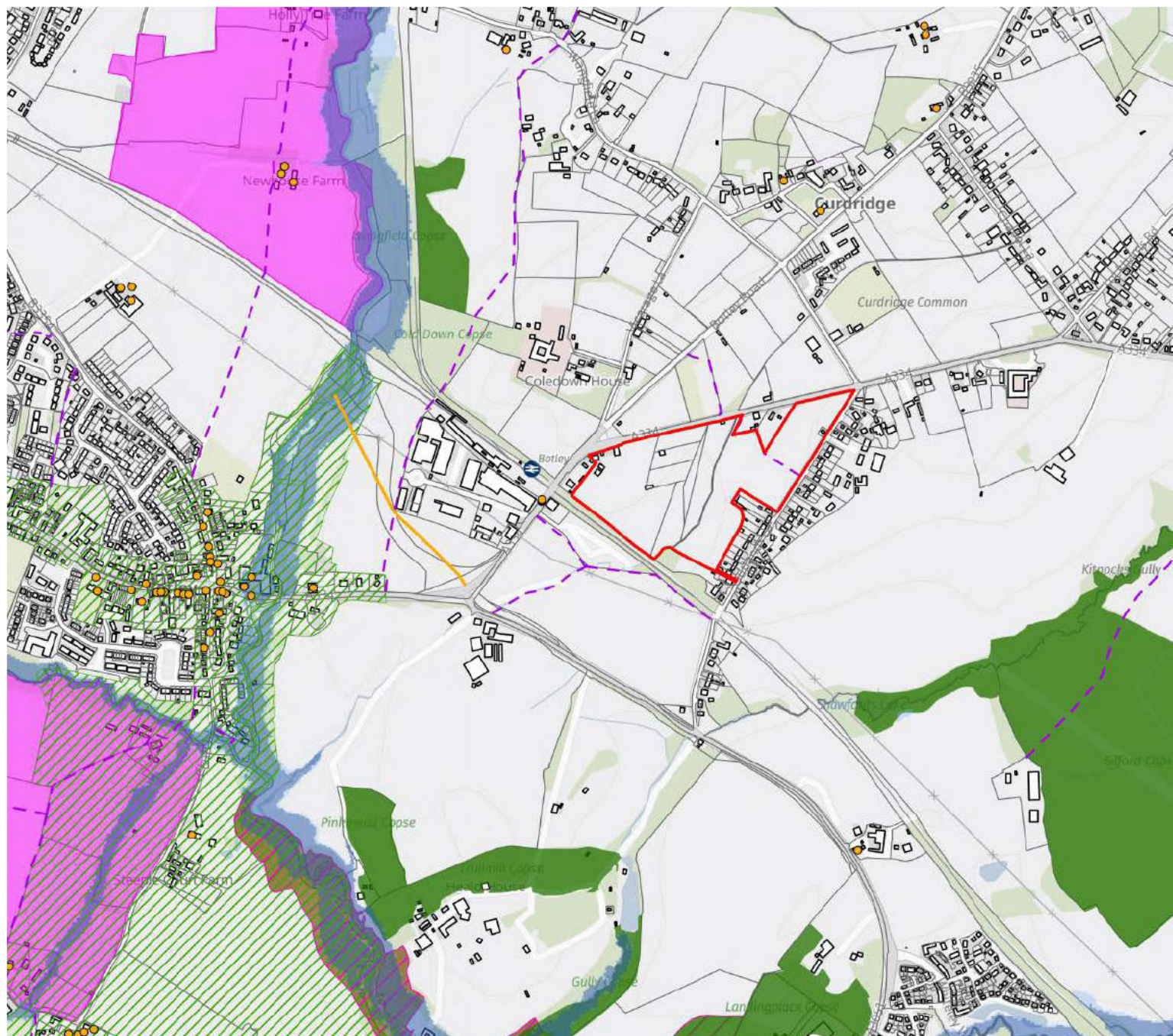


Figure 8: GIS mapping illustrating local planning policy designations.

02. Planning Policy



2.4 Emerging Local Policy

A new Local Plan

- 2.4.1 The Council is preparing a new Local Plan; currently consulting on its Pre-Submission version of the Local Plan (2024). Once adopted, the Plan will supersede Parts 1 and 2 of the Local Plan.
- 2.4.2 The Plan is seeking to meet its housing needs in full for the Plan period (2020-40), as based on the current standard method. In addition, it is seeking to provide 1,900 dwellings to meet the unmet needs of adjoining boroughs.
- 2.4.3 The Plan's Spatial Strategy, as set out in Policy SP2, is to direct housing growth to the three spatial areas, as follows:
- Winchester Town (5,640 dwellings)
 - South Hampshire Urban Areas (5,650 dwellings); and
 - Market Towns and Rural Area (3,850).
- 2.4.4 Curdridge is not defined within the settlement hierarchy, falling within the category "remaining rural area". Policy H4 and Policy SP3 state that Curdridge is identified as countryside and only development appropriate to a countryside location will be permitted.



Figure 9: Emerging Local Plan consultation

02. Planning Policy



2.5 Evidence Base to Emerging Local Plan

Settlement Hierarchy Review (2024)

- 2.5.1 The Council has reviewed the Settlement Hierarchy to inform the new Local Plan's development strategy. The review ranks and classifies settlements based on the availability and accessibility of services and facilities. Settlements that are in a higher tiers of the hierarchy are typically more sustainable locations and therefore a focus for accommodating new growth.
- 2.5.2 Curdridge has been ranked as a 'Countryside Settlement', occupying the lowest tier of the settlement hierarchy. However, the Background Paper has overlooked a number of facilities and services within the settlement. If taken on board as part of the assessment, Curdridge would be ranked a larger rural settlement; benefiting from a defined settlement boundary and a higher expectation for growth to be directed towards it.
- 2.5.3 Persimmon has provided comment on Curdridge's position in the hierarchy as part of its Regulation 19 representations on the emerging Local Plan. These representations should be read in conjunction with this Deliverability Statement.



Figure 10: Settlement Review

02. Planning Policy



Strategic Housing and Economic Land Availability Assessment 2023 (SHELAA)

2.5.4 The SHELAA comprises two parts. Those sites that have passed the 'sieving' stage (Stage 1) of the Assessment have been evaluated in detail using a RAG system to determine their suitability, availability and achievability (viability) for housing development.

