

The following sections of this Local Plan contain a range of policies that are required to provide strategic guidance to development. These have been grouped according to the outcomes of the Community Strategy. Some policies will replace those in the Local Plan Review 2006 (see Appendix A), whereas other more detailed guidance will follow in Local Plan Part 2 or a Neighbourhood Plan.

## Core Policies - Active Communities



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## 7

## Core Policies - Active Communities

## 7

Core Policies  
Active  
Communities

- 7.1 The Community Strategy recognises that the vitality of the District comes from the people that live and work here, in that they are able to live active and healthy lifestyles, in communities where there are low levels of crime and people feel safe. Key links with this Local Plan relate to the provision of housing, including addressing affordable housing needs, providing opportunities for everyone to become more active through the provision of sports facilities and access to these and other forms of informal recreation via walking and cycling and the need to improve access to services, in particular with regard to the ageing population.
- 7.2 The Council's Housing Strategy<sup>24</sup>, identifies a number of challenges which are supported by the following priorities for this Local Plan:-
- to maximise the supply of high quality affordable housing in urban and rural areas to meet local needs;
  - to ensure an adequate housing supply to support the local economy and meet local needs, including enabling affordable housing to be provided on rural exception sites.
- 7.3 The City Council is fully aware that its population is aging and has an established Older People's Partnership<sup>25</sup> and subsequent action plan. The action plan expresses a new strategic approach to the well-being of all people as they grow older and looks across the spectrum of older people's well-being issues. Many of these have links with spatial planning in terms of access to facilities and services such as leisure, transport, housing, environment, health and social care. This complements the Hampshire Primary Care Trust's Strategy 'Healthy Horizons' which identifies 'dealing with the effects of an aging population' as a key action.
- 7.4 The South East Plan sets housing requirements for the District for the period 2006-2026. During the preparation of this Plan the Government announced its intention to abolish regional strategies but this had not been implemented at the time of submitting the Plan for examination. Accordingly, this Plan has been developed so as to be in general conformity with the housing requirements of the South East Plan for the period 2006-2026.
- 7.5 The City Council has taken the opportunity to develop a local housing target and rolled-forward the Plan period to 2011-2031. It has undertaken an assessment of the population changes<sup>26</sup> and housing needs that will occur across the District during the Plan period and has produced and updated the Strategic Housing Market Assessment<sup>27</sup>. These documents and other evidence provide a detailed insight into the housing needs of the District, both in terms of the amount and type of housing needed. The locally-derived level of housing growth that is needed is 12,500 dwellings in the period 2011-2031.
- 7.6 This amount of housing is required to ensure that communities remain sustainable, that local aspirations in terms of housing mix and range of tenures are met and that the District can maintain its economic vitality. Affordable housing needs are considerable and Policy CP3 seeks the maximum level of affordable housing provision that is viable, in conjunction with new development. However, this alone will not fully meet affordable housing needs and other means of improving affordable housing provision will be sought, including making better use of the existing stock and

<sup>24</sup> Winchester Housing Strategy 2013/14 - 2018/19 WCC/WDSP

<sup>25</sup> Winchester District Older People's Well-being Strategy Action Plan 2010 WCC/WDSP

<sup>26</sup> Housing Technical Paper WCC 2011

<sup>27</sup> Winchester District Strategic Housing Market Assessment WCC 2012



developing schemes which contain a higher proportion of affordable housing. The policies of this Plan allow for local communities of all sizes to identify and meet their housing needs, including through 'exceptions sites' where this is not possible within existing settlements. The Council and the National Park Authority will monitor the delivery of these schemes and may allocate sites for affordable housing provision where necessary to bring forward adequate housing.

- 7.7 The spatial strategy for the District allocates the majority of the housing provision to the most sustainable areas, namely Winchester Town and the South Hampshire Urban Areas. Three large-scale 'strategic allocations' are made in these locations, which will deliver about 8,000 of the required 12,500 dwellings. These allocations will take some time to plan and will deliver housing over a long period of time. This will affect the rate of housing delivery, which will not be even over the Plan period.
- 7.8 In addition to the strategic allocations at Winchester, West of Waterlooville and North Whiteley, provision is made for development within the larger settlements in the District and to meet local housing needs (Policy CP1).
- 7.9 A number of sources of provision will contribute to meeting the total housing requirement as set out below. A trajectory showing the expected contribution of each type of site is included in Appendix F.

**Total Housing Provision**

Source	Housing Provision
<i>Completions 2011/12</i>	317
Strategic allocations	7,818
Sites with planning permission and SHLAA sites	2392
Local Plan Part 2/ windfall	1973
<b>Total</b>	<b>12,500</b>

Source: WCC

- 7.10 The Annual Monitoring Report will provide regular updates of housing land supply, enabling site information to be updated on an annual basis. The latest information will be used to inform the preparation of Local Plan Part 2 which will review settlement boundaries and allocate any smaller sites necessary to ensure that the housing requirement is met. In view of the length of the Plan period it is appropriate to make an allowance for the emergence of small/unidentified sites, based on previous and expected rates of development for this type of site.
- 7.11 The housing requirements of the South Hampshire Urban Areas will be met mainly by the strategic allocations at West of Waterlooville and North Whiteley. The North Winchester strategic allocation will meet a large part of Winchester Town's needs. For the rest of the Winchester Town requirement, and in the Market Towns and Rural Area, a sequential approach will be adopted whereby sources of housing supply within existing settlement boundaries will be reassessed and updated before these boundaries are extended or sites outside of them allocated (in accordance with Policies WT1, MTRA2 and MTRA3). The exact scale of any releases which may be needed will be reviewed, and site-specific allocations made, through Local Plan Part 2 or Neighbourhood Plans.

**Policy CP1 - Housing Provision**

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

Approximately 8,000 of this total will be within major developments at North Winchester (2,000), West of Waterlooville (2,500) and North Whiteley (3,500). The spatial strategy for the District is set out in detail in Policies WT1, SH1 and MTRA1.

- 7.12 The strategic allocations, in particular, have a long lead-in time and it is not the intention to use phasing policies to artificially delay the permitting or implementation of these sites, provided they can ensure adequate and timely infrastructure provision. It is recognised that these sites need to be available for development at the earliest opportunity and will be developed over a long period, with flexibility to meet a range of housing needs and market situations.

**Housing Priorities and Housing Mix**

- 7.13 It is the objective of Government and the City Council that everyone should have the opportunity to live in a high quality, well designed home, in sustainable, inclusive and mixed communities that they want to live in and which they can afford.
- 7.14 The Council has assessed the housing needs and demands of the District through, for instance, its Strategic Housing Market Assessment<sup>28</sup> and this, underpins its approach to housing provision. It is essential to plan to meet the needs of all parts of the community, including families and older persons, and to support the local economy. Particular priority will be given to the provision of affordable housing within the overall supply of new housing.
- 7.15 The Council's key housing priorities are:
- to maintain the supply of housing so that it meets a wide range of community needs and to sustain the vibrancy of the local economy;
  - to maximise the provision of new affordable housing throughout the District, including rural areas;
  - to increase the supply of family housing;
  - to support the delivery of community aspirations for appropriate development.
- 7.16 The Council's aim is to create a flexible dwelling stock that helps to meet this wide range of needs, including homes most able to meet the requirements of a broad cross section of the population, most particularly 2 and 3 bedroom houses. It is estimated that overall around 65% of new demand will be for 2 and 3 bed homes, to cater for small families, newly forming households and people looking to downsize, while specifically in the affordable sector the levels are estimated to be between 60 and 80%.
- 7.17 Adaptable accommodation such as Lifetime Homes, will help meet a range of needs, including those of an ageing population. There is also a need for specialist forms of accommodation such as extra care housing for older

<sup>28</sup> Winchester District Strategic Housing Market Assessment 2012

persons, homes for people with disabilities and, in Winchester Town area, student accommodation. The private rented sector also has an important role to play in the local housing market.

- 7.18 It is important that the market is able to react to changes in economic circumstances and patterns of demand. However it is also important to guard against any drift towards relative shortfalls or excesses of supply of particular kinds of dwelling that reflect the short-term aspirations of developers rather than longer-term community interests

### **Policy CP2 - Housing Provision and Mix**

**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.**

## **Affordable Housing Provision**

- 7.19 It is a priority of this Plan to maximise the provision of affordable housing. The need to provide additional affordable housing is one of the greatest challenges facing the District. To meet existing (in 2012) and newly-arising need within 5 years would require 519 new affordable dwellings a year in the period 2012-2017 (consisting of 371 Social or Affordable Rented and 148 Intermediate), but this is unlikely to be achieved in the short term. Extending the time horizon would reduce the annual requirement, but it is desirable to tackle housing need as soon as realistically possible. Consequently all new housing development should make a contribution towards provision, irrespective of the site's scale. It is unlikely to be possible to achieve the level of provision needed solely through quotas on market housing. Therefore, it is important that all reasonable steps are taken to improve the supply by promoting other affordable housing to meet specific local community needs. As a result of the financial freedoms introduced by housing finance reforms the Council decided in June 2012 to embark on a programme of new Council house building.
- 7.20 Affordable housing includes Affordable and Social Rent, and Intermediate Housing. Of all the affordable housing needs the greatest is for Social or Affordable Rented homes, and meeting these needs will be the priority<sup>29</sup>. In order to ensure a balanced supply and create sustainable, mixed and inclusive communities, while prioritising rented homes, approximately 70% of all new affordable housing provided should be for rent. While Social Rented homes will remain the most affordable, the Council recognises the contribution that Affordable Rented homes can make, although in some circumstances rents of less than 80% of market value may be needed to meet priority needs<sup>30</sup>. The precise nature of provision will, therefore, be determined having regard to priority local needs, affordability and development economics. Intermediate

<sup>29</sup> Winchester Housing Market and Housing Need Assessment Update, DTZ 2011

<sup>30</sup> Affordable Rent - Cost, Affordability and implications for Policy, DTZ 2012

Housing, such as shared ownership and intermediate rent, also has a valuable role to play in meeting housing needs and will be encouraged.

- 7.21 The Council has carried out a Viability Study<sup>31</sup> that analyses the economic capacity of new development to provide affordable housing, taking into account market conditions and the requirements for other planning contributions, including S106 contributions, the Community Infrastructure Levy, and development economics. The Viability Study concludes that the 40% target percentage included in the policy should normally be achievable. On sites of less than 5 units the Study recommends this should be by way of a financial contribution in lieu of on-site provision.
- 7.22 The Council is mindful that the characteristics of individual sites and local market conditions can impact on site viability. For instance, at low points in the market cycle the target may be challenging in parts of the District with lower property prices, such as some sites in the South Hampshire Urban Areas (outside of the strategic allocation sites), and on sites with particularly high existing use values. Such areas are not expected, overall, to contribute significant amounts of the housing needed in the District, but where specific viability challenges are identified, and evidenced by an applicant in relation to individual development proposals, this will be taken into account when considering that proposal and an open-book process should be adopted by applicants.
- 7.23 It is important that affordable homes are provided that meet a wide range of community requirements and that a range of types and sizes are provided. However, the priority will be the provision of affordable family homes, most particularly 3 bedroom houses.
- 7.24 Affordable housing needs exist across the District, including the market towns and rural areas<sup>32</sup>, and within the National Park. New affordable housing will be actively encouraged in rural areas to meet local housing needs and help sustain rural communities and services. Community led initiatives will be supported where they are consistent with the policies contained in the Market Town and Rural Areas section of this Plan.
- 7.25 In order to ensure affordable homes are suitable and available for those in housing need, and are managed effectively, affordable housing should normally be designed to at least the Homes and Community Agency's minimum standards, be provided by a Registered Provider that has local management arrangements acceptable to the Council and that agrees to Council policies with respect to household eligibility, lettings and sales of the properties<sup>33</sup>.
- 7.26 Further guidance on implementation will be provided in the Affordable Housing Supplementary Planning Document. Market conditions and housing needs will be monitored to in order to assess viability implications, affordability and affordable housing requirements.

<sup>31</sup> Winchester Viability Study 2012

<sup>32</sup> Winchester Housing Rural Housing Development Action Plan 2008/9 – 12/13

<sup>33</sup> These will be set out in SPD and the Council's forthcoming Strategic Tenancy Policy

### **Policy CP3 - Affordable Housing Provision on Market Led Housing Sites**

**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.**

- 7.27 The process of consultation undertaken in order to develop this Plan revealed considerable support for the provision of affordable housing, specifically to meet local needs. In order to maximise affordable housing provision, and to meet particular local needs as quickly as possible, the Council and the National Park Authority will be prepared to permit further affordable housing development on land where planning permission would not normally be granted, on what will be referred to as 'exception sites'<sup>34</sup>. The local needs to which this policy approach relates will be those arising from the Parish or settlement to which a proposal relates.
- 7.28 It is expected that in most cases this will mean that sites are developed exclusively for affordable housing that meets priority needs, normally housing for rent. Where for the reasons set out in Policy CP4 the need to generate additional value through cross subsidy is accepted the Council may, exceptionally, be prepared to allow alternative forms of tenure.
- 7.29 However, the aim of this policy is to deliver significant additional affordable housing and it is only by achieving this policy objective that exceptions to normal policy can be justified. If the proportion of affordable housing falls below a certain point then the balance between the benefits of achieving affordable housing outweigh the detrimental impact on the countryside. Therefore, no less than 70% of the homes proposed should meet priority local affordable housing needs.
- 7.30 The remaining element of housing should still take the form of affordable housing to meet local needs, albeit those of a lesser priority. However, with justification, this could exceptionally include open market housing. Applicants should examine alternatives in a sequential way giving priority to providing affordable housing that meets the greatest local housing need. Where it is claimed there are financial reasons for requiring alternative forms of housing this will need to be assessed as part of an open-book process. The same approach will be taken to all sites brought forward under this policy, including windfall and allocated sites.
- 7.31 It is envisaged that most sites coming forward in the Market Towns and Rural Area spatial area will relate to smaller settlements, where such development can not only meet specific housing needs, but can also help sustain rural communities and their services. However, the policy also allows appropriate development in relation to larger settlements where the provision of affordable housing is the prime objective (although in such cases development should still be small in scale). In determining whether a site may be suitable as an 'exception site' regard will be had to the suitability and availability of other sites that have the potential to meet local housing needs.
- 7.32 It is important that the need for affordable housing in an existing settlement (or group of settlements) is well evidenced. This will normally be by reference to the Councils' Housing Register, in so far as it relates to the settlement or group of settlements. In some cases a local needs survey or data collection may be required. Land may be allocated by the local planning authority in order to meet the objectives of this policy or communities themselves may allocate suitable land through a Neighbourhood Planning process or as part of Community Right to Build proposals or similar community led initiatives.

<sup>34</sup> *Strategic Housing Market Assessment 2011 & Rural Housing Development Action Plan 2008/9 – 2012/13*



- 7.33 In response to community representation and because of the exceptional nature of these sites, priority for the occupation of affordable homes provided under this policy will be given to local households. This means those households in housing need that have a local connection to the settlement or group of settlements to which the development relates.
- 7.34 Evidence of suitable community involvement, including the Parish Council(s), and support for a scheme will be required if proposals are to be favourably considered. The Council is a partner in the Hampshire Alliance for Rural Affordable Housing (HARAH) and is able to offer support in researching local housing needs, generating and assessing options, community involvement and scheme delivery.

#### **Policy CP4 - Affordable Housing on Exception Sites to Meet Local Needs**

In order to maximise affordable housing provision to meet identified affordable housing needs the Local Planning Authority will exceptionally grant permission or allocate sites for the provision of affordable housing to meet the specific local needs of particular settlements, on land where housing development would not normally be permitted, and in addition to general housing provision in Policy CP1. This will include meeting community aspirations identified through a Neighbourhood Plan to provide affordable housing where this is consistent with other policies in this Local Plan.

Development will only be permitted where:

- the proposal is suitable in terms of its location, size and tenure to meet an identified local housing need that cannot be met within the policies applying to the settlement to which that need relates;
- the scheme is of a design and character appropriate to its location and avoids harm to the character of the area or to other planning objectives, taking account of the policy objective to maximise affordable housing provision;
- the affordable housing is secured to meet long-term affordable housing needs, and will remain available in perpetuity (subject to any legislative requirements);

Subject to the needs of the local community the affordable homes should be for rent (with rent levels being determined by reference to local incomes of those in priority housing need). In exceptional circumstances a modest element of other tenures may be allowed on the most suitable identified sites in order to enable a development to proceed, providing no less than 70% of the homes proposed meet priority local affordable housing needs.

In these circumstances the applicant should demonstrate that the proposal has community support and that alternative forms of housing are required due to the economics of provision. The quantity, tenure and type of that housing should be limited to that which allows the affordable housing development to proceed.

