



Winchester City Council
Proposed Submission Local
Plan Update 2020-2040

Regulation 19 Consultation

October 2024

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1.0 Introduction

- 1.1. Foreman Homes welcome the opportunity to comment on Winchester City Council’s pre-submission stage (Regulation 19) consultation on the Winchester District Local Plan 2020-2040. These representations are made in the context of our land interest at Solomons Lane, Waltham Chase shown in Appendix 1.

2.0 Land North of Solomons Lane

- 2.1. The site is located in Waltham Chase, north of Solomons Lane which is the only road adjoining the site. Whilst not directly adjoining Waltham Chase’s settlement boundary, the site is still within close proximity to Waltham Chase’s services and facilities such as St John the Baptist C of E Primary School which is directly adjacent to the site’s western boundary.
- 2.2. The site has been assessed through the Council’s Strategic Housing and Economic Land Availability Assessment (SHELAA) under reference SH49 and was deemed suitable for residential development.

3.0 Strategic Policy SP2

Relevant Chapter, Policy, Figure or Paragraph:	Strategic Policy SP2		
Do you consider the policy and supporting text are:	Legally Compliant	Sound	Complies with Duty to Co-operate
	No	No	No

- 3.1. Strategic Policy SP2 sets out the overall spatial strategy for the district and stipulates the target for new homes in each spatial area. While our detailed comments on the housing numbers are included under representations related to Strategic Policy H1 it is important to note here that all housing requirements must be expressed as a ‘minimum’, not ‘about’, in accordance with the clear need to boost significantly the supply of housing. This principle is further emphasised by the recent Written Ministerial Statement of 30th July 2024 ‘Building the homes we need’.

Summary/Recommendations:

Amend ‘about’ to ‘minimum’ when referring to all housing requirements.

4.0 Strategic Policy H1 Housing Provision

Relevant Chapter, Policy, Figure or Paragraph:	Policy H1 Housing Provision		
Do you consider the policy and supporting text are:	Legally Compliant	Sound	Complies with Duty to Co-operate
	No	No	No

- 4.1. Whilst Strategic Policy H1 outlines the authorities proposed housing provision we fear that the numbers proposed will not be enough to meet the ever-growing housing need the authority is going to be facing across the next plan period. The total housing provision for Waltham Chase over the forthcoming plan period is 117 dwellings, 80 of which are being carried over as an existing allocation under Policy WC1. We firmly believe that Policy H1 does not go far enough especially when referencing the Written Ministerial Statement of July 2024 confirming the existence of acute housing needs and a national crisis of housing, which must be addressed now.
- 4.2. The provision of housing the authority is allocating does not acknowledge the very real housing need many settlements are facing. Waltham Chase’s existing singular allocation does not reflect the sustainability of the settlement and its capacity to deliver additional growth. The single allocation will not be enough to sustain the settlements housing needs over the entire plan period.
- 4.3. Our site at Solomon’s Lane would be able to help alleviate the immediate pressure Waltham Chase is going to face and should be allocated as additional sites to go alongside that at Morgan’s Yard.

Summary/Recommendations:

The housing provision of Policy H1 will not be enough to meet Winchester’s housing need across the entire plan period, additional sites will need to be brought forward to alleviate the pressures many settlements are going to face.

5.0 Meeting Waltham Chase’s Housing needs.

- 5.1. FHL strongly believe that the site north of Solomons Lane should be included as an allocation for the forthcoming plan period.

- 5.2. The location of the site means that future residents would be well connected to the rest of the Waltham Chase as services and facilities along Winchester Road, the primary road running through the settlement, are all within walking distance of the site. As mentioned above, the site is directly adjacent to the local primary school meaning future residents will have a quick and safe route to school.
- 5.3. A carefully detailed scheme would be crafted by ensuring any built development would not go north of the buildings at the Primary School resulting in a development which respects its built surroundings and the open countryside. The northern portion of the site would be an extremely logical place to situate an additional sports field for the settlement. By leaving the southern portion of the site exclusively for the built development this would mean that the integrity and sensitivity of the sites countryside location would not be damaged.
- 5.4. Securing this site as an allocation will ensure Waltham Chase will meet any immediate housing requirement along with that of the rest of the Plan period.

Summary/Recommendations:

The site north of Solomons Lane should become an additional allocation for the settlement of Waltham Chase and would also secure the longevity and integrity of the settlement and the sites countryside location.

6.0 Conclusion

- 6.1. Land north of Solomons Lane is situated within a sustainable location directly adjacent to the local primary school and within walking distance of a range of services and facilities along with public transport connections. Also taking into consideration the sites potential to house additional sports/ recreational facilities for local residents should be strongly considered by WCC. Furthermore this would respect the sites countryside's location and not undermine the integrity of the existing landscape.

Appendix 1: Site Location Plan



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Rev. Description	DATE	DR / CR
Date	Dec '21	
Drawn By/Checked By	DT / SP	
Scale	1:1000 @ A2	
Revision		-
Project	Land at Solomons Lane	Waltham Chase
Title	Location Plan	
Dwg#	21.096.01	
Status	Planning	

hgp
 Hatched Hill, Orchard Road
 Waltham, Waltham Chase
 Essex SA1 2JL
 01206 289 115
 email@hgp-architectural.com
 www.hgp-architectural.com
 HGP ARCHITECTS LTD.
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R.G.O.M