2.5.5 The proposal site is included under Ref: CU15 - Land East of Station Hill (assessment attached overleaf). As with the previous 2021 SHELAA, the update confirms that:

- The promoters have the consent by the landowners and have indicated that the site is immediately available for development.
- The promoters of the site have not specified any issues regarding the viability in developing the site.
- Given the sites location within the Countryside a density of 30 dph was applied providing an estimated yield of 184 dwellings.

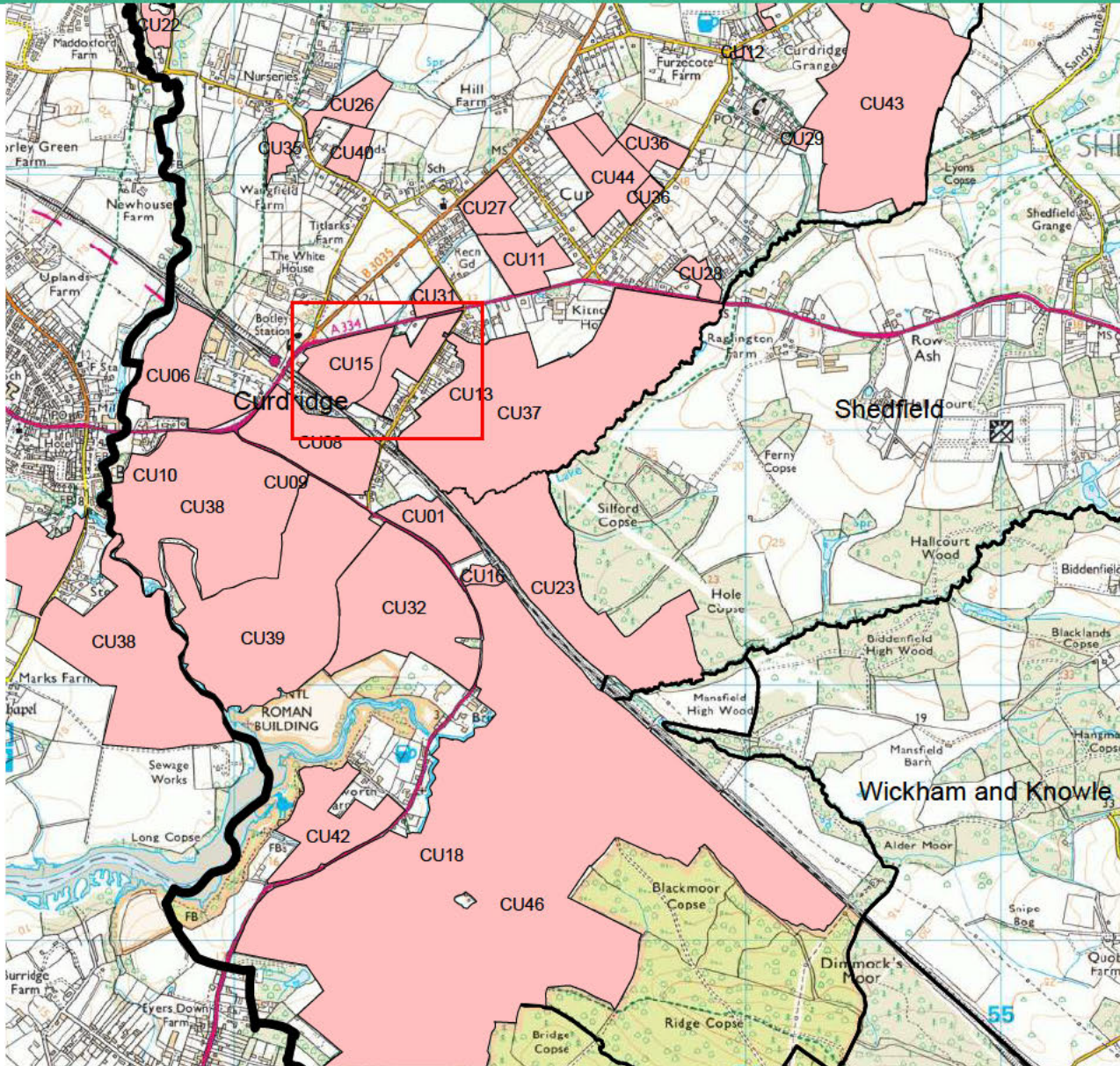
Neighbourhood Plans

2.5.6 Neighbourhood Plans are about allocating land for development. They came into being under the Localism Act 2011 and give local communities the ability to determine where new houses, businesses, shops and community facilities should be located and to allocate smaller sites for development.

2.5.7 Curdridge Parish Council decided to proceed with a Neighbourhood Plan at its meeting on 20th June 2024. We will continue to monitor the output of the consultation.



Figure 11: Curdridge Parish Council consultation feedback.



Site Ref	Address	Parish/Settlement	Site Area		
CU15	Land East of Station Hill	Curdridge	12.28		
Site Description					
The site is located west of Curdridge, located to the south of the District. The site is currently in agricultural use. The site is accessed from Station Hill and surrounding uses comprise of residential, commercial and agriculture.					
Planning History					
There is no planning history within the last five years.					
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Site promoters proposed use		C3 - Residential			
Suitability					
Environmental Constraints		Historical Constraints		Policy Constraints Continued	
SPA	GREEN	Conservation Area	GREEN	Protected Open Space	GREEN
SAC	GREEN	Historic Park/Garden	GREEN	Mineral Safeguarding Area	AMBER
Ramsar	GREEN	Scheduled Ancient Monument	GREEN	Waste Consultation Zone	GREEN
SSSI	GREEN	Historic Battlefields	GREEN	Physical Constraints	
SINC	GREEN	Listed Building	GREEN	Flood Zone 2 and 3	GREEN
LNR	GREEN	Policy Constraints		Other Considerations	
NNR	GREEN	Countryside (MTR44)	AMBER	Archaeology	GREEN
Ancient Woodland	GREEN	Settlement Gap (CP18)	GREEN	Accessibility	GREEN
TPO	GREEN	AQMA	GREEN	Landscape	GREEN
Initial high level assessment		The site is deemed as deliverable/developable			
Availability (legal/ownership issues)			The site is not owned by the promoter however they do have the consent by the		

Figure 12: SHELAA 2023 entry Land East of Station Hill (Ref: CU15).