## Gypsies and Travellers

- 7.35 The Council has a responsibility as the housing authority to assess and meet the needs of gypsies, travellers and travelling showpeople, as well as other housing needs. Winchester District has a resident community of Romany Gypsies, Irish Travellers, New Travellers and Travelling Showpeople and is also frequently used by more transient groups. Each group has different cultures and site needs and some do not easily share sites.
- 7.36 The majority of gypsy and traveller sites and all travelling showpeople sites are on private land with either full or temporary planning permission, or are unauthorised. There is one local authority gypsy and traveller site within the District, at Tynefield (near Whiteley), and there are no transit sites.
- 7.37 Winchester City Council has undertaken work<sup>35</sup> to assess the needs of gypsies and travellers<sup>36</sup> and the concerns of the settled community. This has provided substantial information on the type of site needed by the different groups within the travelling community. Evidence from the gypsy, traveller and settled communities indicates preference for smaller sites, suited to family groups, dispersed around the District. This should avoid a disproportionate impact on existing settlements and help encourage integration with the settled community.
- 7.38 This work did not identify the number of pitches<sup>37</sup> or transit sites required to meet the needs of the local travelling community and previous work to establish pitch requirements is now out of date or incomplete. Therefore, the Council and the South Downs National Park Authority are working with other Hampshire authorities to identify accommodation needs and bring forward additional sites as necessary through Local Plan Part 2 or the South Downs Local Plan. In the meantime, planning applications will be assessed against the criteria in Policy CP5. Accommodation needs will be quantified and sites allocated in Local Plan Part 2.
- 7.39 To maintain a supply of land and associated accommodation, the City Council considers it important to ensure that, within the District, existing permanent authorised sites for gypsies and travellers are retained. Planning for additional authorised sites in the District will help meet legitimate needs, safeguard the amenities of the settled communities, ease potential conflicts between the travelling and settled communities and address the Council's statutory obligations to meet the accommodation needs of all communities.
- 7.40 The following policy has been assessed against the Government's Planning Policy for Traveller Sites published in March 2012. It supports applications for new gypsy, traveller and travelling showpeople sites where they meet all the policy criteria. Unauthorised encampments will also be judged against these criteria and, where found not suitable, enforcement action will be taken. Improved provision in locations well related to existing settlements can benefit social inclusion, sustainable patterns of living and the delivery of relevant services, such as education and health care, to these minority groups.

### **Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople**

The Local Planning Authority will undertake needs assessments (in Local Plan Part 2 or the South Downs Local Plan) to quantify the accommodation requirements for gypsies, travellers and travelling showpeople within the District.

Sites will be allocated and planning permission will be granted for sites to meet the objectively assessed accommodation needs of gypsies, travellers and travelling showpeople, providing they meet all of the following criteria:-

<sup>35</sup> WCC Informal Scrutiny Group Final Report – Allocation of Gypsy and Traveller Sites – WCC 2011

<sup>36</sup> For simplicity, the term 'gypsies and travellers' is used in this policy to describe gypsies, travellers and travelling showpeople.

<sup>37</sup> In this context the term 'pitches' is used to describe pitches for gypsies and travellers as described in the glossary and plots, or yards, for travelling showpeople.

Sites should be well related to existing communities to encourage social inclusion and sustainable patterns of living, while being located so as to minimise tension with the settled community and:

- avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities;
- be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services;
- avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities.

Sites should be clearly defined by physical features, where possible, and not unduly intrusive. Additional landscaping may be necessary to maintain visual amenity and provide privacy for occupiers. This and any security measures should respect local landscape character;

Sites should be capable of accommodating the proposed uses to acceptable standards and provide facilities appropriate to the type and size of the site, including:

- water supply, foul water drainage and recycling/waste management;
- provision of play space for children;
- sites for travelling showpeople should include space for storing and maintaining equipment;
- safe vehicular access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site (taking account of site size and impact);
- in rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block.

Proposals should be consistent with other policies such as on design, flood risk, contamination, protection of the natural and built environment or agricultural land quality and protect areas designated for their local, national or international importance, such as Gaps and the South Downs National Park.

Existing permanent authorised gypsy, traveller and travelling showpeople sites within the District which are needed to meet the identified needs of particular groups will be retained for the use of these groups unless it has been established that they are no longer required.

## Local Services and Facilities

7.41 Given the dispersed nature of the District, the provision and retention of local services and facilities is important, especially those which provide opportunities for communities to access them without having to travel excessive distances. Such local services and facilities fall into the following categories:-

- community centres and village halls;
- indoor sports and recreation facilities, including allotments;
- educational, health and care establishments (including nursing/care homes);
- premises for the emergency services, public utilities and infrastructure;

- local pubs and shops;
  - libraries, cultural and arts facilities;
  - churches, places of worship and cemeteries/burial grounds.
- 7.42 These can be critical in contributing to the overall sustainability of a neighbourhood, settlement, or wider rural area, by providing local facilities which help avoid unnecessary trips by car. Indeed, the settlement strategy for the Market Towns and Rural Area attaches great importance to the retention and improvement of facilities and services, especially in the larger villages which function as service centres for more remote communities.
- 7.43 Some of these facilities may be particularly critical in certain communities, such as the local school, shop or pub, particularly where there are no alternatives for some distance. Neighbourhood Plans and other community planning tools provide an ideal forum to explore the opportunities for local service provision, improvement and diversification, but this should be against a policy background which requires that facilities normally be retained.
- 7.44 It is therefore important to retain any existing provision at the same time as encouraging new facilities and services. The following policy will therefore control, through development, re-development or change of use, the loss of a local service or facility.

#### **Policy CP6 - Local Services and Facilities**

The Local Planning Authority will support proposals for the development of new, extended or improved facilities and services in accordance with the development strategies set out in Policies WT1, SH1 and MTRA1.

The Local Planning Authority wishes to retain and improve the facilities and services available across the District. Development proposals should not threaten or result in the loss of premises or sites used to provide services and facilities unless it can be demonstrated that:

- the site/premise is not required because the service or facility has been satisfactorily relocated or is no longer needed to serve the locality ; and
- the site or building has no reasonable prospect of being used for an alternative service or facility which would benefit the local community.

When considering proposals, account will be taken of:

- whether the loss of the service or facility would cause harm for those living within the neighbourhood, settlement, or rural catchment with a reasonable need to access such facilities in the future; and
- whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of the settlement; and
- whether the loss is part of an agreed plan to provide improved local services in equally accessible locations.

### **Open Space, Sport and Recreation**

- 7.45 Open space, sport and recreation play an important role in enabling local communities to live active and healthy lifestyles. The Community Strategy identifies the need to provide opportunities for everyone to become more active, to promote not only healthy lifestyles but also improve general well-being. Local communities place much emphasis on retaining existing open



- space and recreational provision and the need for adequate provision associated with new development.
- 7.46 The 'Open Space Standards' set out in this Plan include public landscaped areas, playing fields, parks and play areas, informal recreation sites, and allotments (see Table 1 below) and also built facilities (see Table 2 below). The Council has produced locally-derived standards<sup>38</sup> following extensive consultations, which are set out in the following Policy CP7. The policy seeks local improvements where deficiencies have been identified in particular types of facility, when measured against the new standards, with new facilities being provided to meet the needs of larger-scale development or the cumulative needs of smaller-scale development.
- 7.47 Given existing shortfalls in provision, and to achieve the required improvements, it is important that all existing facilities are retained. Therefore all current open space areas and built sports facilities will be protected against development for other uses, unless improvements can be achieved by relocating them.
- 7.48 Implementation of Policy CP7 will be through the Council's existing Open Space Strategy, until this is superseded by the Community Infrastructure Levy in 2014. The Open Space Strategy specifies the amount and type of facilities currently available, by Parish, together with an assessment of deficiency which will be updated and proposals made as necessary in Local Plan Part 2.

### **Policy CP7 - Open Space, Sport and Recreation**

The Local Planning Authority will seek improvements in the open space network and in built recreation facilities within the District, to achieve the type of provision, space required and levels of accessibility set out in the Council's most up to date open space and built facilities standards. This will be achieved by new and improved provision, or by improving public access for all to existing facilities and educational provision.

New housing development should make provision for public open space and built facilities in accordance with the most up to date standards (currently set out in Tables 1 and 2), preferably through on-site provision of new facilities where feasible or by financial contributions towards off-site improvements.

There will be a presumption against the loss of any open space, sports or recreation facility (including built facilities), except where it can be demonstrated that :-

- alternative facilities will be provided and are at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or
- the benefit of the development to the community outweighs the harm caused by the loss of the facility.

<sup>38</sup> Open Space, Sports and Recreation Study for Winchester City Council (2008)

**Table 1 : Open Space Standards** (quantity and access)  
(see glossary for definitions of types of open space)

Parks, Sports and Recreation Grounds	Natural Green Space	Informal Open Space	Equipped Children's and Young People's Space	Allotments
1.5 ha./1000 population (0.75 ha./1000 for outdoor sport)	1.0 ha./1000 population	0.8 ha./1000 population	0.5 ha./1000 population	0.2 ha./1000 population
Access: 650m	Access: 700m	Access: 400m	Access: 480m Toddler and Junior 650m Youth	Access: 480m

**Table 2: Built Facilities Standards** (quantity and access by walking or driving)

Facility	Standard per 1000 population	Facility/ population	Walking distance	Driving catchment
Sports halls	54.5m <sup>2</sup>	1 per 11,000	20 minutes	15 minutes
Swimming pools	13m <sup>2</sup>	1 per 25,000	20 minutes	15 – 20 minutes
Fitness gyms	4 stations – 16m <sup>2</sup> gym space	1 station per 250	10 minutes	10 – 15 minutes
Synthetic turf pitches	330m <sup>2</sup> (.05 pitch)	1 per 20,000	20 – 30 minutes	20 – 30 minutes
Outdoor tennis courts	0.8 courts	2 per 2,500	20 minutes	15 – 20 minutes
Indoor bowls	0.05 rink	1 rink per 20,000	15 – 20 minutes	15 – 20 minutes

# Core Policies - Prosperous Economy



<b>Core Policies - Prosperous Economy</b>	<b>81</b>
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## Core Policies - Prosperous Economy

- 8.1 Creating the framework for encouraging economic prosperity and generating sustainable economic growth is one of the key challenges facing the District over the next 20 years, and is identified as a key priority for the District through the Community Strategy and its Economic Strategy. It is essential that the local economy remains competitive and provides employment opportunities across a wide range of skills and technologies. Coupled with this is the recognition that high levels of both in and out-commuting exist within the District and that options need to be available to enable residents to live and work locally.
- 8.2 The District now falls within two economic areas, the south of the District is within the Solent Local Economic Partnership (LEP) area, and rest of the District is included in the Enterprise M3 LEP. The Solent LEP largely covers the Partnership for Urban South Hampshire (PUSH) area with the addition of the Isle of Wight. PUSH will continue to provide strategic housing and spatial planning advice to the LEP, and will be responsible for the development and implementation of the sub-regional economic strategy.
- 8.3 A major priority for the Government is sustainable economic growth, and Government guidance places a great emphasis on planning for prosperity, by using the planning system to build a strong responsive and competitive economy and ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation. The Council has developed an evidence base which looks at both the quantitative and qualitative requirements for all types of economic activity, over the plan period.
- 8.4 The Council has commissioned a number of economic studies to inform the preparation of the Local Plan. The Winchester District Economic and Employment Land Study<sup>39</sup> pulled together different strands of economic data and evidence available into a comprehensive evidence base and economic profile of the Winchester District. The Study also included a review of employment land. The final report published in 2007 was prepared when the full impact of the global recession had yet to be felt.
- 8.5 The Council adopted its Economic Strategy in 2010<sup>40</sup> and this picked up on a number of themes identified in the evidence studies, and identified a number of key issues for the District to address. These included measures to promote knowledge based and creative industries and addressing the significant levels of in and out-commuting.
- 8.6 The Council's Economic Strategy recognises that the District's economy is built on five key sectors :-
- Public administration and business services
  - Land based industries
  - Tourism and recreation
  - Knowledge and creative industries
  - Retail
- 8.7 Many of these fall within traditional 'Business' use classes, which are covered by the evidence set out in the Economic Studies. Retailing is covered by the Councils' Retail and Town Centre Uses study (updated in 2012<sup>41</sup>), which includes updated projections for the amount of

<sup>39</sup> The Winchester District Economic and Employment Land Study (SQW November 2007)

<sup>40</sup> The Winchester Economic Strategy 2010-2020

<sup>41</sup> Retail and Town Centre Uses Study update - NLP 2012



additional retail floorspace required in the District up to 2031 (in the region of 12,000 sq m), with existing stock having a role to play in accommodating projected growth. This report also covers commercial leisure development and acknowledges that the existing provision of leisure, entertainment and cultural facilities reflects the size of the District and its catchment, with opportunities for accommodating additional small-scale commercial leisure within town centres if sites are available.

- 8.8 The rural economy is a key feature in the District, given its location, and there are further opportunities now that part of the District lies within the South Downs National Park. Many small rural projects have received support through 'LEADER' (Liaison Entre Actions de Developement de l'Economie Rurale - integrated action for rural development) funding. This is run by the Fieldfare Local Action Group (LAG) which is a rural and farming network group. It is the only organisation that delivers LEADER grants in Winchester and East Hampshire, under the DEFRA/EU Rural Development Programme for England. The grants can be used for rural projects to develop and diversify the local economy.
- 8.9 Tourism generates significant income for the District and supports a number of other economic sectors such as retail, transport and the creative industries.
- 8.10 Due to the uncertainties over the long term prospects for the local economy, particularly in the light of the Government's policy of rebalancing the economy away from the public to the private sector, an updated economic study was completed in 2011, drawing on previous studies and the Council's Economic Strategy<sup>42</sup>. This provides a review of employment prospects, employment land and demographic projections. This Study anticipates that employment in the District will grow by 9,270 jobs between 2009- 2031. This is less than previously predicted (10,770 jobs up to 2026) and acknowledges that the composition of the workforce will change over that period, with fewer workers employed in agriculture, manufacturing, and public administration.
- 8.11 The biggest growth sector for the local economy is expected to be in 'business services', which is projected to provide around 39% of all new jobs created. This sector includes knowledge based and creative industries and the growth in these jobs is expected to be dispersed across the District.
- 8.12 Other sectors which should see growth include distribution and retail; hotels and catering; health; and other services, which includes arts, entertainment and recreation. During the same period employment in manufacturing and public administration is projected to decline, although the Study notes that manufacturing output has grown while at the same time employment in this sector has decreased.
- 8.13 The Study also highlights the importance of self employment, which currently stands at around 14% of all employment and is a sector which has increased over the past few years. This is above the Hampshire average of 9% self employed and suggests that the Winchester workforce is highly entrepreneurial. This sector needs to be encouraged and sustained.
- 8.14 Because of the reduced prospects for employment growth, and also due to the fact that modern business practices have increased worker floorspace densities, which means employment floorspace is now used more productively, there is a reduction in the amount of new employment floorspace likely to be required across the District throughout the Plan period. About 20 hectares of new land will need to be found.
- 8.15 It should be stressed that these predictions are trend based and there could be a strong qualitative argument for allocating more employment floorspace to ensure that the District is in a strong position to respond to emerging opportunities and to ensure that the risks identified in the Study do not

<sup>42</sup> Review of Employment Prospects, Employment Land and Demographic Projections; - DTZ August 2011.

materialise. In addition, the Study looked at the 'indigenous' needs of the District for additional employment land. However, part of the District is also within the Partnership for Urban South Hampshire (PUSH), where the promotion of economic development and growth is a priority.

- 8.16 The South East Plan set employment floorspace targets for the PUSH area, sub-divided into the eastern and western parts (with Winchester falling within the eastern PUSH area). PUSH adopted a Policy Framework for Employment Floorspace in 2008, which apportions the required floorspace between the various local authorities. For Winchester, the floorspace requirements are substantial (totalling 199,500 sq m for all the 'business' use classes), but are based largely on existing commitments at Solent Business Park and Segensworth (Whiteley) and at West of Waterlooville. A small amount of additional warehousing and distribution land was needed and it was expected that this could be provided by varying the allocations at West of Waterlooville or by reallocating industrial land.
- 8.17 PUSH has since updated its economic strategy but continues to give priority to enabling economic growth, including provision of adequate land. The PUSH spatial strategy is also being updated, but the employment floorspace requirements for Winchester District will continue to be based on implementing land already allocated/committed for business development at Whiteley and West of Waterlooville. This Plan's spatial policies for the South Hampshire Urban Areas are consistent with this approach.
- 8.18 Therefore, although there is no need to allocate any further strategic employment sites in this Plan, the Council considers that it is important to retain existing employment sites and premises to ensure an adequate supply of all types of employment floorspace. While the Council would not wish to prevent employment land and floorspace which is clearly surplus to requirements being put to more sustainable uses, it does wish to maintain a range of employment opportunities to encourage growth across all economic sectors. In considering whether to retain employment floorspace the Council will determine proposals against the criteria set out in policy CP9.
- 8.19 The following policies aim to provide a framework for the necessary expansion and diversification of the economy across the District, in accordance with the Economic Strategy adopted by the City Council, which is the means by which the economic vision and plans will be turned into practical outcomes for local people and businesses.

### **Policy CP8 - Economic Growth and Diversification**

The Local Planning Authority will support economic development and diversification across Winchester District, in accordance with the spatial strategies for the District, through the retention, regeneration and intensification of previously developed land and by allocating land as necessary to support employment growth at sustainable locations. About 20 hectares of new employment land will be provided for economic growth and future employment needs.

The Local Planning Authority will support development within the District's five key economic sectors of public administration and business services, land based industries, tourism and recreation, knowledge and creative industries and retail. This will be achieved through the retention of appropriate premises and, where feasible and consistent with the spatial strategy, new development to ensure that there is an adequate

supply of land and premises, suitable to maintain a diverse and successful local economy.

