

Privacy and publication

We are unable to legally accept anonymous submissions to the consultation. You must therefore provide your consent below before you are able to submit your response.

Privacy Notice

Any personal information that you supply to Winchester City Council will only be used for the purposes of the work required to prepare a Local Plan under the Planning Acts. We need to collect this information in order to maintain accurate records to ensure that you can be properly involved in the preparation of the Local Plan. This will include general updates on the progress on the Local Plan, sending updates/surveys/newsletters, inviting comments on the Local Plan as it moves through its statutory stages and being notified of the date of the Local Plan Examination and be invited by the Inspector to speak at the Local Plan Examination. Any comments that are received in connection with the Local Plan will be published but they will only display the person/organisation name and postcode beside them. Any information that is received, including contact details, will only be kept until the Local Plan is adopted.

As part of our statutory functions, we will share data with the Planning Inspectorate who will hold the Public Examination on behalf of the Ministry of Housing, Communities and Local Government. You have the right to see what information is held about you, to have inaccurate information corrected, to have information removed from our system unless we are required by law or a statutory purpose to keep it and the right to complain to our Data Protection Officer if you feel that your data has not been handled in accordance with the law.

Further information about how Winchester City Council uses personal information can be found on our website at www.winchester.gov.uk/strategies-and-policies/privacy-policy.

1. Please confirm that you have read and understood the above.

(Required)

About you

Please add your personal details below. If you are acting as an agent, please also fill in your details where requested below.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publicly available, therefore we cannot accept anonymous representations. The Council will publish names and associated representations on its website but will not publish personal information such as telephone numbers, or email addresses.

You must fill in these details before you can submit the form.

2. What is your full name or client's name if acting as an agent?

Name of respondent (or client): (Required)

3. If you are representing an organisation or acting as an agent, please provide the name below.

Organisation/Agent:

4. What is your address?

If you are responding on behalf of an organisation, please put the organisation's address below. If you are acting as an agent, please put the company address below.

House number/name: (Required)

Street address 1: (Required)

Street address 2:

Town/area: (Required)

Postcode: (Required)

5. What is your email address?

Email address:

6. What is your phone number?

(Required)

Phone number:

7. By submitting this form I acknowledge that;

a) my response, together with supporting information, which includes my name, address and contact details will be sent to the Local Plan Examination Programme Officer and the Planning Inspectorate; and

b) my name will be published, together with my response, in the Winchester City Council Local Plan Examination website.

8. Please select the box below if you would like to be kept up to date on the developments to the Local Plan via the email you have provided?

Yes, I would like to be kept up to date with Local Plan developments

No

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Settlement boundary (Winchester Town)

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Please make sure that you put in all the evidence and information needed to support your representation.

The NPPF#70 acknowledges that smaller sites “can make an important contribution to meeting the housing requirement of an area, and are often built up relatively quickly”. Mindful of the ‘brownfield first’ approach championed by the Local Plan, small-scale development opportunities that are below the threshold size for allocation; which would provide infill and rounding off opportunities; that are physically, functionally and visually related to the existing urban areas; should be released through a review of the settlement boundary.

This echoes the 2014 Settlement Boundary Review (which formed part of the evidence base for the current Adopted Local Plan Part 2) which added “where there are any obvious and suitable candidates, boundaries could be adjusted to accommodate them and provide a degree of flexibility within the housing supply”.

SHELAA site ref. WIN10 is a brownfield site (on the Council’s brownfield register) which adjoins the settlement boundary for Winchester; the highest tier settlement in the hierarchy (see Review of Settlement Hierarchy 2024 and acknowledged as a sustainable location for growth.

WIN10 extends to approximately 0.26ha and comprises an office building, a store building, private car parking, other associated hardstanding and landscaping. There are 2no. existing vehicular access points onto St Cross Road and a concrete pedestrian access

WIN10 is located in a highly sustainable location being walkable to a range of local facilities and services (including primary school – 4 minute walk, convenience store – 8 minute walk, and central bus station – 20 minute walk), as well as close to public transport links.

Settlement boundaries should have a degree of permanence to avoid constant change over time. Part of the WIN10 site includes a group of trees which visually and physically separate the site from undeveloped land to the south. There are additional off-site trees along this boundary. When travelling south along St Cross Road, after WIN10 there is an abrupt end to the urban fabric and a clear transition to a more undeveloped landscape. The tree group and boundary walls create a logical and defensible boundary to the site and establish a logical and semi-natural edge to the urban fabric. The perimeter walls of the Church and Almshouse of St Cross also provide a permanent boundary.

The 2014 Review advised that small scale development opportunities which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing urban area will be included. Further, it advises that curtilages that are contained, are visually part of the urban area and are separated from the open countryside will also be included. The land at WIN10 continues to meet these criteria and presents an opportunity to make *“efficient use of land and buildings”* and to *“prioritise the use of previously developed land/buildings in accessible locations”*.

Importantly, Appendix 3.6 of the latest Authorities Monitoring Report (AMR) 2022-2023 relies on both WIN10 (&WIN11) to deliver homes during the next 5 year period (5YHLS). This suggests that the Council recognises that an adjustment of the settlement boundary to include these sites is entirely logical, and indeed necessary to support land supply.

What modification(s) are necessary to make the policy legally compliant or sound?

Amend settlement boundary for Winchester Town to include WIN10 (&WIN11).

What is your suggested wording or text for the policy:

n/a

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

Yes, I want to take part in a hearing session if I am invited to by the Inspector to participate

No, I don't want to take part in a hearing session