03. Site Selection



3.1 Why East of Station Hill for New Homes?

- 3.1.1 As shown on the accessibility map below, the site represents a sustainable development opportunity, that is deliverable in the short term and is capable of making a meaningful contribution towards meeting the future housing needs of Winchester and the wider Hampshire/PfSH area.
- 3.1.2 This land is free from major constraints. Issues for the site include landscape, ecology, heritage and trees. These issues have been investigated through detailed technical assessments which conclude that the issues are not insurmountable. The details of the technical report are summarised in the following sections.



Figure 13: Site Location

03. Site Selection



Figure 14: Land East of Station Hill

04. Technical Studies



4.1 Highways and Transport

- 4.1.1 Paul Basham Associates has identified the optimal location for an access along the north western perimeter of the site boundary. Access to the site would be most appropriately served by a 'bellmouth' junction with a right turn lane which would be designed in accordance with CD123 guidance. This would also provide the opportunity to improve pedestrian connectivity by providing a pedestrian refuge island across the A334.
- 4.1.2 The feasibility of a secondary / emergency access onto the A334 located further to the east has also been identified, which could work in conjunction with the preferred access option or as a stand alone access for a smaller quantum of development.
- 4.1.3 The site is well presented to become a sustainable development with opportunities to promote walking, cycling and public transport use.

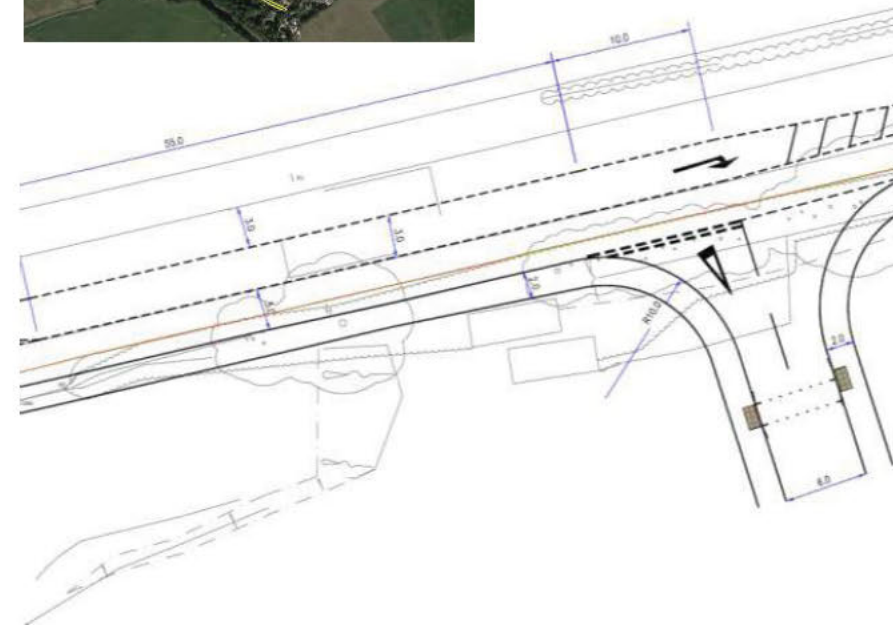
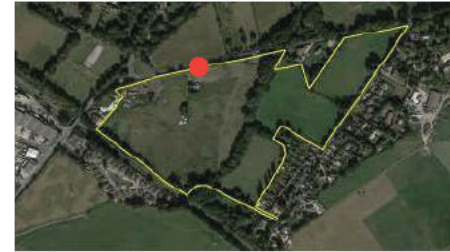


Figure 15: Proposed access design comprising bellmouth junction with right turn lane.

04. Technical Studies



Botley Bypass

4.1.4 With the infrastructure improvements that are due to come about with the Botley Bypass, coupled with the potential to improve the existing pedestrian routes for residents on Outlands Lane to Botley station and Botley village.