The Local Planning Authority will support measures to promote self employment and working from home, consistent with other policies of this Plan, including the development of live-work accommodation and ensuring good access to modern communications technology. Appropriate opportunities to expand the economic base and foster innovation in the District will also be encouraged, in particular the promotion of a low carbon economy and the emerging 'green collar' industries.

- 8.20 The Council will maintain an up to date employment land review, and reflect Government advice that this should be aligned with strategic housing land availability assessments and should include a reappraisal of the suitability of previously allocated land. Employment uses may be relocated if they can be re-provided in a location which is at least as suitable and accessible and if proposals for the re-use of vacated land and premises are also acceptable. The Council will also encourage proposals for comprehensive mixed use redevelopment of sites to come forward. In determining whether a site in employment use should be retained the following policy will be applied.

#### **Policy CP9 - Retention of Employment Land and Premises**

In order to retain a mix of employment land and premises in the District, the Local Planning Authority will resist the loss of existing or allocated employment land and floorspace within Use Classes B1, B2 or B8. Losses will only be permitted where retaining a business use would not be reasonable having regard to the following:

- the redevelopment potential for other employment uses or a mix of uses including the scope for intensifying or providing an effective use of the site or building, and the potential to improve and extend the range of modern employment floorspace;
- whether the building or use meets or could meet a specific local requirement, such as providing low cost start up accommodation;
- the environmental impact of business use on neighbouring uses;
- the access arrangements for the site/buildings, by road and public transport;
- strength of local demand for the type of accommodation;
- the benefits of the proposed use compared to the benefits of retaining the existing use.

## **Transport**

- 8.21 Transport provision varies considerably across the District, with relatively good accessibility in Winchester Town, ranging to very poor accessibility in some of the more remote rural areas. The main transport issues relate to road safety, accessibility, congestion and pollution. The biggest challenges in accommodating development will be in relation to ensuring the development generates as little new traffic movement as possible and providing the necessary infrastructure to accommodate traffic and ensure access to services.
- 8.22 The Hampshire Local Transport Plan 2011-2031 sets out a long-term vision for the transport requirements for Hampshire and specific areas, including the Winchester Town Access Plan, and provides the context for this Plan.



8.23 The Local Transport Plan has 3 main priorities:

- to support economic growth by ensuring safety, soundness and efficiency of the transport network;
- to provide a safe, well maintained and more resilient road network as the basic transport infrastructure of the County on which all forms of transport directly and indirectly depend and the key to continued casualty reduction;
- to manage traffic to maximise efficiency of the existing network capacity, improving journey time reliability and reducing emissions thereby supporting the efficient and sustainable movement of people and goods.

and further policy objectives structured under 5 themes :-

- supporting the economy through resilient highways
- management of traffic
- the role of public transport
- quality of life and place
- transport and growth areas

8.24 This Plan promotes a development strategy which will accommodate much of the development required in the District through large-scale extensions to the existing urban areas of Winchester, Whiteley and Waterlooville. This will ensure that development is of a sufficient scale to incorporate all the necessary facilities within the site and through off-site improvements, and ensure that it is located in the most sustainable locations, helping to reduce the need to travel.

#### **Policy CP10 - Transport**

**The Local Planning Authority will seek to reduce demands on the transport network, manage existing capacity efficiently and secure investment to make necessary improvements. Development should be located and designed to reduce the need to travel. The use of non-car modes particularly walking and cycling should be encouraged through travel plans, management and improvements to the existing network, and improvements to accommodate additional traffic should be undertaken (or funded) where necessary.**

8.25 Implementation of this policy will be through the development management process and the delivery of the strategy set out in this Plan.

8.26 Details of transport related schemes are set out in a number of plans and strategies such as the Hampshire Sustainable Transport Towns Project and the Councils' Cycling Strategy. In addition, Hampshire County Council, in partnership with the Local Planning Authorities, adopted in September 2012 a Transport Statement for the Winchester District, providing details of transport objectives and delivery priorities. The list of schemes in the statement will be updated annually and a 'live' version is available to view on Hampshire County Council's website ([www.hants.gov.uk](http://www.hants.gov.uk)).

8.27 Whilst this Plan does not include detailed parking standards these are set out in the Councils Residential Parking Standards Supplementary Planning Document adopted in 2009. It may be necessary for these to be reviewed and updated during the life of this Plan, and further details will be set out as relevant in Local Plan Part 2.





# Core Policies - High Quality Environment



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## Core Policies - High Quality Environment

- 9.1 The Community Strategy recognises that the District has a wealth of resources that contribute to its distinctiveness and, under its High Quality Environment Group, there are specific fora such as the Climate Change Programme Board, Natural Environment Forum and the Transport Forum which are developing focused action plans. An identified project is to ensure that this Local Plan specifically includes policies to address climate change, which has been achieved through close joint working between officers and stakeholders, who have been involved in developing this Plan's policies and preparing 'Sustainable Buildings Guidance for Planning Applications'.<sup>43</sup>
- 9.2 The following section therefore includes policies on climate change, design and effective use of land, green infrastructure, biodiversity, flooding and the water environment, settlement gaps, heritage and landscape and the South Downs National Park.

### Meeting the Challenge of Climate Change

- 9.3 Mitigation of and adaptation to the future impacts of climate change are key drivers for change in the District. Winchester District has one of the highest per capita carbon footprints in the South East – 14.10 tonnes CO<sub>2</sub> per year compared to a South East average of 13.17 tonnes and the UK average of 12.10 tonnes (2006 Resources Energy Analysis Programme figures). Environment Agency assessments show the District to be in an area that is seriously water-stressed.
- 9.4 Significant CO<sub>2</sub> reductions are required to mitigate climate change and this Plan's policies should perform a key role in this mitigation. The high carbon footprint of the District and the severity of water stress in the area, require actions to address levels of CO<sub>2</sub> emissions and water use in advance of the national requirements for these issues. The Council's climate change target<sup>44</sup> aims for a 30% CO<sub>2</sub> emissions reduction (on 2004 levels) by 2015. Policy CP11 takes account of this and other evidence<sup>45</sup> to achieve energy and water efficiency levels in advance of national requirements.
- 9.5 In planning new developments, it is recognised that the ideal solution is likely to vary according to the type and scale of development and its location. There may be occasions where wider schemes will be more appropriate than on-site measures, particularly with larger developments, or where off-site provision/contributions are the only practical option.
- 9.6 The City Council also recognises that there may be particular circumstances of a development's location where it may not be practical or viable, or in the interests of conserving character in sensitive areas, to incorporate all the measures required by Policy CP11. The City Council will take account of all site-specific circumstances, including whether the site is located in sensitive areas such as conservation areas, or affects the setting of historic buildings or sensitive landscapes, or is within the South Downs National Park.
- 9.7 Proposals will be expected to provide evidence of the measures that are being taken to achieve carbon reduction to the expected standards. A Standard Assessment Procedure (SAP energy rating for dwellings) rating and water calculator reading, or a BREEAM certificate provided by an accredited assessor, should be provided as appropriate and would also assist in compliance with relevant Building Regulations requirements.

<sup>43</sup> Sustainable Buildings Guidance for Planning Applications – 2011 WCC

<sup>44</sup> Live for the Future: Tackling Climate Change – WCC 2008

<sup>45</sup> Low Carbon Planning Policy Viability Study Element Energy - February 2010,

- 9.8 If proposals include measures that do not accord with the suggested energy hierarchy or 'Allowable Solutions', they should justify their approach and outline appropriate compensatory measures. Examples of 'Allowable Solutions' are the provision of on or off-site low-carbon energy generation measures or a financial contribution to carbon reduction measures. These measures may include the development of district heating systems or retro-fitting of existing buildings, subject to any unacceptable adverse impacts on sensitive environments.

### **Policy CP11 - Sustainable Low and Zero Carbon Built Development**

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 emissions<sup>46</sup> 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 CO<sub>2</sub> emissions up to the relevant Code for Sustainable Homes/Zero Carbon Homes level.

- 9.9 Generation of renewable and decentralised energy will help to contribute to national targets and the sub-regional objective for the PUSH area of the District to increase the percentage of renewable energy generation. Such measures will assist in moving towards a green economy and the Council's target for CO<sub>2</sub> emissions reduction.
- 9.10 A Renewable Energy Study was undertaken for the Council<sup>47</sup> and forms part of the evidence base of the Local Plan. That Study calculated a target potential for renewables equating to 17% of current energy demand. A large proportion of this potential is from large-scale wind. However, it is recognised that there are landscape and other environmental constraints to large-scale wind developments. The Renewable Energy Study also identified that combined heat and power (CHP) and district heating/cooling networks are the most cost-effective way to meet the higher Code for Sustainable Homes levels. Biomass is

<sup>46</sup> Regulated emissions refer to those related to space heating, hot water provision, fixed lighting and ventilation. Unregulated emissions are those related to cooking and plug-in appliances. Unregulated emissions are not counted for the purposes of calculating carbon compliance.

<sup>47</sup> Renewable Energy Study for Winchester District ESD December 2008

potentially a major source of renewables in the District, accounting for 50% of the target potential.

### Policy CP12 - Renewable and Decentralised Energy

The Local Planning Authority is supportive of the generation of renewable and decentralised energy in the District. It will support the creation of CHP/district heating/cooling systems and the development of larger-scale renewable energy developments, especially where there is a strong degree of community benefit and/or community ownership. When assessing proposals for large-scale renewable energy and decentralised energy schemes, account will be taken of:

- impact on areas designated for their local, national or international importance, such as Gaps and the South Downs National Park, conservation areas and heritage assets, including their setting;
- contribution to national, regional & sub-regional renewable energy targets and CO<sub>2</sub> savings;
- potential to integrate with new or existing development, whilst avoiding harm to existing development and communities;
- benefits to host communities and opportunities for environmental enhancement;
- proximity to biomass plants, fuel sources and transport links;
- connection to the electricity network;
- effect on the landscape and surrounding location.

### Securing High Standards of Design

- 9.11 The NPPF<sup>48</sup> places great importance on securing high standards of design in the built environment. It states that good design is inseparable from good planning. One of the government's prime objectives for the planning system is to promote good design that ensures attractive, usable, and durable places. This is seen as a key element in securing sustainable development.
- 9.12 The built environment within the District is diverse and of a generally high quality. It includes the historic town of Winchester, the historic market towns and villages, newer settlements within the District, and other development within the countryside. The fundamental objective is therefore to ensure that new development, wherever it is located within the District, should be of the highest quality, which respects its context and enhances local character.
- 9.13 Good design is an inseparable aspect of creating sustainable communities, and is an important part of ensuring that the District makes the most effective and efficient use of developable land. It is a key indicator in assessing a community's quality of life.
- 9.14 The District is facing significant growth over the next 20 years, and a number of major developments are planned, especially around Winchester town and in the south of the District. These offer the opportunity to ensure that the highest standards of sustainable design are achieved, and that quality places are created.
- 9.15 While an individual design response will be determined by the local context, it is essential that all new development should aspire to meet the highest standards of sustainable design. In order to achieve this a coherent and coordinated approach is required to ensure that the following objectives are achieved:

<sup>48</sup> National Planning Policy Framework - DCLG, March 2012.

- new development should create a sense of place with a distinctive character, which clearly demonstrates how it has responded to its local context. Many communities have produced Village or Neighbourhood Design Statements which help to define the character of the locality and identify important local features. Establishing local design standards could form an integral part of future neighbourhood planning;
- new development (which includes hard and soft landscaping) should connect seamlessly to surrounding development in terms of layout, scale, form, enclosure, space and materials and, where appropriate, take the opportunity to enhance the public realm;
- the public realm should be designed to ensure that well connected, safe and attractive environments are created for the community, giving priority to pedestrians and cyclists and not motor vehicles where appropriate;
- the built and natural environment should be properly integrated. The design process should therefore be holistic to ensure a well-defined transition from built-up to natural areas, particularly on the edges of settlements;
- new development should complement but not seek to mimic existing development and should be of its time. The Council will encourage a contemporary approach to new designs which respect and respond positively to the context, local distinctiveness and sense of place in terms of layout, scale, form, space and materials;
- measures to minimise carbon emissions, promote renewable energy and manage water effectively should be an integral part of the design solutions.

9.16 Developers and their agents should carry out contextual surveys and analyse their findings in accordance with the urban design principles set out in the 'By Design' documents<sup>49</sup> and other relevant guidance. The analysis should inform the design concept and applicants should be able to demonstrate in their design and access statements how the urban design principles above have informed the detailed design in terms of its character, continuity and enclosure, quality of the public realm, ease of movement, adaptability and diversity.

### **Policy CP13 - High Quality Design**

New development will be expected to meet the highest standards of design<sup>50</sup>. In order to achieve this all proposals for new development (excluding small domestic applications and changes of use) 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;

<sup>49</sup> By Design : DETR (CABE) 2000

<sup>50</sup> This policy sets out the high level design principles that all new built development will be expected to comply with. More detailed design standards and guidance will be developed through the Local Plan Part 2, which may include the potential for producing locally derived internal space standards.



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

- 9.17 The Local Planning Authority will ensure that a site's development potential is maximised, and higher densities will be encouraged on sites which have good access to facilities, services and public transport. High density development can also assist in reducing energy usage and promoting centralised sources of renewable energy. However, density is only one factor to be taken into account and in maximising a site's potential the density will need to be balanced against the quality of the design and how well it responds to the existing character of the site and wider contextual setting will be a very important consideration.

#### **Policy CP14 – The Effective Use of Land**

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

### **Green Infrastructure**

- 9.18 Green Infrastructure (GI) describes all of the natural and managed green spaces, features and water bodies that together make up a multifunctional network or grid across rural and urban areas. The GI network includes five key elements:- spaces, links and features such as parks and gardens (on private or public land), and green links between spaces such as hedgerows and rights of way, green roofs/walls and 'blue corridors' such as rivers and ponds.
- 9.19 Together these all provide environmental, economic and quality of life benefits which underpin the principles of sustainability. GI has many benefits, from encouraging people to walk or cycle along routes of local significance bringing local communities together, to increasing health and well being, enhancing landscapes and protecting cultural heritage, providing ecosystem services and linking spaces for biodiversity, managing natural resources sustainably and facilitating adaptation to climate change.
- 9.20 Well designed GI can also add value to properties and attract investment in an area by enhancing its character and local distinctiveness.
- 9.21 Key green infrastructure assets and opportunities within the District include:-
- river corridors, tributaries and valleys of the Itchen, Meon, Hamble, Wallington and Dever which are of considerable biodiversity, landscape and recreation value;
  - disused railway corridors (e.g. at Bishops Waltham, Meon Valley, Winchester);
  - important public rights of way such as the South Downs Way, Itchen Navigation Heritage Project, and Keats Walk, Winchester;
  - The South Downs National Park which covers a large part of the eastern section of the District;
  - natural and semi-natural greenspaces such as chalk downlands e.g. at St Catherine's Hill and Old Winchester Hill National Nature Reserve;

- areas of accessible and/or ancient woodland, including the those of the Forest of Bere (e.g. West Walk, Creech Woods, Whiteley Pastures);
  - farmland which makes up around 73% of the District, which is predominantly arable land in the north and downlands and pasture in the south and along the river valleys;
  - historic parks and landscape features such as park pales, veteran trees, and sunken lanes;
  - formal and informal recreation areas such as Farley Mount.
- 9.22 Some communities within the District currently do not have access to enough quality natural green spaces<sup>51</sup> across the District, particularly close to settlements for casual walking and dog exercise. This is also hindered by gaps in the Rights of Way network, for example to the west and north of Winchester, which prevent easy access to many areas. There is also a deficit in informal greenspaces within the District such as Local Nature Reserves, and there is some deficit in formal greenspace provision, for example in the Kings Worthy, Waltham Chase and Denmead areas. The cumulative effect of development could also result in an additional requirement for new open space and recreation areas.
- 9.23 Well-planned green infrastructure should be incorporated into development proposals, integrating and building upon the existing green network. It should contribute to high quality development and economic prosperity by making places attractive to residents and businesses and improving the health and well-being of the local and wider community. It should respect and respond to local landscape character and integrate with sustainable transport and green tourism initiatives, expanding upon existing provision.
- 9.24 The City Council produced a Green Infrastructure Study in 2010 which, alongside the PUSH Green Infrastructure Strategy (2010)<sup>52</sup> and Implementation Framework (2012), makes recommendations for developing a GI network across the District and South Hampshire area, which will be supported by the following policy.
- 9.25 Policy CP15 supports provision of suitable and sufficient green infrastructure incorporating green spaces and features for recreation, amenity and biodiversity and provision of routes and pathways to link with the existing network, thereby contributing to sustainable transport provision. The aim is to deliver both sufficient quality and quantity of green infrastructure, supported by the standards set out in Policy CP7, in association with proposed development.

#### **Policy CP15 - Green Infrastructure**

The Local Planning Authority will support development proposals which:-

- maintain, protect and enhance the function or the integrity of the existing green infrastructure network identified at a District and sub regional level, including strategic blue and green corridors and spaces, as illustrated on Map 9 particularly where the proposal allows for the enhancement of GI both on-site and in the immediate area;
- provide a net gain of well managed, multifunctional green infrastructure, in accordance with the categories and standards specified in Policy CP7 and appropriate for the scale of development, through on-site provision which :-
  - addresses deficits in local green infrastructure provision where appropriate;
  - integrates with the green network/grid identified at the District and sub-regional level (as illustrated on Map 9);

<sup>51</sup> Green Infrastructure Study WCC 2010

<sup>52</sup> PUSH Green Infrastructure Strategy, PUSH 2010

- provides a high quality public realm for the local community;
- encourages public access to and within the natural environment where appropriate;
- allows for adaptation to climate change;
- is well planned to allow cost effective ongoing management of the GI;
- links areas of biodiversity;
- is provided at the earliest feasible stage.

Where on-site provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site by site basis.

## Biodiversity

- 9.26 Winchester District has many areas which are noted for their natural beauty and biodiversity value. These areas also support a wide variety of species and habitats, and form an important part of the network of biodiversity sites within the wider environment. They include the Itchen chalk river, the Upper Hamble Estuary and Woods and coastal habitats of the Solent and Southampton Water. The importance of these areas is recognised by statutory protection afforded through European Directives (Special Areas of Conservation (SAC), Special Protection Areas (SPA), and Ramsar wetland sites) and National legislation (Sites of Special Scientific Interest (SSSI)). Plans or projects proposing development that is not directly connected with the management of European sites, but that is likely to have a significant effect on them, will require Habitats Regulations Assessment (HRA) to ensure that effects are avoided or adequately mitigated. If adverse effects on site integrity cannot be avoided or mitigated then reasons of overriding public interest must be demonstrated and compensation measures provided.
- 9.27 Winchester is a predominantly rural district with around 40% of the area now forming part of the South Downs National Park (SDNP). Wildlife sites and habitats within this area and across the District that are of regional and local importance include 17 SSSIs, almost 600 Sites of Nature Conservation (SINCs) and 9 Local Nature Reserves (LNRs). These sites support important natural assets, such as ancient woodlands, grasslands and chalk rivers. These sites will be protected, with opportunities for enhancement encouraged.
- 9.28 Sites that lie outside designated areas provide valuable corridors and networks for habitats and species and can include irreplaceable habitats such as ancient woodlands. These are key to the overall integrity of the District's biodiversity interest. Maintaining and enhancing the network of natural sites, and the linkages between them, is integral to supporting the aims of the District's Biodiversity Action Plan (BAP). The Winchester BAP identifies that 14% of the area covered by the plan supports BAP priority habitats that include broadleaved woodland, pasture woodland, wetlands and unimproved calcareous neutral grassland. The Biodiversity Opportunity Areas identify the areas with the greatest potential for enhancing biodiversity within Hampshire.
- 9.29 The Community Strategy identifies the protection and enhancement of the District's rich biodiversity and habitats as a strategic outcome for Winchester. The strategy aims to maintain, protect and enhance the biodiversity within the District, working in partnership with neighbouring authorities and other relevant bodies. A specific study<sup>53</sup> is in progress to identify the recreational impacts of development on designated European sites around the Solent,

<sup>53</sup> Solent Disturbance and Mitigation Project – Solent Forum 2011 (in progress)



## Map 9 – Illustrative Green Links and Blue Corridors



**Key:**

- Long Distance Routes
- Blue Corridors
- Designated Sites
- South Downs Way Nature Improvement Area
- Winchester District
- National Parks
- Main built up areas
- Strategic Allocations
- Other Large Settlements



which includes land in the south of the District. The Council will continue to support this project and will ensure that appropriate strategic avoidance and/or mitigation measures are secured as necessary through the planning process.

- 9.30 In addition, the Habitats Regulation Assessment and Sustainability Appraisal advise that a strategic approach to air quality management is required. This is to ensure the continued protection of sites of international, European, and national importance, as well as local nature conservation sites, given the planned level of growth. The location of air quality monitoring sites and the setting of thresholds to trigger further investigation should be determined through lower level assessments and, where appropriate, be applied as a condition on planning permissions.

### **Policy CP16 - Biodiversity**

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.

## **Flooding and the Water Environment**

- 9.31 The water environment within Winchester District is hugely important as a natural resource and recreational facility, and plays a key part in shaping the District's historic and natural landscape. The geology of the District means that the area plays an essential role in supplying water for the District and neighbouring areas, not only for public use but also for many local economic sectors which rely heavily on the water environment. These include farming, watercress production, fisheries, tourism and water based recreation activities. The water environment is not only a key element of the wider eco-system of the District, it is also a key part of the green infrastructure network providing links

and space for recreation and leisure (as well as other functions, as set out in policy CP15).

9.32 Water for commercial uses and to supply domestic properties comes mainly from the District’s underground aquifers, but also from surface waters such as the Rivers Itchen and Test. These rivers and the Meon, which originate from the chalk ridges, are of high ecological importance, as are the upper reaches of the Hamble Estuary which flows through the District (as set out in policy CP16 biodiversity). The River Itchen and the Upper Hamble form part of the Natura 2000 network of sites designated under the Birds and Habitats Directives which are also covered by the Water Framework Directive (WFD), with the main objective of bringing all water bodies up to ‘good ecological (surface waters), quantitative (groundwater) and chemical (all) status’ through the sustainable use of water as a natural resource.

9.33 The most important groundwater resources in the District are currently at ‘poor’ status under the WFD. Ground water resources in the District are amongst the most sensitive in the region and are highly vulnerable to pollution. 80% of the District is underlain by principal aquifer and 46% of the District is within Source Protection Zones (covering the abstraction points). These zones exist to protect public drinking water supplies and suitable pollution prevention measures are focused in these areas.

9.34 Policy CP17 seeks to ensure that development and changes in land use within the District will:-

- protect and use opportunities to enhance the water environment;
- protect the quality and quantity of drinking water;
- ensure that development is permitted only where there is adequate infrastructure to provide and treat water; and
- protect people and properties from flood risk,

recognising that development may also have an impact on the water environment which reaches beyond district boundaries.

9.35 Like much of the South East and East of England, both Portsmouth Water and Southern Water abstraction areas which cover Winchester District are “seriously water-stressed”<sup>54</sup>. This Local Plan therefore seeks to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments and encourages high standards of water efficiency, to reduce water use (policy CP11 Sustainable Development<sup>55</sup>) to protect the District’s role in supplying water within and to neighbouring Districts.

9.36 It is important that there is adequate capacity both on and off the site to serve a development and that it would not lead to problems for existing users<sup>56</sup>. Where there is a capacity problem and no improvements are programmed by the water company, the Council will require the developer to fund appropriate improvements which must be completed prior to occupation of the development.

9.37 The District is affected by fluvial flooding from the many rivers and tributaries flowing through the District, groundwater flooding from natural springs and winterbournes fed by the underground aquifers, and surface water flooding where water can not drain away quickly enough. The relevant Strategic Flood Risk Assessments (SFRA) and the updated fluvial and coastal flood risk maps from the Environment Agency show the flood risk across the District from these sources. Hampshire County Council is the designated Lead Local Flood Authority for Hampshire under the Flood and Water Management Act and, along with District Councils, must contribute to the achievement of sustainable development when carrying out flood risk management functions.

<sup>54</sup> This means that the amount of water available per person is low and the water demand per person is a high proportion of effective rainfall- Areas of water stress: final classification. Environment Agency 2007.

<sup>55</sup> Currently this requires Code for Sustainable Homes Level 4 for water.

<sup>56</sup> In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure.

Together these local authorities are developing a Local Flood Risk Management Strategy for Hampshire.

- 9.38 Policy CP17 therefore seeks to avoid flood risk to people and property where possible, and manage any residual risk through location, layout and design, taking account of the impacts of climate change on changing flood risk as identified in the SFRA. This includes making space for water by directing development to areas at lowest flood risk first, protecting sites required for flood risk management and the use of sustainable drainage systems (SuDS) where appropriate.
- 9.39 All planning applications, except those within Zone 1, on sites less than 1 hectare and not in a critical drainage area<sup>57</sup> will require a flood risk assessment. Applications will be assessed using the sequential test in national policy which requires new development to be located in zones of the lowest probability of flooding first (Zone 1)<sup>58</sup>. Alternative sites with higher probability of flooding (Zone 2 and then Zone 3) will only be considered where there are no reasonably available alternative sites. The vulnerability of the proposed land use to the flood risk will then also be taken into consideration by applying the 'Exceptions Test' if required. This will consider proposals for vulnerable development inappropriate to the flood zone. These proposals will need to demonstrate: that there are no suitable alternative sites; that the development provides wider sustainability benefits to the community that outweigh flood risk; and that the development will be safe for its lifetime, taking account of the vulnerability of its users without increasing flood risk elsewhere, where possible reducing flood risk overall.
- 9.40 Within each Flood Zone, new development should be directed to areas of lowest probability of flooding first and then to areas suited to the vulnerability of the proposed use (the most vulnerable development must be located in areas of lowest flood risk unless there are overriding reasons to prefer a different location). Development within the functional floodplain<sup>59</sup> must be avoided to retain access for maintenance and a suitable buffer to watercourses and flood defence structures, as well as for transferring and storing flood water. The SFRA considers the impact of climate change on flooding events and sets the criteria to be used to identify areas where flood risk may increase. Within these areas, the future vulnerability of the proposed use should be considered.

<sup>57</sup> which has been notified to the Local Planning Authority by the Environment Agency

<sup>58</sup> As defined by the Environment Agency or in an area with drainage problems identified through a SFRA.

<sup>59</sup> land with an annual probability of flooding of 0.5% (or 1 in 20) in any one year

<sup>60</sup> As set out in the National Planning Policy Framework

### Policy CP17 - Flooding, Flood Risk and the Water Environment

The Local Planning Authority will support development which meets all the following criteria:-

- avoids flood risk to people and property by:-
  - applying a Sequential Test to the location, and the Exception Test if required, and applying the sequential approach at the site level<sup>60</sup>;
  - managing flood risk from new development to ensure risk is not increased elsewhere and that opportunities to reduce the causes and impacts of flooding within the District through development are taken;
  - safeguarding land and designated structures and features from development that is required for current and future flood management;

- including sustainable water management systems such as Sustainable Drainage Systems (SuDS) which should be designed to meet the relevant standards so as to gain approval by the SuDS Approval Body;
- does not cause unacceptable deterioration to water quality or have an unacceptable impact on water quantity (including drinking water supplies) by:-
  - protecting surface water and groundwater through suitable pollution prevention measures;
  - using opportunities to improve water quality where possible;
  - optimising water efficiency;
- is located at a sufficient distance from existing wastewater treatment works to allow adequate odour dispersion, or takes appropriate odour control measures;
- ensures that water supply, surface water drainage and wastewater infrastructure to service new development are provided and connect to the nearest point of adequate capacity.

The Local Planning Authority will support the development or expansion of water supply, surface water drainage and wastewater treatment facilities where they are needed to serve existing or new development or in the interests of securing long term supply, provided that the need for such facilities is consistent with other policies such as the development strategy, flood risk, contamination and protection of the natural and built environment.

## Settlement Gaps

- 9.41 Across the District there are a number of areas of undeveloped land which help to define and retain the separate identity of settlements, an aspect highly valued by many communities, and the concept of gaps is an established spatial planning tool locally. It is also an important element sub-regionally and the Partnership for Urban South Hampshire (PUSH) has specifically produced guidance to ensure a consistent approach is taken across the sub-region in terms of criteria for designation - 'Policy Framework for Gaps' PUSH, December 2008 ([www.push.gov.uk](http://www.push.gov.uk)).
- 9.42 In summary, the PUSH Framework advocates the following criteria for use by local planning authorities to select locations for the designation of gaps:-
- the open nature/sense of separation between settlements cannot be retained by other policy designations;
  - the land to be included within the gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence;
  - in defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements should be included having regard to maintaining their physical and visual separation.
- 9.43 The Framework states that it will be individual LDFs that will identify the location of gaps and include policies to set out the types of development which will be permitted, based on the following principles :-
- it would not diminish the physical and/or visual separation of settlements; and
  - it would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.



- 9.44 In addition to this specific guidance for the sub-region, there is recognition that the scale of development proposed at the Strategic Development Area at North Fareham requires the inclusion of a gap to prevent coalescence of the SDA with neighbouring settlements of Wickham, Funtley and Knowle. In order to protect the separate identity of these individual settlements, the South East Plan requires areas of open land to be identified and maintained between the SDA and adjoining settlements.
- 9.45 The precise extent of this gap will be determined as part of the preparation of an Area Action Plan (for land within Fareham Borough), and policy SH4 of this Plan establishes the extent of the open land (within Winchester District) to be retained to the north of the Fareham SDA.
- 9.46 Within the District, there are a number of Local Gaps already defined by the adopted Local Plan Review, in accordance with criteria similar to those above:-
- Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath
  - Denmead – Waterlooville
  - Kings Worthy – Abbots Worthy
  - Otterbourne – Southdown
  - Winchester – Compton Street
  - Winchester – Kings Worthy/Headbourne Worthy
  - Winchester – Littleton
- 9.47 The Local Plan Review 2006 also defines the 'Meon Strategic Gap' between Whiteley and Fareham.
- 9.48 Gaps provide a key opportunity to provide green infrastructure around the District, in addition to shaping and maintaining the settlement pattern. They are a valuable tool and the principle of maintaining gaps in these locations is retained. Any detailed review of the boundaries of these gaps will be undertaken in future Local Plan Part 2 or a Neighbourhood Plan, in accordance with the principles contained in the PUSH Policy Framework for Gaps.

#### **Policy CP18 - Settlement Gaps**

The Local Planning Authority will retain the generally open and undeveloped nature of the following defined settlement gaps:

- Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath
- Denmead – Waterlooville
- Kings Worthy – Abbots Worthy
- Otterbourne – Southdown
- Winchester – Compton Street
- Winchester – Kings Worthy/Headbourne Worthy
- Winchester – Littleton
- Whiteley – Fareham/Fareham Western Wards (the 'Meon Gap')

Within these areas only development that does not physically or visually diminish the gap will be allowed.

To protect the individual character and identity of those settlements adjoining the proposed SDA at North Fareham, an area of open land is identified as a Gap to be maintained between the SDA and Knowle and Wickham (see Policy SH4). Development which would threaten the open and undeveloped character of this area will be resisted and the land should be managed to secure the long-term retention of its rural character.

## The South Downs National Park

- 9.49 40.4% of the area of Winchester District now falls within the South Downs National Park. Within this area the landscape is characterised by rolling downland, notably large grass and arable fields, and small pockets of woodland. The chalk Rivers Itchen and Meon flow through the area adding to the variety and form of the landscape. Within the District key chalk sites of the South Downs National Park were designated as a Nature Improvement Area in 2012. 'The South Downs Way Ahead' will restore 1,000 hectares of chalk grassland to encourage the return of butterflies and farmland birds.
- 9.50 The settlements within the area have developed in a way which follows the natural forms of the landscape. The traditional vernacular buildings reflect local building styles and materials of the area. The National Park's boundary is adjacent to a number of urban areas, most notably Winchester itself and the larger settlements of New Alresford and Bishops Waltham. Development in these areas has the potential to impact on the landscape and amenity of the National Park and must be carefully managed and mitigated.
- 9.51 The two statutory purposes of the South Downs National Park are:
- to conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
  - to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- 9.52 In delivering the National Park's purposes the National Park Authority has a duty to seek to foster the economic and social well-being of the local communities within the National Park.

### **Policy CP19 - South Downs National Park.**

New development should be in keeping with the context and the setting of the landscape and settlements of the South Downs National Park. The emphasis should be on small-scale proposals that are in a sustainable location and well designed. Proposals which support the economic and social well being of the National Park and its communities will be encouraged, provided that they do not conflict with the National Park's purposes.

Development within and adjoining the South Downs National Park which would have a significant detrimental impact to the rural character and setting of settlements and the landscape should not be permitted unless it can be demonstrated that the proposal is of over-riding national importance, or its impact can be mitigated.

## Heritage and Landscape Character

- 9.53 The District has a diverse heritage which underpins its special character, including over 100 ancient monuments, 2000 listed buildings, 10 historic parks and gardens, more than 30 conservation areas and a historic battlefield which now lies within the South Downs National Park. Their retention and enhancement is essential for the conservation of the District's unique sense of place and can bring wider social, cultural, economic and environmental benefits.
- 9.54 In this regard, the Local Planning Authority has and will continue to undertake a proactive approach to the conservation and enhancement of the District's historic environment. This approach will include the production of a programme of conservation area appraisals and management plans and any other necessary studies and strategies to support the protection, maintenance and enhancement of the District's heritage assets, including the preparation and maintenance of a Heritage at Risk Register. The Local Planning Authority will actively seek to bring assets on the register back into care.
- 9.55 In addition, the District's distinctive landscape character, which derives from a combination of natural and man-made assets, contributes to its special qualities. The importance of the landscape, both as a whole and locally-important features as identified in the Winchester District Landscape Character Assessment and the Winchester City and its Setting study, highlight the necessity for these special qualities to be retained and respected in planning for growth and change.
- 9.56 Designated and protected features should not be seen as a constraint to change, but as a catalyst for regeneration and diversification, bringing economic, cultural and educational benefits. In addition to the many formally designated sites and buildings within the District, it is often the additional numerous undesignated heritage assets and the setting of such areas that makes them special and even small changes can have an adverse impact. It is critical that, when development proposals are considered, these assets are given due consideration at the design stage to ensure that any adverse impacts are either avoided or can be fully mitigated.