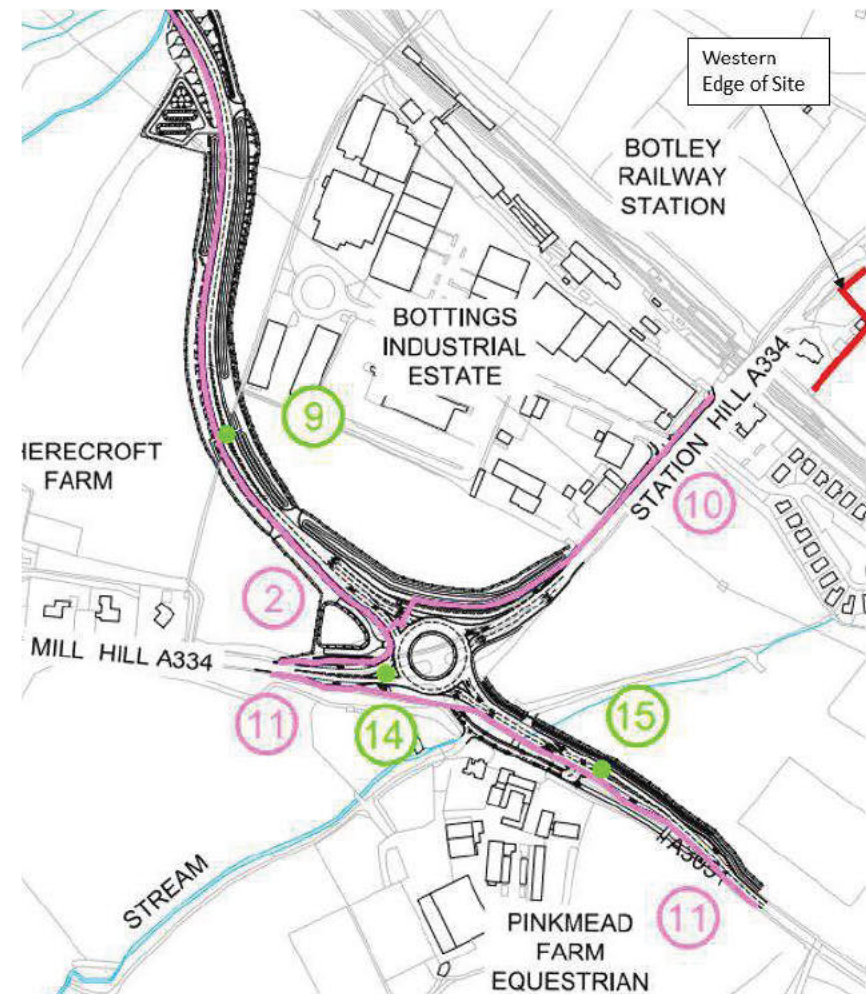
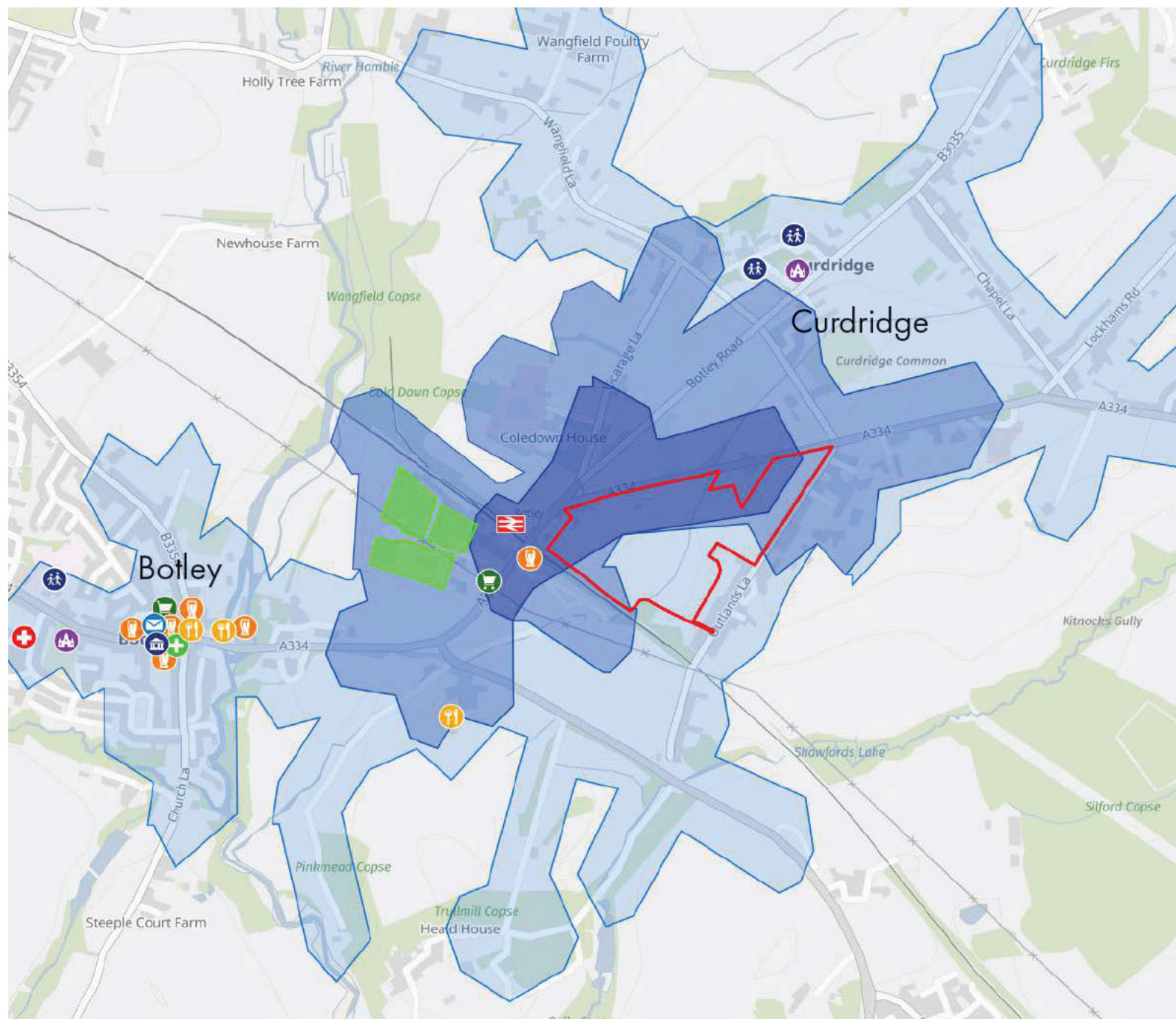


Figure 16: Proposed Botley Bypass



The proposal site is in proximity to a variety of existing local services and will bring about new facilities as part of the development.



Key

- Site Location
- 5 Minute Walking Distance (400m) From Site Access
- 10 Minute Walking Distance (800m) From Site Access
- 20 Minute Walking Distance (1600m) From Site Access
- Employment Area
- Train Station
- Restaurant
- Community Centre
- GP Suregery
- Pharmacy
- Post Office
- Pub
- Place Of Worship
- Schools
- Groceries

Figure 17: GIS Mapping illustrating proximity of existing local services.



Botley is served by four bus companies for travel to local major towns. The Site's northern boundary along the A334 provides excellent access to existing services.

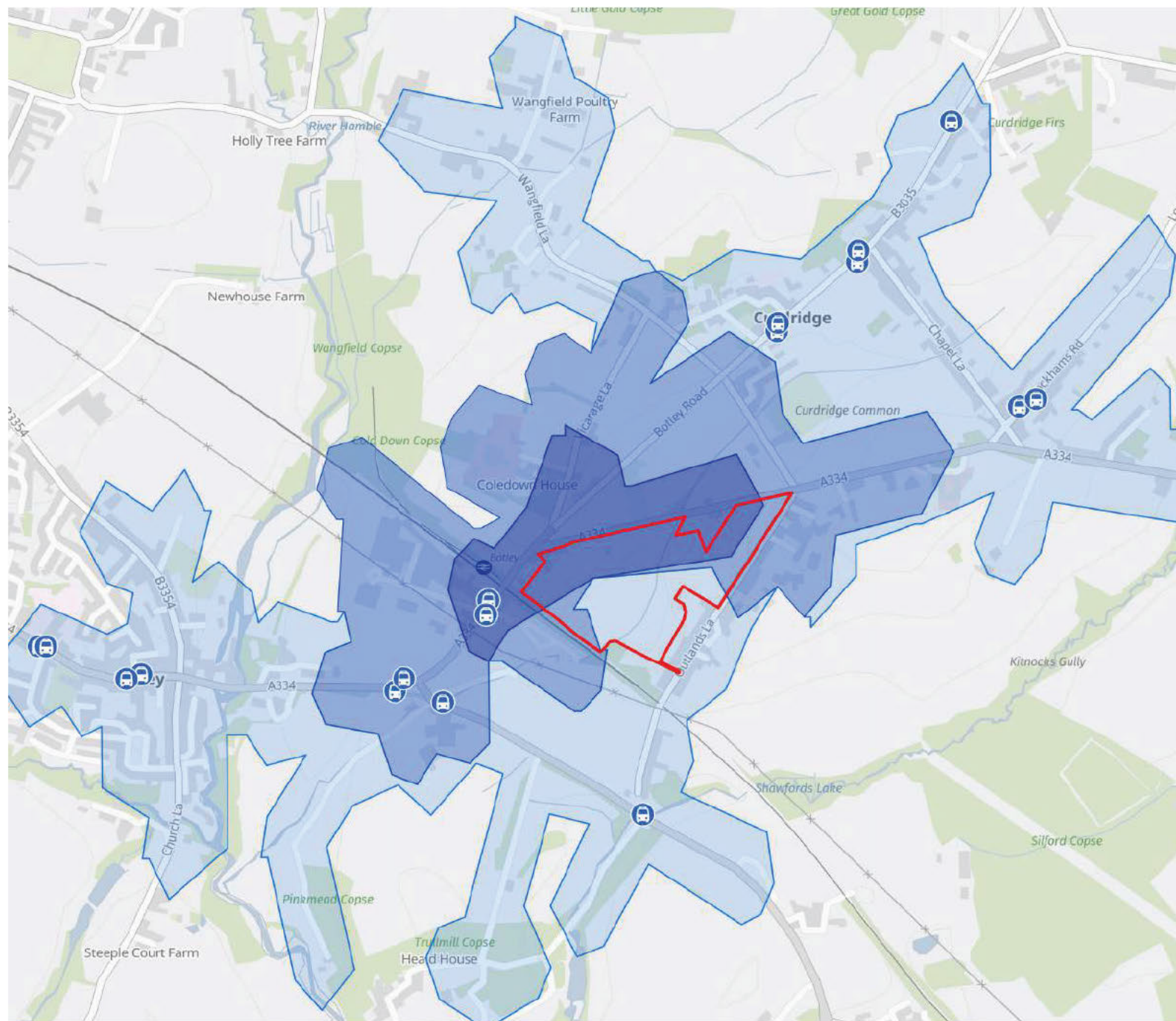
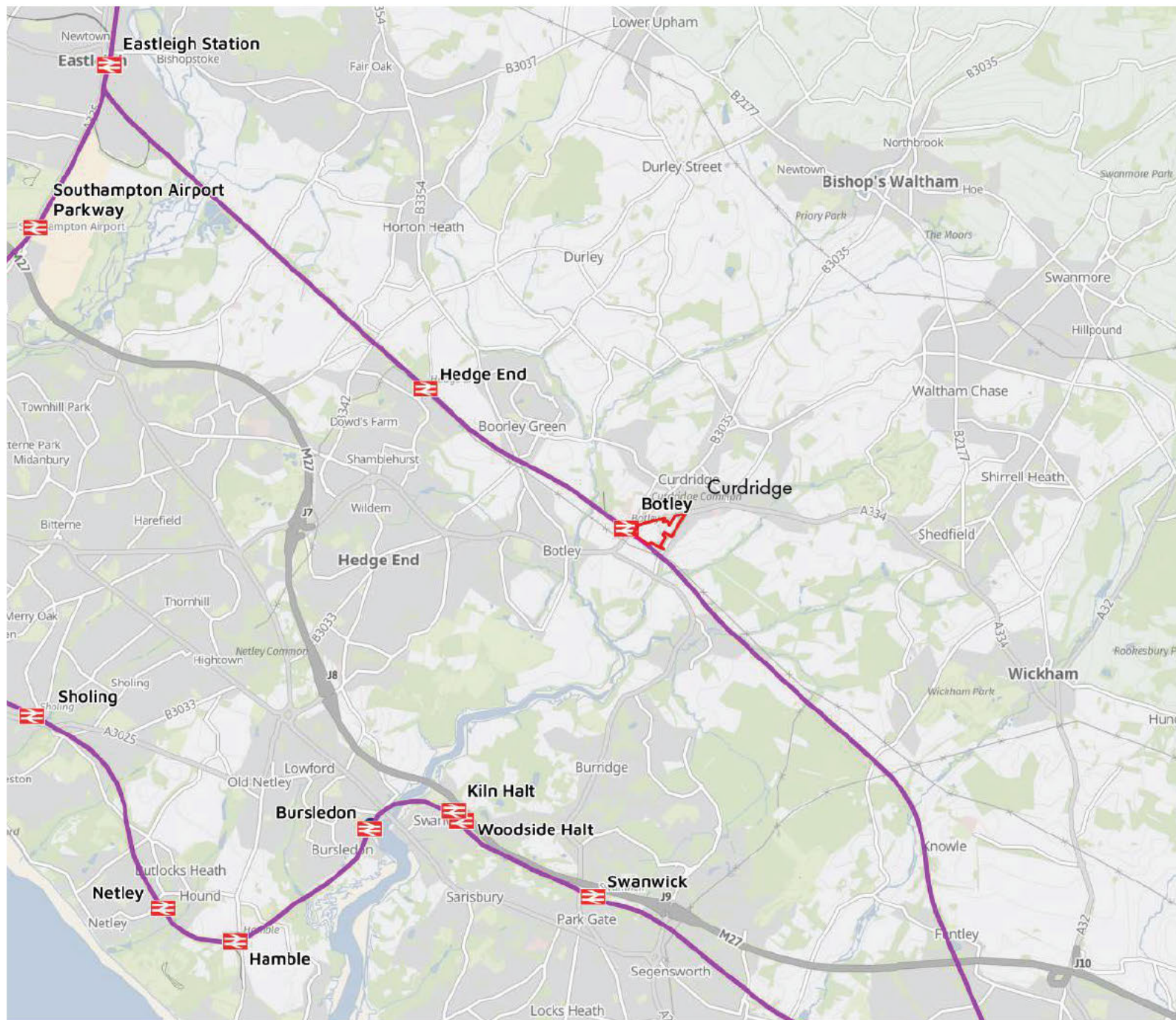


Figure 18: GIS Mapping illustrating proximity of existing bus routes, particularly along the A334.



Botley train station adjoins the site to the west and provides a service between London and Portsmouth.

Key

-  Site Location
-  Train Station
-  Railway Line

Figure 19: GIS Mapping presenting the potential for Botley Station.