### Policy CP20 - Heritage and Landscape Character

The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area Appraisals and Management Plans and/or other strategies, and will support new development which recognises, protects and enhances the District's distinctive landscape and heritage assets and their settings. These may be designated or undesignated and include natural and man made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic attlefields and archaeology.

Particular emphasis should be given to conserving:

- recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;
- local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.





# Infrastructure Implementation and Monitoring



## **Infrastructure Implementation and Monitoring**

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Infrastructure and Developers' Contributions

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**Policy CP21 - Infrastructure and Community Benefits**

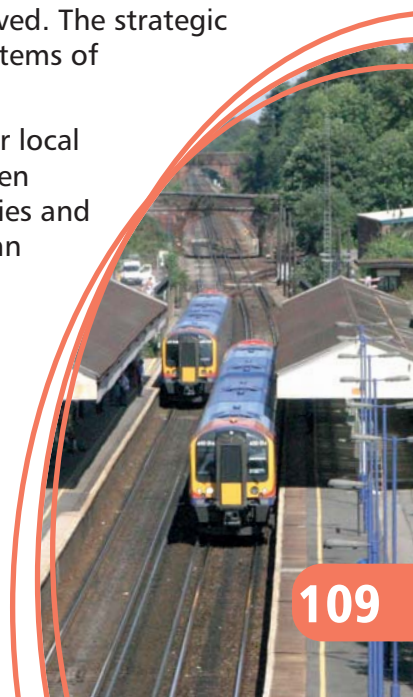
110

Implementation and Monitoring

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### Infrastructure and Developers' Contributions

- 10.1 As the District changes to accommodate additional development, new or improved infrastructure will be needed to ensure that the communities within it can function effectively. The Community Strategy recognises that sustainable communities can only be achieved with the timely provision of the full range of infrastructure required.
- 10.2 The types of infrastructure needed will cover a wide range of local facilities and services, including 'soft' infrastructure and should include facilitation to ensure establishment of the following:
- Transport, including public and community transport
  - Affordable and specialist housing, including gypsy and traveller sites
  - Education provision
  - Health facilities and social services
  - Green infrastructure, including recreation provision
  - Public and utility services, including water supply, waste management and energy provision (including renewables)
  - Social infrastructure, including community facilities, creative industries, arts and culture.
  - ❖ Emergency Services
  - Flood defences
  - Communications infrastructure, including mail delivery infrastructure and high speed internet connections
  - Measures necessary to protect, avoid or mitigate harm to areas designated for their local, national, or international importance
- 10.3 This Local Plan requires the delivery of three key strategic sites to deliver the bulk of the District's housing requirement up to 2031. Large developments such as these sites require a significant amount of early planning and preparation through community consultation and technical studies to assess impact and prepare mitigation measures. The City Council and its partners, where relevant, will work with the developers to ensure that the best outcomes for the District and local communities are achieved. The strategic sites, in particular, will necessitate the delivery of specific items of infrastructure as set out in Policies WT2, SH2 and SH3.
- 10.4 National policy places significant emphasis on the need for local plans to ensure that the necessary social, physical and green infrastructure is provided to deliver sustainable communities and support economic growth and regeneration. This Local Plan also needs to support the provision of infrastructure and natural resources for economic development based on a robust assessment of need. A separate Infrastructure Delivery Plan has been produced which sets out the infrastructure improvements required to support the proposed developments in the District, their anticipated costs, when they will be needed, and who will be responsible for providing them.





- 10.5 New development creates a need to provide new infrastructure and facilities, and to mitigate the effect of the development on the surrounding area. Developers are therefore required to provide or fund infrastructure improvements associated with development for the types of infrastructure set out above.
- 10.6 On-site provision or, where this is not possible, financial contributions will be sought from developers, to combine with public funding to deliver the necessary facilities and infrastructure. The infrastructure requirements and contributions will vary depending on the scale, nature and location of the development. References in this Plan to 'developer contributions' are intended to cover physical provision of infrastructure (on or off-site) or financial contributions. These may be secured by planning obligations/agreements (known as S106 obligations) and the Local Planning Authority plans to introduce the Community Infrastructure Levy (CIL) in due course. This will introduce a charge on new developments across the District, the monies from which can be used to fund local infrastructure projects where development occurs. Where it is possible to identify specific provision needed by a development, for example in larger developments, this should normally be achieved through physical provision on-site or a dedicated financial contribution.
- 10.7 The City Council plans to introduce a Community Infrastructure Levy by 2014. Until this point, the City Council will use both planning obligations and planning conditions to secure the required improvements or funding, using standard charges or formulae, where appropriate. This approach will be informed by the Infrastructure Delivery Plan which draws on strategies and investment plans of the local authority and other organisations. Contribution levels will be based on the overall costs of provision, but will take into account the availability of other sources of funding.
- 10.8 Any requirement to secure funding via developer contributions will be subject to the necessary assessments and compliance mechanisms to ensure that the contributions are appropriately calculated and legal. Infrastructure will need to be provided at the right time to support development; this is not always in advance of development and phasing and trigger mechanisms will be needed to ensure that the right facilities come forward at the right time. The Council will also work with the service and infrastructure providers to ensure that relevant infrastructure is provided in a timely way, in conjunction with development.
- 10.9 There are particular infrastructure issues affecting the District and future development proposals, as set out in the Infrastructure Delivery Plan. These infrastructure needs will also require on-site delivery, or where not possible/suitable, financial contributions and requirements are set out in more detail in other Local Plan policies, including transport, water infrastructure, open space and green infrastructure.
- 10.10 The policy below seeks to ensure that appropriate and necessary infrastructure is provided to support development proposals and that future developments contribute to resolving any pressures they may generate.

#### **Policy CP21 - Infrastructure and Community Benefit**

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.

## Implementation And Monitoring

- 10.11 An essential element of ensuring the effectiveness of the policies and proposals set out in this Plan is to measure how well they are being implemented. The spatial strategy and policies will be implemented through the investment of private and public resources, together with the City Council working in partnership with a range of organisations. Much of the policy framework will be implemented through planning applications and the development management process.
- 10.12 This requires a monitoring framework that identifies indicators and targets for the Plan to be measured against. This will be achieved through the Council's Annual Monitoring Report (AMR), which will allow the City Council to measure how well the Plan is being implemented and whether the objectives identified are being achieved. This mechanism of ensuring that outcomes match and deliver objectives provides a systematic and robust means of identifying if certain matters are failing to deliver and to take alternative action if required, including the need to initiate a review of the Plan. All policies and proposals in this Plan are positively and flexibly expressed to ensure that changes in circumstances can be addressed.
- 10.13 At some point the Plan will need to be reviewed, either to roll it forward beyond its current end-date, to deal with any serious shortfalls or unintended consequences identified through monitoring, or if it becomes inconsistent with national policy. It is expected that a roll-forward of the Plan will be commenced roughly mid-way through the Plan period, unless previously triggered by monitoring or other substantial external changes. Smaller-scale allocations and adjustments to policy can be made through the preparation and production of Local Plan Part 2 or a Neighbourhood Plan.

- 10.14 A Monitoring Framework is set out at Appendix D and has been derived using a number of existing targets and indicators already monitored by the City Council and its partners. Some targets and indicators may apply to more than one policy and these are highlighted where relevant.
- 10.14 A housing 'trajectory' is included at Appendix F and sets out the expected rate of housing development from various sources over the Plan period. This will be monitored to ensure both an adequate 5 year supply of housing land District-wide and to check the situation in each of the spatial areas, particularly in relation to the strategic allocations. The Plan does not seek to phase housing provision or artificially hold back development, so if market demand is strong delivery may progress more quickly than expected in the trajectory. Alternatively, if key sites are being delayed, the Council will assess the reasons for this and investigate measures to overcome any constraints. However, it may be that other sources of supply will offset the delay and enable adequate housing provision to be maintained, or that there is expected to be an adequate District-wide land supply despite delays on a particular site. If not, it may also be necessary to bring forward additional sites for housing purposes in accordance with the development strategy established in this Plan, through the production of Local Plan Part 2 or subsequent reviews.

# Appendices







## APPENDIX A - Saved Policies

The following policies from the Winchester District Local Plan Review 2006 (WDLPR) continue to apply:

WDLPR Policy No.	WDLPR 2006 Policy Topic
DP2	Master Plan requirement for large sites
DP3	General Design Criteria
DP4	Landscape and the Built Environment
DP5	Design of Amenity Open Space
DP10	Pollution Generating Development
DP11	Unneighbourly Uses
DP12	Pollution Sensitive Development
DP13	Development on Contaminated land
DP14	Public Utilities
CE1	Strategic Gaps
CE2	Local Gaps
CE17	Re-use of Non-residential Buildings in the Countryside
CE19	Housing for Essential Rural Workers
CE20	Housing for Essential Rural Workers (permanent dwellings)
CE21	Removal of Occupancy Conditions
CE22	Dwellings for Other Rural Workers
CE23	Extension & Replacement of Dwellings
CE24	Conversion & Changes of Use to Residential
CE25	Conversion of Larger Buildings in Extensive Grounds
CE26	Staff Accommodation
CE28	Sustainable Recreation Facilities
HE1	Archaeological Site Preservation
HE2	Archaeological Site Assessment
HE4	Conservation Areas – Landscape Setting
HE5	Conservation Areas – Development Criteria
HE6	Conservation Areas – Detail Required
HE7	Conservation Areas – Demolition of Buildings
HE8	Conservation Areas – Retention of Features
HE9	Shopfronts – Retention of Existing
HE10	Shopfronts – New Shopfronts
HE11	Signage
HE12	Blinds & Shutters
HE14	Alterations to Historic Buildings
HE17	Re-use and Conversion of Historic Redundant, Agricultural or Industrial Buildings
H3	Settlement Policy Boundaries
H10	Mobile Homes (Loss)
SF1	Town Centre Development - New
SF2	Town Centre Development - Loss

# A

## Appendix Saved Policies

## APPENDIX A - Saved Policies continued

WDLPR Policy No.	WDLPR 2006 Policy Topic (continued)
SF3	Town Centre Development – Food & Drink
SF5	Primary Shopping Area
RT1	Important Amenity Areas
RT2	Important Recreational Space
RT5	Site Allocations for Recreation
RT11	Equestrian Development
RT12	Golf related development
RT13	Noisy Sports
RT16	Tourism & Leisure Facilities in the Countryside
RT17	Camping/ Caravanning Sites
RT18	Permanent Short-Stay Tourist Accommodation in Countryside
T2	Development Access
T3	Development Layout
T4	Parking Standards
T9	Freight Facilities
T12	Safeguarded Land (Botley By-pass & Whiteley Way)
W2	Town Centre, Shopping & Facilities -Broadway/Friarsgate
W4	Park and Ride
W6	Parking Controls & Servicing – New Public Car Parks
W7	Parking Controls & Servicing – Parking Standards
W10	New Footpath Proposals
W11	New Bridleway Proposal
S1	Bishop’s Waltham – Ponds
S2	Bishop’s Waltham - Malt Lane
S4	Bishop’s Waltham – Pondsides
S7	Curdrige – Hilsons Road
S10	Proposals for Land at Former Station Yard Sutton Scotney
S12	Proposals at Whiteley Green
S14	Whiteley – Solent 2
S15	Whiteley – Little Park Farm

## APPENDIX B – Glossary

	Term	Explanation
	Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should: <ul style="list-style-type: none"> <li>– Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.</li> <li>– Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.</li> </ul>
	Affordable Rented Homes	Rented housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing with rents set at a level agreed with the Council, having regard to local incomes, to ensure homes are affordable to eligible households, but in any event not more than 80 per cent of the local market rent (including service charges).
AQMA	Air Quality Management Area	Areas where air pollution levels do not meet national air quality objectives. Air pollution is addressed in Air Quality Action Plans, or through Local Transport Plans
	Allowable Solutions	A range of measures available for achieving zero carbon beyond the minimum carbon compliance requirements. These could include the development of energy-saving measures nearby to the site, the off-site provision of renewable energy generation, or a financial contribution to carbon reduction measures
AMR	Annual Monitoring Report	Part of the Local Development Framework, this assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully applied.
AAP	Area Action Plan	A Development Plan Document which provides a planning framework for a specific geographical area where change is needed or anticipated. Area Action Plans focus on implementation and are a primary means of delivering planned growth areas.
	Biodiversity	The range and diversity of life (including plants, animals and micro-organisms), ecosystems and ecological processes.
	Biomass	A fuel derived from biological material including both plant and animal derived material. A wide range of biomass can be used to generate electricity and/or heat and to produce transport fuel.
	Blue Corridors	Describes the seas, rivers, their tributaries and floodplains and can include canals and ponds where they form linked corridors for wildlife or movement through the District.
	Blueprint	Winchester City Council's community engagement toolkit focused around Localism. It is aimed at helping local people to decide what communities need now and in the future by asking them to consider the requirements of different people; how their needs may be supported; and how things may need to change so that planning policies reflect local requirements.

	Term	Explanation
	Brownfield Land/ Sites	See 'Previously Developed Land'
BREEAM	Building Research Establishment's Environmental Assessment Method	BREEAM is used to assess the environmental performance of new and existing non-residential and mixed use buildings. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management.
	Carbon compliance	Improvements in the fabric efficiency of a building taken together with onsite low/zero carbon energy generation to reduce the carbon emissions from a building to a prescribed level. Can cover all types of emissions, but current government definition is for 'regulated' emissions only.
	Carbon neutral	A development that achieves no net carbon emissions from all types (regulated and unregulated) of energy use on an annual basis. The calculation can include carbon offsets to achieve neutrality.
	Climate change	A change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is, in addition to natural climate variability, observed over comparable time periods.
CfSH	Code for Sustainable Homes	A national environmental standard which measures the environmental sustainability performance of new homes to ensure they deliver improvements in key areas such as carbon dioxide emissions and water use reduction.
CHP/ CCHP	Combined Heat and Power or Combined Cooling, Heat and Power	CHP is the simultaneous generation of usable heat and power in a single process, therefore producing less waste.
CIL	Community Infrastructure Levy	The Community Infrastructure Levy (CIL) is a levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods want.
	Comparison Shopping	The retailing of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
	Community Strategy	The high level visioning document for the District produced by the Winchester District Strategic Partnership (WDSP), dealing with wide social, economic and environmental issues that affect the District. This document guides the direction of the Local Development Framework.
	Convenience Shopping	The retailing of everyday essential items including food, drinks, newspapers and confectionery.
DEFRA	Department for Environment Food and Rural Affairs	Defra is the government department responsible for policy and regulations on the environment, food and rural affairs



	Term	Explanation
	Development Plan	This refers to the statutory planning documents covering the District, currently the South East Plan, the Minerals and Waste Development Framework and the Development Plan Documents in the Winchester Local Development Framework.
DPD	Development Plan Document	Development Plan Documents are the parts of the LDF which are adopted following independent examination and which provide the statutory planning guidance for the District.
	Economic Strategy (2010-2020)	The Economic Strategy for 2010-2020 is the principal means by which the City Council's economic vision and plans will be turned into practical outcomes for people and businesses throughout the District.
EIA	Environmental Impact Assessment (EIA)	A process by which information about the environmental effects of a project is collected, by the developer or others, and taken into account by the local planning authority in determining planning applications. Project types which should be subject to an EIA are listed in the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.
EqIA	Equality Impact Assessment	A procedure adopted by the City Council to examine the impact of draft policies on gender, age, race, disability and health, sexuality, religion and belief together with other, more specific categories such as those on low incomes, with caring responsibilities or living in rural areas.
	Evidence Base	The information gathered by the City Council to support the preparation of a range of documents that are covered by the LDF and other policies produced by the Council. It includes both quantitative (numerical values) and qualitative (feelings and opinions) data.
	Extra Care Housing	Provides vulnerable people with the housing, care and support to enable them to remain in a home of their own, and maintain their independence for as long as possible. Within Extra Care housing developments, housing support and domiciliary care can be available 24 hours a day, 7 days a week.
	Flood Zone	Depicts how flood risk varies over different areas of land. For rivers, Flood zone 3 has a 1 in 100 probability of flooding or greater in a year; Flood Zone 2 has between a 1 in 100 and 1 in 1000 annual chance of flooding in a year; Flood Zone 1 has the lowest chance of flooding (less than 1 in 1000).
	Green Collar industries	A relatively new and expanding sector which includes a range of jobs, skills and eco-technologies servicing both environmental and sustainable industries.
GI	Green Infrastructure	Green Infrastructure describes all of the natural and managed green spaces, features and water bodies that together make up a multifunctional network across rural and urban areas. The network includes green spaces such as parks and gardens on private or public land, and green links between spaces such as hedgerows and rights of way, as well as features such as blue corridors (defined above), green roofs/walls and ponds.
	Greenfield Land/ Sites	Land or sites which have not previously been developed or which were developed but have now blended back into the landscape.