04. Technical Studies



4.2 Ecology

- 4.2.1 RPS was commissioned to undertake an Ecological Study, which has assessed the potential of the site to support species of conservation concern or other species which could present a constraint to the development of the site.
- 4.2.2 The majority of the site, being improved grassland, scrub and scattered trees, is of low ecological value, and the plant species and habitats that are present are common and widespread. The stream running through the site is a tributary of the River Hamble and is therefore ecologically linked to this watercourse.
- 4.2.3 The report concluded that new landscape design has the potential to enhance the biodiversity of the site from its current use and level of habitat diversity.
- 4.2.4 The site is located within a Nitrate Vulnerability Zone, and will therefore need to provide mitigation to guard against further deterioration of water quality at the Solent European protected sites. Through a combination of on-site and off-site measures, mitigation of development at the site is achievable. The site is not with a Phosphate Vulnerability Zone.



Figure 20: Existing site photos presenting derelict buildings.

04. Technical Studies



4.3 Landscape

- 4.3.1 The potential landscape and visual effects of residential development on the site have been assessed, together with the opportunities they would present.
- 4.3.2 The site provides opportunities for development and re-development, most notably over the now defunct Hilltop Nurseries site and areas of lower landscape quality to the west of the watercourse.
- 4.3.3 The assessment identifies that careful consideration needs to be given to the density and form of the development in order to provide an acceptable and appropriate landscape fit, most notably over those parts of the site to the east of the watercourse which abut the settlement edge. These findings have been considered in the design of the site.
- 4.3.4 The detailed assessment has recommended new native species planting would also be necessary and existing vegetation and landscape features, most notably the watercourse, are retained as part of the green infrastructure network.



Figure 21: Imagery to show potential for BNG gain and new open spaces.

04. Technical Studies



4.4 Drainage and Flooding

- 4.4.1 A high-level flood risk and drainage strategy has been commissioned for the site.
- 4.4.2 The work concludes that the site is located within Flood Zone 1 and is unaffected by surface water flooding.
- 4.4.3 The report confirms that surface water run-off will need to be controlled to reflect the current greenfield nature of the Site (plus necessary allowances for climate change) to ensure that post-development surface water run off rate is the same as that pre-development.
- 4.4.4 The Drainage Framework Plan (see image opposite), illustrates how the SUDs strategy could be achieved.



Figure 22: Flood risk and drainage strategy.

04. Technical Studies



4.5 Arboriculture

- 4.5.1 The purpose of the arboriculture survey is to assess the landscape and visual amenity value of the existing trees and to identify the constraints associated with the trees prior to any potential redevelopment of the site.
- 4.5.2 An assessment of the quality of the trees has been made. In general the trees on the site appear to be in good to fair health with much variation in maturity. There is some diversity on the site with Oak Rowan and Sycamore being abundant. A row of attractive Poplars were observed on the south-east boundary. The trees are not a constraint to developing the site.
- 4.5.3 New tree planting opportunities will be incorporated within the development. This will help to broaden the age diversity of the tree cover within the area. Sufficient space will be provided for species with significant stature to grow out into maturity. The careful design of the vegetation and trees within the development will benefit the future generations of occupiers.



Figure 23: Existing trees around site perimeter to be retained and incorporated.

04. Technical Studies



4.6 Noise

- 4.6.1 A Noise Constraints Assessment has been prepared for the site which comprised noise surveys of the A334 Station Road and sound and vibration surveys for the adjacent train line.
- 4.6.2 The noise risk assessment has determined that the immediate boundary of the Site with the A334 is subject to High Risk with the remainder of the Site being of Medium to Low Risk during the daytime and night-time periods.
- 4.6.3 The Assessment advises that areas within the High and Medium Risk areas will require Good Acoustic Design such as:
- 4.6.4 External amenity areas behind dwellings facing the road, gaps kept to a minimum and buildings forming around corners; and
- 4.6.5 Habitable rooms facing away from the noise source or implementation of higher specification glazing and/or alternative ventilation systems.
- 4.6.6 The assessment concludes, subject to inclusion of appropriate mitigation and design, noise does not provide a constraint to the development.

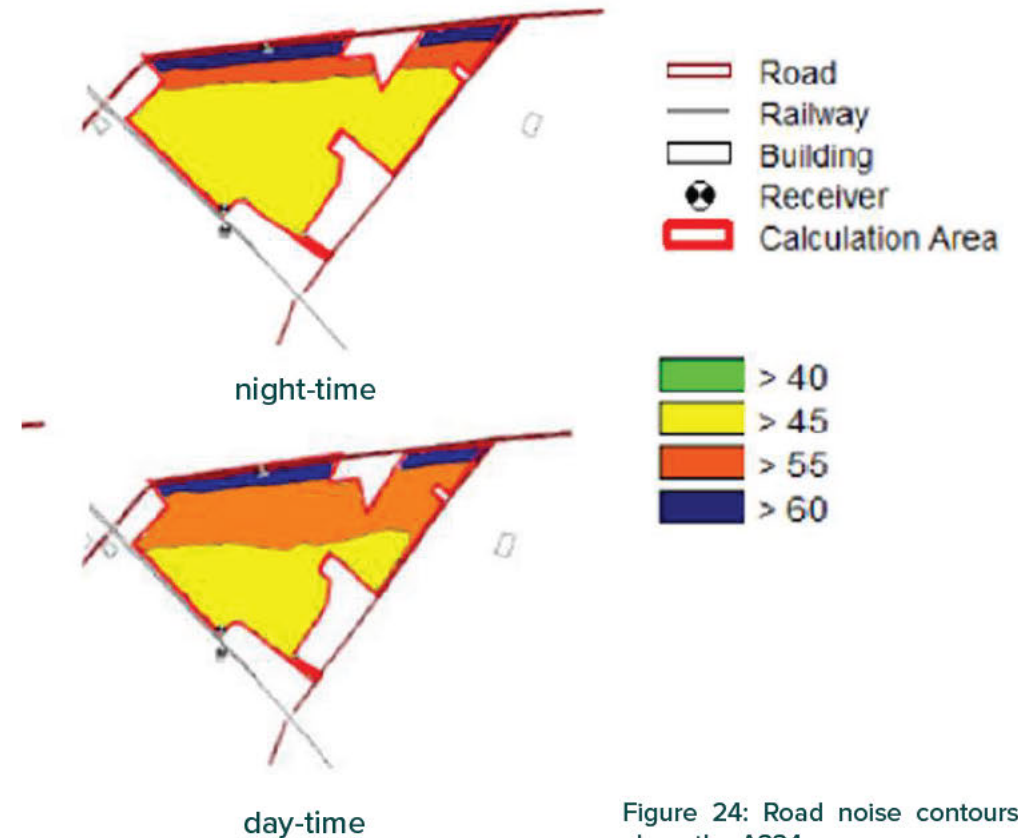


Figure 24: Road noise contours along the A334.