	Term	Explanation
HRA	Habitats Regulations Assessment	The European Habitats Directive (92/43/EEC) requires 'appropriate assessment' of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on sites designated under this Directive.
	Informal Open Space	These are spaces open to free and spontaneous use by the public. They are not laid out or managed for a specific function (e.g. as a park, public playing field or recreation ground) and are not managed as a natural or semi-natural habitat.
	Infrastructure	Services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
	Intermediate housing	Housing at prices and rents above those of social rent but below market price or rents at an affordable price including Intermediate Rented Affordable Units and Shared Ownership Units.
	Issues and Options	The views, aspirations and concerns expressed about the Winchester District arising from a consultation period at the outset of the LDF process.
	Knowledge based industries	Industries with over 20% of the workforce educated to degree level or above.
	Lifetime Homes	Consists of standards that have been developed to ensure that any home is flexible, adaptable and accessible and that there is added comfort, convenience and safety for tenants and visitors.
	Local connection	A person shall be taken to have strong local connection to a parish if he or she satisfies any one or more of the following criteria: (i) he or she is ordinarily resident in the Parish at the date of allocation (ii) he or she was previously ordinarily resident in the Parish prior to the date of allocation and has family who ordinarily reside there (iii) he or she has a demonstrable need to live in the Parish by reason of: a. his/her current employment in the Parish b. his/her taking up permanent employment in the Parish
LDD	Local Development Document	A collective term given to the Development Plan Documents and Supplementary Planning Documents.
LDF	Local Development Framework (LDF)	The name for the portfolio of Local Development Documents. These consist of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports, produced by the Local Planning Authority.
LDS	Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
LEP	Local Enterprise Partnership	Locally-owned partnerships between local authorities and businesses set up to determine local economic priorities and undertake activities to drive economic growth and create local jobs.
LPP1	Local Plan Part 1- Joint Core Strategy	The Development Plan Document which sets out the spatial vision and objectives for the future of the Winchester District up to 2031, with the strategic policies necessary to deliver that vision.

	Term	Explanation
LTP	Local Transport Plan	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport anticipated in the District and links land use changes with transport planning.
	Localism Act	An Act which aims to shift power from Central Government into the hands of individuals, communities and Councils, for specific matters and projects.
MDA	Major Development Area	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed-use development (2000 or more homes).
	National Park	An area designated under the National Parks and Access to the Countryside Act 1949 (as amended). Part of Winchester District lies within the South Downs National Park.
NPPF	National Planning Policy Framework	The National Planning Policy Framework (NPPF) sets out the Government's priorities for planning in England. It replaced the previous raft of planning policy guidance notes and statements (PPGs and PPSs).
	Natural Greenspace	Natural England (formerly, English Nature) has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside, riverside walks and woodlands.
	Neighbourhood Plans	Under the Localism Act 2011 local communities are given rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods. These must have regard to national planning policy; be in general conformity with strategic policies in the development plan; and be compatible with EU obligations and human rights requirements. Neighbourhood plans will not take effect unless they are supported by evidence, have been independently examined and majority support is acquired through a local referendum.
	Open Book Process	A method of analysis, for instance using the Homes and Communities Agency Development Appraisal Tool that is used to assess the viability of development proposals where the costs and returns associated with a development are shared with the local planning authority by promoters of a scheme.
	Open Space	Defined in the Town and Country Planning Act 1990 as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. Certain types of open space are defined in this Plan and, subject to this, it should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.
	Open Space Strategy	The City Council currently prepares, each year, an Open Space Strategy for the District which specifies the amount and types of facility currently available, together with an assessment of levels of deficiency.
	Parish plan/ Community plan	Parish plans outline how a community would like to change and usually include an action plan detailing how development can be achieved. Unlike Neighbourhood Plans, parish/community plans may deal with a range of issues and are not subject to formal tests before adoption.

	Term	Explanation
PUSH	Partnership for Urban South Hampshire	A sub-regional Partnership of 10 local authorities from Test Valley in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire.
	Plans for Places	A document which considered the responses to the Blueprint exercise and suggested how these are translated into a development strategy for the Winchester District up to 2031. It set out in non-technical terms what the City Council considered the likely policies for the Core Strategy to cover.
	Preferred Option	Leading on from the Issues and Options consultation, the Core Strategy Preferred Option was published in May 2009.
PDL	Previously Developed Land	Also known as 'Brownfield Land'. The definition for PDL is set out in the National Planning Policy Framework:- Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: – Land that is or has been occupied by agricultural or forestry buildings. – Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures. – Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, and – Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
	Priority Housing Need	Those identified as falling within the Reasonable Preference categories as set out in S167 Housing Act 1996; generally those in the highest Bands on the Council's housing register, including those seeking family accommodation.
	Proposals Map	A map which illustrates on an Ordnance Survey map base the policies and proposals within the Local Development Framework or Local Plan.
	Ramsar site	These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands.
RS(S)	Regional (Spatial) Strategy	This sets out the region's strategic policies, in relation to the development and use of land and up until formally revoked forms part of the development plan for each local planning authority area. For the South East Region the RS is the South East Plan
	Registered Provider	Any body which is from time to time included in the Council's list of Registered Providers with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body or eligible to be so registered and approved by the Council (such approval not to be unreasonably withheld) and shall include any Landlord providing social housing whose status and functions are similar to a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA.



	Term	Explanation
	Renewable energy	Those energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass.
	Sequential Test	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites or town centre retail sites before out-of-centre sites.
	Settlement Gap	An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements
SINC	Sites of Importance for Nature Conservation	These are sites that have high nature conservation importance but are not covered by statutory national and international designations. These sites are identified by Hampshire County Council.
SSSI	Sites of Special Scientific Interest	The country's very best wildlife and geological sites, which are of importance as they support plants and animals that find it more difficult to survive in the wider countryside.
	Social Rent	Rented housing owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
	South East Plan	The Regional Strategy for the South East.
	Spatial Planning	An approach to planning that goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of a place and how it functions. The aim is to provide a planning framework for delivering the aims of other key strategies and plans, which shape the future of a local area.
SAC	Special Area of Conservation	Sites which are strictly protected through designation under the EC Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.
SPA	Special Protection Area	Areas identified as being of international importance for breeding, feeding, wintering or migration of rare and vulnerable bird species found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.
SCI	Statement of Community Involvement	Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in Planning Management decisions.
SEA	Strategic Environmental Appraisal	A generic term used to describe environmental assessment, as applied to plans, policies and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.

	Term	Explanation
SFRA	Strategic Flood Risk Assessment	A SFRA should be carried out by the local planning authority to inform the preparation of its Local Development Documents (LDDs), having regard to catchment-wide flooding issues which affect the area. Policies in LDDs should set out the requirements for site-specific Flood Risk Assessments (FRAs) to be carried out by developers and submitted with planning applications in areas of flood risk identified in the plan.
SHLAA	Strategic Housing Land Availability Assessment	A key component of the evidence base needed to support the delivery of the Core Strategy. The study provides detailed information on potential housing sites and land supply and aims to identify sufficient land to accommodate the District's housing need.
SHMA	Strategic Housing Market Assessment	A report which considers the local housing markets. The assessment looks at a number of key factors, including: the supply and demand for housing; housing and planning policies; the need for affordable housing; and the affordability of the local housing market.
SPD	Supplementary Planning Document	A type of Local Development Document that provides guidance on the implementation of planning policies and proposals. SPDs are non-statutory and carry less weight than Development Plan Documents.
SA	Sustainability Appraisal	A process for the evaluation and refinement of policy options, to ensure that emerging policies and proposals will be the most sustainable and deliverable for the District
SUDS	Sustainable Drainage Systems	An approach to managing rainwater runoff from buildings and hardstandings. A benefit of the system is to reduce the quantity and rate of surface water flow running directly to rivers via stormwater networks.
VDS/ NDS	Village/ Neighbourhood Design Statements (VDS/ NDS)	A document which informs or influences decisions on design and development. A VDS/NDS should provide a clear statement of the character of a particular village or town against which planning applications may be assessed. Local residents who are familiar with the character of an area are best placed to formulate these statements, which are adopted as SPD.
	Water Framework Directive	This European Directive (2000/60/EC), together with emerging River Basin Management Plans, looks at integrated management of water resources, taking account of abstraction, water quality and flooding.
WDSP	Winchester District (Local) Strategic Partnership	The Winchester District Strategic Partnership (WDSP) is made up of all partnerships working in the District towards implementation of the Sustainable Community Strategy, overseen by a few key partners.
	Winchester Town Forum	The Forum is made up of the 18 councillors who cover the unparished area within Winchester Town. These are: St Bartholomew; St John and All Saints; St Michael; St Luke; St Barnabas and St Paul

	Term	Explanation
	Zero carbon	<p>The Zero Carbon Hub's current definition is the elimination of all the regulated emissions from a development, by a combination of energy efficiency and the on-site generation of low zero carbon heat and power generation up to the required level of carbon compliance, together with allowable solutions for the remaining regulated emissions. Regulated emissions cover carbon dioxide emissions from energy use through space heating, fixed lighting, hot water and ventilation.</p> <p>The government have announced that unregulated emissions (such as those related to energy use from cooking or from plug-in appliances such as computers) will not fall under the definition of zero carbon.</p>

# B

## Appendix Glossary





## APPENDIX C – Evidence Base

All documents can be viewed on the Council's web site [www.winchester.gov.uk](http://www.winchester.gov.uk). The various studies and reports have been broadly categorised according to the outcomes of the Community Strategy.

### Active Communities

- Winchester District Housing Market and Housing Need Assessment Update, DTZ 2012
- Winchester District Housing Market and Housing Need Assessment Update (SHMA update), DTZ 2011
- Viability Report (Update), Adams Integra 2012
- WCC Informal Scrutiny Group Final Report – Allocation of Gypsy and Traveller Sites, 2011
- Open Space Strategy, WCC, 2012-13
- Strategic Housing Land Availability Assessment, WCC, 2012
- Housing Technical Paper, WCC, 2011
- Infrastructure Study, WCC 2011 and Delivery Plan 2012
- Market Towns and Rural Area Development Strategy Background Paper, WCC, 2011
- Winchester Town Access Plan, WCC and Hants CC, 2011
- Winchester District Strategic Housing Market Assessment update, DTZ, 2010
- Affordable Housing Viability Study, Adams Integra, 2010
- Local Connections Housing Study, Adams Integra, 2010
- Winchester District Older People's Well-Being Strategy Action Plan, WDSP, 2010
- Settlement Hierarchy covering the Market Towns and Rural Area Topic Paper May, WCC, 2009
- Winchester District LDF Transport Assessment (Stage 1), WSP, 2008
- Winchester District LDF Transport Assessment (Stage 2), MVA, 2009
- Open Space, Sports and Recreation Study, WCC 2008
- The Affordable Housing Viability Study, DTZ, 2008
- Winchester District Housing Strategy, WCC, 2008/09 – 2012/13
- Rural Housing Development Action Plan, WCC, 2008/09 – 2012/13
- Housing Market Assessment, DTZ, 2007
- Hampshire Gypsy and Traveller Accommodation Assessment, Hants CC, 2006
- Urban Capacity Study, WCC, 2001

### High Quality Environment

- Sustainable Development Guidance Document for Planning, WCC, 2011
- The Green Infrastructure Study, Enfusion, 2010
- Low Carbon Planning Policy Viability Study Element Energy, 2010

- Habitat Regulations Assessment (Appropriate Assessment Screening), Enfusion, 2009
- Core Strategy Preferred Option Sustainability Appraisal/SEA Report, Enfusion, 2009
- Live for the Future: Tackling Climate Change, WCC, 2008
- Core Strategy Issues and Options Sustainability Appraisal and Strategic Environmental Appraisal, Enfusion, 2008
- Renewable Energy Study for Winchester District, ESD, 2008
- Core Strategy Policy on Climate Change: Issues and Options, WCC, 2007
- Sustainability Appraisal Scoping Report, Enfusion, 2007
- Green Infrastructure Technical Report, WCC, 2007
- Strategic Flood Risk Assessment, Halcrow, 2007
- Assessment of Countryside Recreation Supply and Demand in Winchester, Hants CC, 2007
- Vision for Winchester – Towards Our Future, Winchester Town Forum, 2007
- Winchester District Landscape Character Assessment, WCC and Hants CC, 2004
- Future of Winchester Study, WCC, 1999
- Winchester Landscape and its Setting, WCC, Hants CC and others, 1998
- Bushfield Camp Study, WCC, 1997

## **Prosperous Economy**

- Retail Study Update, NLP 2012
- Review of Employment Prospects, Employment Land and Demographic Projections, DTZ, 2011
- The Winchester District Economic Strategy, WSDP, 2010-2020
- Retail and Town Centre Uses Study update, NLP, 2010
- PUSH Economic Development Strategy, 2010
- Evaluation of "Knowledge Park" Proposal At Bushfield Camp, Winchester, Vail Williams, 2010
- Bushfield Camp Evaluation & Viability Study, Vail Williams, 2009
- Winchester District Economic and Employment Land Study supplementary report, SQW, 2009
- The Winchester District Economic and Employment Land Study, SQW, 2007
- Retail and Town Centre Uses Study, NLP, 2007

## **Other Evidence**

- Community Planning Documents (various see website for details)
- Winchester District Community Strategy, WDSP, 2010 - 2020
- Winchester District Local Plan Review 2006
- Hampshire County Council – Facts and Figures [www.hants.gov.uk](http://www.hants.gov.uk)
- Partnership for Urban South Hampshire [www.push.gov.uk](http://www.push.gov.uk)

## APPENDIX D – Monitoring Framework

# D

## Appendix Monitoring Framework

Policy DS1 Development Strategy and Principles		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Health, Water, Waste, Climate Change, Sustainable Construction, Biodiversity, Heritage, Landscape & Soils, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
4,000 new homes in Winchester Town	Net additional dwellings in Winchester Town Monitored in relation to trajectory at Appendix F	WCC/HCC
6,000 new homes in South Hampshire Urban Areas	Net additional dwellings in SHUA Monitored in relation to trajectory at Appendix F	WCC/HCC
2,500 new homes in Market Towns & Rural Area	Net additional dwellings in MTRA Monitored in relation to trajectory at Appendix F	WCC/HCC
Grow economic base in knowledge, creative & media industries in Winchester Town	Knowledge, creative and media businesses in Winchester Town	ONS
Economic growth & community infrastructure in South Hampshire Urban Areas	New employment floorspace in SHUA. New businesses registered in SHUA	HCC ONS
Facilities for local needs in Market Towns & Rural Area	New services and community facilities developed in MTRA area	WCC/HCC
Efficient use of land / use of previously developed land	Average density of housing developments. % development on PDL.	WCC/HCC
Sequential approach to development	% of retail and leisure development within defined town centres. % of housing development on greenfield/brownfield land. % of housing development within settlements / countryside	WCC/HCC

## Policy WT1 Development Strategy for Winchester Town

SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Health, Water, Waste, Climate Change, Sustainable Construction, Biodiversity, Heritage, Landscape & Soils, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
2,000 new homes within Winchester built-up area	Net additional dwellings in Winchester built-up area Monitored in relation to trajectory at Appendix F and Policies WT1 and WT2	WCC/HCC
2,000 new homes at Barton Farm <sup>1</sup>	Net additional dwellings at Barton Farm Monitored in relation to trajectory at Appendix F and Policy WT2	WCC/HCC
Retain existing employment land/gain additional	Change of use/loss of employment land/gain of employment floorspace	WCC/HCC
Grow economic base	See DS1	ONS
Encourage start-up premises	New businesses registered Start-up premises permitted	ONS Planning permissions
Additional retail floorspace as identified in updated studies	New retail floorspace permitted Shop vacancies in town centre Progress in relation to projections in retail study update	WCC/HCC GOAD data Facilities surveys
Leisure, Culture & tourism developments encouraged in town centre	New floorspace/change of use permitted in the town centre/out of centre development (%)	WCC/HCC
Open space (play space & sports provision)	Public open space secured through allocations & developments in relation to target	WCC – Open Space Strategy
Green infrastructure	Provision of new GI	HBIC WCC – Planning Obligations WCC – Open Space Strategy
WTAP & WAQMA	Progress on targets in WTAP & AQMA	HCC/WCC
Bushfield Camp <sup>2</sup>	Development agreed (WT3)	WCC – Planning Permission
<sup>1</sup> See WT2 for further details		
<sup>2</sup> See WT3 for further details		



<b>Policy WT2 Strategic Housing Allocation – Barton Farm</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOME</b>		<b>SA/SEA OBJECTIVES</b>
Active Communities Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Health, Water, Waste, Climate Change, Sustainable Construction, Biodiversity, Heritage, Landscape & Soils, Built Environment, Pollution
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Masterplan for development	Masterplan followed by acceptable planning application including specific aspects below:	WCC – Officer update & planning permissions
2,000 dwellings of which 40% affordable	Net additional dwellings. Monitored in relation to trajectory following WT2 % above that are affordable dwellings.	WCC/HCC WCC – Strategic Housing
New local centre with retail, employment, pre-school & primary facilities	Progress in relation to Infrastructure Delivery Plan (IDP) New local centre proposed in scheme and delivered	WCC – planning permissions/ obligations
Transport improvements and Park & ride scheme	Transport improvements and P&R proposed and delivered	WCC – planning permissions/ obligations
Provision of publicly accessible land east of railway line	Provision of publicly accessible land proposed and delivered	WCC – planning permissions/ obligations
SUDS & Habitats Regulations compliance	SUDS & Habitats Regulations compliance	WCC – planning permissions/ obligations
Landscape protection, enhancement and structural landscaping	Landscape protection, enhancement, structural landscaping proposed and delivered	WCC – planning permissions/ obligations