05. Opportunities and Influences



5.1 Summary Opportunities and Influences

5.1.1 The Site Assessment section of this Statement has highlighted a number of influences and opportunities for the site:



The existing hedgerows along the boundaries and with Outlands Lane and the A334 maintained to provide a visual screen to protect the amenity of existing residents.



Close to shops and services at Curdrige and Botley.



Close to Botley Station Employment Area.



Capable of providing new open space provision for new and existing residents.



Opportunity to provide on-site biodiversity gains.



New tree planting opportunities will broaden the age diversity of the tree cover within the area.



New connections to existing public rights of way.



Noise constraints to inform layout.



Adjacent to underutilised rail station with direct connections to Portsmouth, Winchester, Basingstoke, Woking and London.



Rail connections to Southampton and cross-county services are also available via Eastleigh/Winchester.



Existing bus routes nearby, including stops within 400m of the site.



Good road links.



Potential to improve the visual amenity of the area by removing dilapidated buildings;



The site is of sufficient scale to provide land for new community infrastructure and supporting facilities (potentially including a medical centre).



Site could also form part of wider strategic development opportunity.

06. Illustrative Concept Plan



6.1 The Concept Masterplan

- 6.1.1 Based on the opportunities and influences an illustrative concept masterplan has been developed for the site.
- 6.1.2 Persimmon Homes welcomes further discussions with the Council and local community to refine the masterplan.
- 6.1.3 Key elements of the Masterplan are summarised below.



A net developable area of which could provide between 250 and 350 new homes.



Potential for a new medical centre to serve the new population and existing residents.



Potential for two points of vehicular access, with the principle site access taken from the A334.



Large central open space and smaller areas of greenspace.



Pedestrian and cycle access points to the north and south of the site, providing good permeability and connections to existing public rights of way and to Botley Station.



Vegetation will be retained and strengthened to limit potential landscape impacts and provide a screen protecting the amenity of adjoining residential properties.



Redevelopment of redundant and derelict buildings will improve the site's aesthetics.



A varied density is proposed to ensure an efficient use of land and to reflect the semi-rural character of the Site.

It should be noted that the Concept Plan proposals are indicative at this stage. Persimmon welcomes the opportunity to discuss and refine the Masterplan with the Council, local residents and other stakeholders.



Figure 25: Concept

07. Sustainability Appraisal



7.1 Site benefits

7.1.1 The East of Station Hill scheme could provide a number of benefits and, as summarised below, will deliver the sustainable development objectives set out in the NPPF.

Economic Role

- Provide much needed family and affordable housing;
- Provide appropriate contributions towards local infrastructure and ensure long term viability of local services;
- Create direct construction employment;
- New residents increase overall expenditure on local goods / services;
- Provide Council Tax receipts and funds through the New Homes Bonus; and
- CIL and Section 106 contributions would also be provided to the Local Authority.



Social Role

- The site is well connected to Botley Station;
- The site is well serviced by local footpaths and cycle routes;
- Development of the site would encourage sustainable travel;
- The site would deliver much needed high-quality homes, including affordable housing, and create a positive built environment for future residents;
- The site can deliver high quality and accessible open space to serve the new residents and those who live nearby;
- Development will help support local services and provide new services such as medical facilities that are lacking in Curdridge; and
- The site will deliver much needed affordable housing which meet the policy requirements set out by the Council.



Environmental Role

- Opportunities will be taken to enhance the biodiversity of the Site by the appropriate management and enhancement of features such as the SUDS, hedgerows and trees;
- Addressing and potential landscape impact and mitigation of any potential environmental harm;
- New homes will be built to modern building standards, in accordance with the latest national Building Regulations, which are aimed at reducing energy and water consumption; and
- New homes will be of timber frame construction, which are prepared in a factory setting, which reduces environmental impact and waste.
- The site capable of mitigating nutrient impacts and providing Biodiversity Net Gain.



08. Deliverability



8.1 Planning Practice Guidance

8.1.1 Planning Practice Guidance states that for a site to be considered deliverable it must be suitable, available and achievable. The council's most recent SHELAA highlights that the site is deliverable against these three measures.

Suitability

8.1.2 The site is adjacent to Botley Station which is a highly sustainable location. As confirmed in the SHELAA, and this Statement, there are no insurmountable constraints affecting the site.

Availability

8.1.3 Both owners have reached an agreement with Persimmon Homes to promote and subsequently develop the land. The site is viable and there are no legal constraints which would prohibit development from coming forward as soon as planning permission was granted.

Achievability

8.1.4 Persimmon Homes has a proven track record of site delivery, nationally and locally. It has recently worked with the Council to deliver sites at Denmead and Swanmore. Once planning permission is granted the site could provide around 250-350 new homes across a 4 to 6 year period.

**Adjacent
to Botley
Station**

**No legal
constraints**

**Persimmon have a
proven track record
of delivery nationally
and in the locality**



09. Growth Strategies



9.1 Partnership for South Hampshire (PfSH) Spatial Position Statement.

9.1.1 As set out in the Partnership for South Hampshire Spatial Position Statement (December 2023), in recognition of the strategic need for housing delivery in the South Hampshire sub-region, and the constraints to delivering this amongst the relevant authorities, the PfSH has looked to explore “Broad Areas of Search for Growth” to identify future strategic growth sites in the medium and longer term. One of the seven options identified includes “East of Botley”. It is anticipated that these areas should be considered for strategic growth through future Local Plans by the relevant authority.

9.1.2 A Broad Areas of Search for Growth Assessment Report (December 2023) has employed a constraints mapping approach to assess the potentially most sustainable broad locations, at the sub-regional scale, where it would be appropriate to identify sites for allocation in Local Plans. The Assessment contains a series of maps that apply environmental constraints and seeks to identify those accessible areas in transport terms. The PfSH emphasises that in undertaking this work it consistently works on the basis of ‘cities and towns’ first when identifying land for development.

9.1.3 The constraints mapping has led to the identification of five greenfield Broad Areas of Search for Growth, and this includes “East of Botley” (Winchester District). It is recognised that certain issues remain outstanding, and further consideration required,

for example, loss of best and most versatile agricultural land and impact on strategic gaps. However, it demonstrates that on a sub-regional basis, this area is identified as suitable for growth in terms of being strategically sustainable and there being no overarching environmental constraints.