<b>Policy WT3 Bushfield Camp Employment Site</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOME</b>		<b>SA/SEA OBJECTIVES</b>
Active Communities Prosperous Economy High Quality Environment		Economy & Employment, Transport, Water, Waste, Climate Change, Sustainable Construction, Biodiversity, Heritage, Landscape & Soils, Pollution
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Development proposal agreed meeting policy criteria	Acceptable planning application covering aspects in WT3	WCC – Planning permission
Habitats Regulations Assessment	Habitats Regulations compliance and any mitigation required	WCC – Planning permission
Zero/low carbon scheme	High Code for Sustainable Homes/BREEAM/national standard for zero carbon achieved	WCC – Planning permission

<b>Policy SH1 Development Strategy for South Hampshire Urban Areas</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
Active Communities Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Health, Water, Waste, Climate Change, Sustainable Construction, Biodiversity, Heritage, Landscape & Soils, Built Environment, Pollution
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
3,000 new dwellings at West of Waterlooville <sup>1</sup> (2500 within Winchester District)	Net additional dwellings at West of Waterlooville Monitored in relation to trajectory following SH2	WCC/HCC
3,500 new dwellings at North of Whiteley <sup>2</sup>	Net additional dwellings at North of Whiteley Monitored in relation to trajectory following SH3	WCC/HCC
Green infrastructure and gap around North Fareham SDA	Green infrastructure proposed and delivered and gap safeguarded	WCC – planning permissions/ obligations
Provide commercial floorspace at Whiteley, Segensworth and West of Waterlooville	New floorspace proposed in relevant scheme and delivered, or protected.	ONS
Protect natural assets	Habitats Regulations compliance and any mitigation required	WCC – Planning permission
<sup>1</sup> See SH2 for further details		
<sup>2</sup> See SH3 for further details		

## Policy SH2 Strategic Housing Allocation – West of Waterlooville

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Health, Water, Waste, Climate Change, Sustainable Construction, Biodiversity, Heritage, Landscape & Soils, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
3,000 dwellings (2,500 in Winchester District) of which 40% affordable	Net additional dwellings Monitored in relation to trajectory following SH2 % of above that are affordable dwellings.	WCC/HCC WCC – Strategic Housing
23ha of employment land (or updated figure)	23ha of employment land proposed and delivered	WCC/HCC
Community facilities & infrastructure	Progress in relation to IDP and planning permissions	
Local centre with retail	Local centre with retail as part of planning application	WCC – Planning permission
New access road	New access road proposed and delivered	HCC WCC – planning permissions/ obligations
2 new primary schools	2 new primary schools proposed and delivered	HCC WCC – planning permissions/ obligations
Contribution to secondary school places	Contribution to secondary schools secured	HCC/ WCC - planning permissions obligations



**Policy SH3 Strategic Housing Allocation – North Whiteley**

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Water, Biodiversity, Landscape & Soils, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
3,500 dwellings of which 40% affordable	Net additional dwellings. Monitored in relation to trajectory following SH3 % of affordable dwellings.	WCC/HCC WCC – Strategic Housing
Community facilities & infrastructure	Progress in relation to IDP and planning permissions	
Pre-school facilities, 2 new primary schools and a secondary school	Education requirements proposed and delivered	HCC WCC – planning permissions/ obligations
Transport Assessment completed. Complete Whiteley Way	Transport Assessment completed with actions agreed and delivered	HCC WCC – planning permissions/ obligations
Assess impacts on habitats & biodiversity	Habitats Regulations compliance and any mitigation required.	WCC – planning permissions/ obligations
Green Infrastructure Strategy	Green Infrastructure Strategy agreed and implemented	HBIC WCC – planning permissions/ obligations

**Policy SH4 North Fareham SDA**

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Building Communities Infrastructure Economy & Employment Biodiversity Landscape & Soils
TARGET/DIRECTION	INDICATOR	SOURCE
Secure open area between SDA and Knowle and Wickham	Green infrastructure/gap secured as part of planning permission	WCC – planning permissions/ obligations

## Policy MTRA1 Development Strategy Market Towns & Rural Areas

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Built Environment, Landscape & Soils
TARGET/DIRECTION	INDICATOR	SOURCE
New homes to meet local housing needs (approx 2500)	Net additional dwellings Monitored in relation to trajectory in Appendix F. Mix of size of housing Number & % of dwellings that are affordable housing	WCC/HCC WCC – Strategic Housing
Retention of existing / provision of additional employment land	Amount of employment land lost/gained	WCC/HCC
Retention of rural shops & community facilities / provision of additional facilities.	Number of rural shops/facilities lost/gained	WCC/HCC WCC Facilities survey

## Policy MTRA 2 Market Towns and Larger Villages

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Building Communities Infrastructure Housing Economy & Employment Transport Built Environment Landscape & Soils
TARGET/DIRECTION	INDICATOR	SOURCE
500 new homes in Bishop's Waltham and New Alresford	Net additional dwellings delivered Monitored in relation to trajectory in Appendix F.	WCC/HCC
250 new homes in Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase & Wickham	Net additional dwellings delivered Monitored in relation to trajectory in Appendix F.	WCC/HCC
Retention of existing / provision of additional employment land	See MTRA1	WCC/HCC
Retention of rural shops & community facilities / provision of additional facilities.	See MTRA1. Shop vacancies in town centres	WCC/HCC GOAD data WCC facilities surveys

**Policy MTRA 3 Other Settlements in the Market Towns and Rural Area**

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Built Environment, Landscape & Soils
TARGET/DIRECTION	INDICATOR	SOURCE
Development / re-development in settlements listed is contained within policy boundaries	Net additional dwellings and other new developments permitted within the settlements listed	WCC/HCC WCC – facilities surveys
Development / re-development within the settlements listed is infilling.	Net additional dwellings and other new developments permitted within the settlements listed	WCC/HCC WCC – facilities surveys

**Policy MTRA 4 Development in the Countryside**

SPATIAL OBJECTIVES/ SCS		SA/SEA OBJECTIVES
Prosperous Economy High Quality Environment		Housing, Economy & Employment, Transport, Landscape & Soils
TARGET/DIRECTION	INDICATOR	SOURCE
Housing development is for operational needs	Net additional dwellings	WCC/HCC
Affordable housing for local needs	Number of affordable dwellings provided on exception sites	WCC/HCC WCC – Strategic Housing
Re-use of buildings development for employment, tourist accommodation, or community use	Changes of use, by category	WCC/HCC WCC – planning permissions WCC – Economic Strategy
Justifiable new development of buildings for employment, tourist accommodation or community use	New developments permitted	WCC/HCC WCC – planning permissions WCC – Economic Strategy

## Policy MTRA 5 Major Commercial and Educational Establishments in the Countryside

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Prosperous Economy		Economy & Employment, Transport, Landscape & soils
TARGET/DIRECTION	INDICATOR	SOURCE
Masterplans produced for major sites	Production of Masterplans and implementation via planning permissions	WCC – planning permissions

## Policy CP1 Housing Provision

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Active Communities		Building communities, Housing
TARGET/DIRECTION	INDICATOR	SOURCE
Delivery of 12,500 new homes, distributed as set out in CP1	Net additional dwellings, by sub-area	WCC/HCC

## Policy CP2 Housing Provision and Mix

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Active Communities		Building communities, Housing, Health
TARGET/DIRECTION	INDICATOR	SOURCE
Range of types, tenures and sizes of housing – majority 2 & 3 bed houses.	Net additional dwellings by number of bedrooms. Net additional dwellings by tenure.	WCC/HCC WCC – Strategic Housing

## Policy CP3 Affordable Housing Provision on Market Led Housing Sites

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Active Communities		Building communities, Housing, Health
TARGET/DIRECTION	INDICATOR	SOURCE
40% of new dwellings to be affordable, with 70% being for rent.	Number and % of new affordable dwellings delivered, in total and for rent / Intermediate Affordable Housing	WCC/HCC WCC – Strategic Housing
Financial contribution in lieu of on-site provision	Affordable housing financial contributions collected	WCC/HCC WCC – Strategic Housing

**Policy CP4 Affordable Housing on Exception Sites to Meet Local Needs**

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Active Communities		Building communities, Housing, Health
TARGET/DIRECTION	INDICATOR	SOURCE
Housing on exceptions sites to be affordable housing for rent	Number of new affordable homes delivered on exception sites	HCC/WCC WCC – planning applications & strategic housing
Exceptionally, modest other tenures (at least 70% to meet priority local need)	Numbers on sites with other tenures, % that meet priority local needs.	WCC – planning applications & strategic housing

**Policy CP5 Sites for Gypsies, Travellers and Travelling Showpeople**

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Active Communities		Building communities, Housing, Health
TARGET/DIRECTION	INDICATOR	SOURCE
Assessment of needs and provision of sites for gypsies, travellers & travelling showpeople	Allocation of sites (number of pitches) following needs assessment. Permission granted for adequate sites (pitches)	WCC/HCC – Needs Assessment WCC – Planning Permissions
No unacceptable loss of existing permanent authorised sites	Change of use/re-development of sites	WCC – Planning Permissions

**Policy CP6 Local Services and Facilities**

SPATIAL OBJECTIVES/ SCS OUTCOMES		SA/SEA OBJECTIVES
Prosperous Economy		Building Communities, Economy & Employment
TARGET/DIRECTION	INDICATOR	SOURCE
Retention and improvement in services and facilities	Number of new and existing facilities and services. Loss of existing facilities and services	WCC – Planning Permissions WCC – facilities surveys



<b>Policy CP7 Open Space, Sport and Recreation</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
Active Communities		Building communities, Health
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Improve provision of types of open space to the standards set out in the policy	Areas dedicated to open space uses in conjunction with development. Financial contributions for provision and how spent	WCC – Planning Permissions WCC – Open Space Strategy
Improve provision of built facilities to the standards set out in the policy	New or extended facilities provided	WCC – Planning Permissions Facilities surveys
Improve accessibility to open space and recreational facilities to standards set out in the policy	Standards per 1,000 population as set out in the policy. Walking and driving distances to facilities	Sport England HCC (accessibility modelling)

<b>Policy CP8 Economic Growth and Diversification</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
Prosperous Economy		Economy & Employment
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Bring forward adequate land to meet identified needs	Implementation of land allocated/committed for business development.	WCC/HCC
New employment floorspace	New employment floorspace by type	WCC/HCC
Growth in employment	New business start-ups	ONS/BIS/NOMIS
Growth of employment in key economic sectors	Persons employed by economic sector	ONS/BIS/NOMIS
Support self-employment and working from home	Numbers of self-employed	ONS/BIS/NOMIS

<b>Policy CP9 Retention of Employment Land and Premises</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
Prosperous Economy		Economy & Employment
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Retention of employment floorspace	Loss of 'B' Use Class floorspace by type	WCC/HCC

<b>Policy CP10 Transport</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
Prosperous Economy		Transport, Infrastructure
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Minimise demands on transport network and improve quality of access	Travel Plans for major developments. Improvements to networks secured from planning permissions	WCC – Planning Obligations data
Work towards aims of the Hampshire Local Transport Plan (LTP) and Winchester Town Access Plan (WTAP)	Implementation of measures within LTP & WTAP from planning permissions	WCC – Planning Obligations data WCC/HCC – monitoring of LTP & WTAP actions
Reduce distances travelled to work	Distances travelled to work	HCC, ONS, Census data
Increase use of sustainable modes for school trips	Mode of travel to school	HCC
Increase use of non-car modes	% of passenger share on public transport	HCC

<b>Policy CP11 Sustainable Low and Zero Carbon Built Development</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
High Quality Environment		Climate Change, Sustainable Construction
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
New developments to achieve the relevant levels of sustainability required in the policy	% of new developments achieving specified levels	WCC – Planning permissions, building control data
Development of Allowable Solutions	Physical or financial contribution to Allowable Solutions	WCC – Planning Obligations data
Reduction in carbon emissions	Carbon emissions per capita	Technical Surveys
Reduction in water consumption	Average consumption per household per day	Water companies

<b>Policy CP12 Renewable and Decentralised Energy</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
High Quality Environment		Climate Change, Sustainable Construction
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Development of renewable and decentralised energy schemes	Number of schemes developed. Installed capacity / renewables generation	WCC – planning permissions DECC – renewable energy statistics

<b>Policy CP13 High Quality Design</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
High Quality Environment		Built Environment, Sustainable Construction
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Developments to meet highest standards of design	Development proposals refused under CP13. Schemes awarded design awards	CC – Planning permissions. Building for Life Awards, Civic Trust Awards, etc

<b>Policy CP14 The Effective Use of Land</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
High Quality Environment		Built Environment
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
High density and quality of development within urban areas	Average densities of new housing developments within various settlements	WCC/HCC

<b>Policy CP15 Green Infrastructure</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
High Quality Environment		Biodiversity, Infrastructure, Health, Landscape & Soils
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Maintain and increase the amount of green infrastructure	GI provided / lost, including in association with development	WCC – Planning Obligations data WCC – Open Space Strategy
Increase in quality of green infrastructure	Management plans for green infrastructure secured with new developments	WCC – Planning Obligations data
Improvement in quantity and quality of green infrastructure in areas identified in WCC GI Study and PUSH GI Implementation Strategy	Achievement of aims and actions in WCC & PUSH GI documents	Reporting of WCC & PUSH strategies by relevant officers

<b>Policy CP16 Biodiversity</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
High Quality Environment		Biodiversity, Landscape & Soils
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
No loss in areas of biodiversity importance	Extent of areas of biodiversity importance	Natural England HBIC
Improved local biodiversity	Conditions of SSSIs. Management Status of SINCs	Natural England HBIC
Delivering BAP targets and enhancing Biodiversity Opportunity Measures	Extent of BAP priority habitats Trends for BAP priority species	HBIC

<b>CP17 Flooding</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
High Quality Environment		Water
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Avoiding/managing flood risk	Number of applications objected to by Environment Agency on grounds of flooding, or subsequently permitted with mitigation measures	Environment Agency & WCC planning permission records
Maintaining water quality	Number of applications objected to by Environment Agency due to impact on water quality, or subsequently permitted with mitigation measures	Environment Agency & WCC planning permission records
Improvement of water bodies to 'good'status	Assessment of water quality	Environment Agency - Water Resource Management Plan

<b>Policy CP18 Settlement Gaps</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
High Quality Environment		Landscape & Soils, Built Environment
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Retain open and undeveloped nature of gaps identified in the policy	Number of new buildings developed in the gaps	WCC/HCC WCC – planning permissions

<b>Policy CP19 South Downs National Park</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOMES</b>		<b>SA/SEA OBJECTIVES</b>
High Quality Environment		Biodiversity, Landscape & Soils , Building Communities
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Development to accord with National Park's purposes	Recommendations over-ruled by SDNP Authority	WCC – planning permissions



<b>Policy CP20 Heritage and Landscape Character</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOME</b>		<b>SA/SEA OBJECTIVES</b>
High Quality Environment		Heritage, Built Environment
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Development to recognise, respect and enhance the District's landscape & heritage assets	Number of permissions refused on heritage / landscape impacts. % of appeals won on these grounds.	WCC – planning permissions WCC – Appeals data
Increase number of conservation areas with conservation area appraisal	% of conservation areas with up to date appraisals	WCC - Conservation
Increase amount of conservation areas with Management Assessment Plans	% of conservation areas with Management Assessment Plans	WCC - Conservation
Reduction in number of Buildings at Risk	Number on Buildings at Risk register	WCC - Conservation

<b>Policy CP21 Infrastructure and Community Benefit</b>		
<b>SPATIAL OBJECTIVES/ SCS OUTCOME</b>		<b>SA/SEA OBJECTIVES</b>
High Quality Environment		Building Communities, Infrastructure
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Provide necessary and timely infrastructure for developments	Infrastructure provided on-site for developments, or site-specific financial contributions received	WCC – Planning Obligations monitoring
Ensure appropriate financial contributions	Number and amount of financial contributions / CIL	WCC – Planning / CIL monitoring



## APPENDIX E – Infrastructure Delivery Summary

### Active Communities

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
<b>Affordable housing - Particularly 3 bed rented properties. Also need for social housing for vulnerable working age adults</b>	Across the District. The greatest need is within Winchester Town, but also need local connection homes in all Parishes.	Policy WT1 Development Strategy for Winchester Town; WT2 Strategic Housing Allocation – Barton Farm; SH1 Development Strategy for South Hampshire Urban Areas; SH2 Strategic Housing Allocation – West of Waterlooville; Policy SH3 Strategic Housing Allocation – North Whiteley, MTRA1, Policy MTRA 2 Market Towns and Larger Villages, MTRA3, CP1 Housing Provision, CP3 Affordable Housing Provision on Market Led Housing Sites, and CP4 Affordable Housing on Exception Sites to Meet Local Needs	Delivery throughout the Core Strategy phased with the housing trajectory. Delivery is mainly through development of market-led housing sites, however, if delivery is delayed, or to meet local needs, Policy CP4 allows for the development of affordable housing on exception sites.	Through new development. This may be delivered by Developer, RSLs or through CIL, dependant upon future mechanisms for bringing forward affordable housing.
<b>Specialist Housing - Extra Care Housing, housing for the older population</b>	Across the District, but provision will need to be where health services are also accessible	Policies WT1 Development Strategy for Winchester Town; WT2 Strategic Housing Allocation – Barton Farm; SH1 Development Strategy for South Hampshire Urban Areas; SH2 Strategic Housing Allocation – West of Waterlooville; Policy SH3 Strategic Housing Allocation – North Whiteley, and CP2 Housing Provision and Mix	This will be delivered through the strategic allocations and other development. Adult services will also look at alternative ways of providing Extra Care, for example through a community based model of care or through clustering accommodation. Funding may also be sought through private funding, RPs, HCC, WCC grant funding, Department of Health, exception sites and developer contributions. Developing community based support services to allow older people to stay in their own homes is also being explored.	HCC/LSP; privately funded through new development.
<b>Specialist Housing – Gypsy and Traveller Sites</b>	Across the District	Policy CP5 Sites for Gypsies, Travellers and Travelling Showpeople.	Accommodation Needs Assessment is being carried out to inform Local Plan Part 2 which will allocate sites as necessary for Gypsies and Travellers.	WCC / HCC