9.1.4 The purpose of this Assessment is to provide a steer to Local Planning Authorities in preparing their Local Plans, part of which, more detailed work will be required in terms of technical considerations including transport, deliverability etc.

9.1.5 It is accepted that the conclusions of this report were not available within sufficient time to influence this Local Plan; and we anticipate WCC will explore strategic growth East of Botley at the next Local Plan. However, it does reinforce that the rejection of Persimmon’s site on land east of Botley station is not reasonable. The work undertaken by the PfSH in the Broad Areas of Search for Growth Assessments indicates that the site is suitable for development; being relatively free from environmental constraints and is a sustainable location in relative proximity to opportunities and services, and their scope in principle for good public and active travel connectivity (para. 1.2 of the Identification of Broad Areas of Search for Growth Assessments, December 2023).

9.1.6 Development of Land East of Botley Station could come forward in a manner that facilitates future strategic growth, a first phase that is planned accordingly against the context of wider growth.

9.2 Botley Village Station Concept.

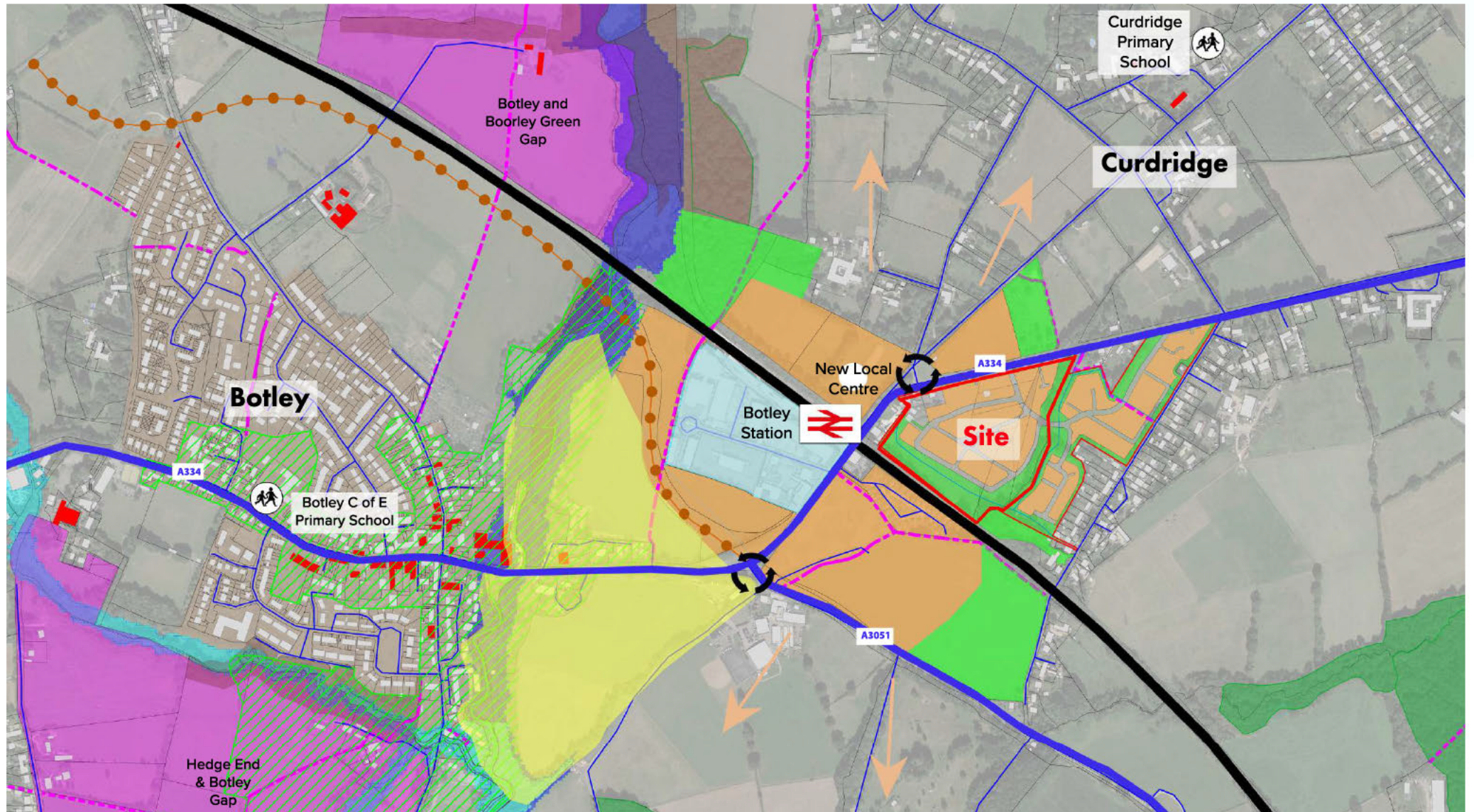


Figure 26: Initial concept for wider growth centred around Botley Station whilst respecting and responding to existing Settlement Gaps.

- | | | |
|--------------------------|--------------------------|---|
| Existing Settlement Gap | Existing school | New Village Residential Area |
| Flood Zone 2 | Public Rights of Way | New Village Public Space |
| Flood Zone 3 | Railway Line | New Village future Growth Direction (for C) |
| Area of Ancient Woodland | Main Road (A3051) | Potential Junction Improvements |
| | Proposed Botley Bypass | New Gap between Botley and new village |
| | Botley Railway Station | Land East of Station Hill |
| | Employment | |
| | Local Authority District | |
| | Conservation Area | |
| | Listed Buildings | |

10. Summary



- ✓ The site area can deliver approximately 250 - 350 new homes.
- ✓ The site has been subject to several detailed technical assessments, which have not highlighted any insurmountable constraints to development.
- ✓ The site is located close to a variety of services / facilities and public transport opportunities and can facilitate the delivery of new community infrastructure.
- ✓ The proposal represents sustainable development under the definition of the NPPF and can provide social, economic and environmental benefits.
- ✓ The site can provide much needed housing (including affordable housing) in Winchester.
- ✓ The allocation of the site for housing would also ensure that the new homes could contribute to Winchester's housing land supply.
- ✓ The Concept Masterplan demonstrates that a well-designed residential-led development can be delivered.



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