## Active Communities continued

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
<b>Arts facilities, museums and library floorspace</b>	Across the District but improvements particularly needed in rural areas	Policy CP6 Local Services and Facilities	There are opportunities to develop some existing facilities which are currently not used to their capacity. The Hampshire Library and Information Service will seek developer contributions for increasing capacity for any major new development around Winchester City, New Alresford and Bishops Waltham. Community facilities will also be provided through the delivery of the strategic allocations.	Developer - serviced land, facility or funding
<b>Accessible community and village halls suitable to accommodate a range of sporting activities</b>	In key rural settlements	Policy CP6 Local Services and Facilities, WT2, SH2, SH3	There are opportunities to develop some existing facilities which are currently not used to their capacity. Community facilities will also be provided through the delivery of the strategic allocations.	Developer - serviced land, facility or funding
<b>Open Space and Sports and Recreation built facilities</b>	Across the District.	Policy CP7 Open Space, Sport and Recreation	This will be delivered through new development, on-site wherever possible, using the Open Space Strategy to identify deficits.	Landowners / Developers; WCC; Parish Councils
<b>Health Services- pressure on existing services from anything other than small developments</b>	New Alresford, Bishops Waltham, Denmead, West Meon and Twyford	Policy DS1 Development Strategy and Principles; Policy CP6 Local Services and Facilities; Policy MTRA 2 Market Towns and Larger Villages; Policy MTRA 3 Other Settlements in the Market Towns and Rural Area	Solutions may vary depending on location and proximity to existing services and the opportunity for expansion, but this may need to be delivered for significant development in the market towns and certain local centres, funded through developer contributions / NHS	NHS Hampshire; Developer if new primary care facilities required through development.
<b>Additional NHS dental services</b>	Across the District.	Policy CP6 Local Services and Facilities.	The NHS is working on increasing the capacity and flexibility of dental services in Winchester. Mobile services are being provided in some rural towns, but additional services will have to be delivered through dental service.	Hampshire Community Health Care Service / Dental Service

## Active Communities continued

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
<b>Emergency Services - lack of facilities for local / neighbourhood policing</b>	Periphery of the District	Policy CP6 Local Services and Facilities; Policy CP13 High Quality Design	New development should be designed using best practice such as 'Secured by Design' standards and designed to create a coherent community. Where necessary, satellite facilities (such as drop-in multi-agency offices) could be provided through new significant development which would allow neighbourhood teams to be located close to local communities.	Police / Developer / WCC

## High Quality Environment

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
<b>Green Infrastructure - access to quality natural green spaces</b>	Across the District	Policy CP15 Green Infrastructure which is linked to the PUSH GI Implementation Plan	Green Infrastructure should be provided as an integral part of the strategic development sites. There are opportunities to create new links with suitable, accessible natural green spaces for e.g. Forestry Commission and HCC land.	Developer and landowners such as HCC and FC
<b>Public Transport - Access to public transport</b>	Rural areas and market towns	Policy DS1 Development Strategy and Principles; Policy WT2 Strategic Housing Allocation – Barton Farm; Policy WT3 Employment Allocation- Bushfield Camp; Policy SH2 Strategic Housing Allocation – West of Waterlooville; Policy SH3 Strategic Housing Allocation – North Whiteley; Policy MTRA 2 Market Towns and Larger Villages; Policy MTRA 5 Major Commercial and Educational Establishments in the Countryside; Policy CP10 Transport; Policy CP21 Infrastructure and Community Benefit	Major developments will be expected to contribute towards improving bus services. Funding to create a network of safer cycle routes could be funded through the Governments' Local Sustainable Transport Fund' or from developer contributions where appropriate.	Private bus companies, Access - Developer, Hampshire County Council



## High Quality Environment continued

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
<b>Flooding – Fluvial</b>	Winchester Town	Policy CP17 Flooding, Flood Risk and the Water Environment; Policy CP21 Infrastructure and Community Benefit	Avoid inappropriate development in areas at risk of flooding and require flood risk assessments to be submitted alongside planning applications where necessary.	WCC / Environment Agency / HCC
<b>Flooding - Groundwater And Surface Water</b>	Groundwater flooding at Hambledon and at Wickham and surface water flooding around the middle reaches of the R. Hamble and at Denmead.	Policy CP17 Flooding, Flood Risk and the Water Environment; Policy CP21 Infrastructure and Community Benefit	Groundwater flooding avoidance and mitigation measures incorporated at the development stage, with the emphasis on avoiding inappropriate development in areas at risk from groundwater flooding.	Developer / Environment Agency / HCC
<b>Waste Water Treatment - additional capacity will be required to serve the level of development identified in the Core Strategy.</b>	Capacity issues at Morestead WWTWs and Wickham WWTWs	Policy CP17 Flooding, Flood Risk and the Water Environment; Policy CP21 Infrastructure and Community Benefit	Investment to provide additional wastewater treatment capacity and treated water resources and additional local sewerage and water distribution capacity. Water companies will need to seek funding for additional capacity improvements through the water industry's periodic review of charges process (next round in 2014). An assessment carried out in 2009 found that Wickham WWTW could only accommodate around 50 new homes up to 2017 without the need to upgrade the facility.	Developer / Water Companies / Environment Agency / WCC

## High Quality Environment continued

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
<b>Water Supply - additional capacity will be required to serve the level of development identified in the Core Strategy</b>	Limited abstraction is possible from Lower Upham (Northbrook WTW, R. Hamble Catchment) and Newtown (Soberton WTW, R. Meon Catchment) which are being used to compensate for reduced abstraction at Hoe WTW (environmental issues). Abstraction licences for the R. Itchen are also due to be reduced (by 2015).	CP11 Sustainable Low and Zero Carbon Built Development; Policy CP17 Flooding, Flood Risk and the Water Environment; Policy CP21 Infrastructure and Community Benefit	Additional development will put an increasing strain on water supply. Legislation including the Habitats Regulations and the Water Framework Directive has/may introduce further restriction on water supply. Alongside water efficiency measures being introduced through the water company management plans, CP11 will require new development to meet higher levels of water efficiency.	Water Companies / Developers / Environment Agency / LPA
<b>Energy capacity at substations</b>	Where local substations are nearing their ceiling capacity, major new development may require an upgrade of the substation.	Policy DS1 Development Strategy and Principles; Policy CP21 Infrastructure and Community Benefit; Policy CP11 Sustainable Low and Zero Carbon Built Development; Policy CP12 Renewable and Decentralised Energy	Where major new development requires an upgrade of the substation delivery will be at development stage.	Costs either recouped through future charges from the development, or borne by the developer
<b>Waste - Existing Household Waste Recycling Centres are working near operational capacity.</b>	Across the District – Winchester and New Alresford. Possibility of a new facility at Whiteley to relieve pressure on facilities at Hedge End and Segensworth.	Policy CP21 Infrastructure and Community Benefit; Policy DS1 Development Strategy and Principles	Additional households would put further pressure on these existing sites, to the point where a new facility would be required. Delivery could be as part of a strategic allocation.	HCC/Developer

## Economic Prosperity continued

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
<b>Communications - broadband</b>	Across District, particularly rural areas	Policy MTRA1 Development Strategy Market Towns and Rural Area; Policy CP8 - Economic Growth and Diversification; Policy CP21 - Infrastructure and Community Benefit	Provided through new development and economic investment.	Partnership between the County Council, local authorities and the providers.
<b>Affordable workspace for the creative sector</b>	Particularly in Winchester Town	Policy CP8 Economic Growth and Diversification	There is an existing lack of workspace, which should be delivered through new development and economic investment.	Developer - serviced land, facility or funding
<b>Education - Insufficient primary education capacity to accommodate the predicted increased demand for school places over the next five years</b>	Winchester Town, Whiteley, New Alresford, West of Waterlooville	Policy DS1 Development Strategy and Principles; Policy WT2 Strategic Housing Allocation – Barton Farm; Policy SH2 Strategic Housing Allocation – West of Waterlooville; Policy SH3 Strategic Housing Allocation – North Whiteley; Policy CP21 - Infrastructure and Community Benefit	Additional primary places are being planned within Winchester Town and within the three Strategic Allocations. Additional development of a smaller scale may also take place in other settlements which may require additional primary school provision. Delivery of additional school capacity would be at the appropriate phase of development of the strategic allocations.	Developer/ HCC
<b>Education - Some additional secondary school provision is needed to meet housing levels in the Core Strategy.</b>	Winchester Town, West of Waterlooville (outside of the District ), and Whiteley area	Policy DS1 Development Strategy and Principles; Policy WT2 Strategic Housing Allocation – Barton Farm; Policy SH2 Strategic Housing Allocation – West of Waterlooville; Policy SH3 Strategic Housing Allocation – North Whiteley; Policy CP21 - Infrastructure and Community Benefit	Additional development will put increasing pressure on schools where there is already insufficient capacity, but could also help fill spaces in schools which have surplus spaces. Some additional secondary school provision is needed to meet housing levels and is being provided through the Strategic Allocations at North Whiteley and North Winchester. Delivery of additional school capacity would be at the appropriate phase of development for the relevant strategic allocations.	Developer/ HCC

## Economic Prosperity continued

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
<b>Transport LRN - in some locations above capacity and suffers congestion during am and pm peak periods</b>	Winchester Town and the surrounding wards; Whiteley	Policy CP10 Transport ; Policy DS1 Development Strategy and Principles; Policy WT2 Strategic Housing Allocation – Barton Farm; Policy WT3 – Employment Allocation Bushfield Camp; Policy SH3 Strategic Housing Allocation – North Whiteley; Policy CP21 - Infrastructure and Community Benefit	Transport improvement packages including demand management schemes and off-site highway improvements will be secured and implemented where required.	Developer, Hampshire County Council
<b>Transport SRN - congestion along the M3 and particularly at the A34 junction with the M3; M27 junctions 3-4 and 5-9</b>	Winchester Town and the surrounding wards; Whiteley	Policy CP10 Transport ; Policy DS1 Development Strategy and Principles; Policy WT2 Strategic Housing Allocation – Barton Farm; Policy WT3 – Employment Allocation Bushfield Camp; Policy SH3 Strategic Housing Allocation – North Whiteley; Policy CP21 - Infrastructure and Community Benefit	Transport improvement packages including demand management schemes and off-site highway improvements will be secured and implemented where required.	Developer

## Delivery of the Strategic Allocations

### Winchester North (Policy WT2) continued

Infrastructure Requirements	Requirements	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
<b>TRANSPORT</b>	<ul style="list-style-type: none"> <li>Off-site highway improvements to mitigate traffic impacts of the development</li> <li>New roads/ junctions as required to serve the development and to mitigate traffic impacts</li> <li>New bus services</li> <li>Provision of 'park and ride light' facility</li> <li>Preparation and monitoring of travel plans for residential, employment, schools</li> </ul>	HCC /HA / Developer/ Commercial Bus Company	Developer funded	In step with development	Subject to planning permission, and S106 Agreement	Detailed requirements for the proposed 2000 dwellings, subject to full transport assessment
<b>AFFORDABLE HOUSING</b>	<ul style="list-style-type: none"> <li>Provision within each development phase, 40% of units</li> <li>Provision of nursing home</li> </ul>	RPs/ developers	Developer funding/ RPs/ HCA	Phased delivery	Availability of Grant funding	Take account of viability testing and other essential infrastructure costs
<b>EDUCATION</b>	<ul style="list-style-type: none"> <li>Provision of pre-school facilities on site.</li> <li>Provision of a new primary school</li> <li>Provision of land to provide an extension to existing secondary school and shared community open space. A scheme to secure the provision of additional school places</li> </ul>	Developer/ HCC	Commercial/ voluntary sector/ HCC / developer contributions	Phased		
<b>HEALTH</b>	<ul style="list-style-type: none"> <li>Provision of health practice building</li> </ul>	Developer / PCT/ private agreement		TBA		
<b>COMMUNITY AND RECREATION</b>	<ul style="list-style-type: none"> <li>Provision of public open space in accordance with categories in the Core Strategy standard, including provision of children's and young people's play equipment and sports facilities, allotments and community building</li> </ul>	Developers to layout and equip open space provision	Developer contributions	Within all phases		Facilities and contributions to be determined through s106 obligations




**Winchester North (Policy WT2) continued**

Infrastructure Requirements	Requirements	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
<b>GREEN INFRASTRUCTURE</b>	<ul style="list-style-type: none"> <li>• Provision of area of natural green space (land east of railway).</li> <li>• Enhancement of environmentally sensitive areas within and around the site.</li> <li>• Provision of foot and cycle routes within greenspace to integrate with adjoining areas</li> </ul>		Developer / voluntary (HWT)	TBA		
<b>UTILITIES AND WASTE</b>	<ul style="list-style-type: none"> <li>• Renewable Energy to relevant Code for Sustainable Homes requirement</li> <li>• Investment to provide additional capacity at Harestock Wastewater Treatment Works.</li> <li>• Additional water resources, as identified in the Water Resources Management Plan.</li> <li>• Improve capacity in the local water distribution system and local sewerage system – connection at the nearest point of capacity required.</li> </ul>	Energy providers/ Southern Water/ Developer	Developer/ Water Company through Periodic Review Process	All phases/ As part of the periodic review process	Necessary planning permissions and environmental permits	
<b>FLOOD DEFENCES</b>	<ul style="list-style-type: none"> <li>• SUDs to mitigate potential flooding and to surface water sustainably</li> </ul>			All phases		

**West of Waterlooville (Policy SH2)**

Infrastructure Requirements	Requirements details	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
<b>TRANSPORT</b>	<ul style="list-style-type: none"> <li>Local Road improvements</li> <li>Site access works</li> <li>Highway junction improvements to mitigate traffic impacts of the development</li> <li>Improvements to Junction 3 A3(M) and Tempest Avenue Junction A3(M)</li> <li>Off site road and junction improvements</li> <li>Safe Routes to School</li> <li>Toucan Crossings along London Road Maurepas Way</li> <li>South Link to Brambles Business Park on and off site</li> <li>Link between Taylor Wimpey Site and Grainger within the MDA</li> <li>Provide a pedestrian and cycle link between the development and the Town Centre.</li> <li>Enhanced public transport services</li> <li>Preparation and monitoring of travel plans for residential, employment, schools</li> </ul>	Developers - Grainger / Taylor Wimpey. HCC/ Bus operator	Developer funding	Phased Approach. Residential Travel Plan prior to occupation. Work place travel plan prior to occupation of traffic generating units. School travel plan prior to occupation for northern travel plan, and prior to occupation of 1,500 for southern school travel plan.		Works within Havant Borough, defined through S.106 obligation. Details of link between the development and the Town Centre to be agreed with WCC & HBC
<b>AFFORDABLE HOUSING</b>	<ul style="list-style-type: none"> <li>Provision of 40% of units – flexible approach to tenure of affordable housing being taken</li> </ul>	RPs / developers	Developer funding/ RPs/	Phased delivery		
<b>EXTRA CARE HOUSING</b>	<ul style="list-style-type: none"> <li>Provision to be made if needed</li> </ul>	HCC/ developer /WCC	HCC	If needed by HCC, land will be made available prior to occupation of 750 residential units or at an agreed date.		

## West of Waterlooville (Policy SH2) continued

Infrastructure Requirements	Requirements details	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
<b>UTILITIES AND WASTE</b>	<ul style="list-style-type: none"> <li>Strategic on-site utilities such as gas, water, sewage, electricity, telephone, broadband</li> <li>Overhead power lines and reinforcement of sub-station</li> <li>Provision of renewable energy in line with National Guidelines</li> <li>Provision of a new wastewater pumping station on site and new gravity sewers to the south</li> <li>Local sewerage infrastructure – off-site</li> </ul>	Developer – Grainger/ Utility provider / Southern Water/	Developer funding	In step with development		
<b>FLOOD DEFENCES</b>	<ul style="list-style-type: none"> <li>SuDs to mitigate potential flooding and for surface water sustainably</li> <li>The phased delivery of the restoration of the River Wallington</li> </ul>	Developer - Grainger/ HCC	Developer funding	In step with development		
<b>EDUCATION</b>	<ul style="list-style-type: none"> <li>Provision of pre-school facilities on site adjoining other educational or community facilities.</li> <li>Provision of land for 2 new primary schools</li> </ul>	Developer - Grainger to make the land available for 10 years / HCC	Commercial or voluntary sector / Developer funding	In step with development		
<b>HEALTH</b>	<ul style="list-style-type: none"> <li>New surgery and health centre</li> </ul>	Developer - Grainger to make serviced land available.	PCT/ private funding/ developer contributions	At 250 dwellings		
<b>COMMUNITY AND RECREATION</b>	<ul style="list-style-type: none"> <li>Provision of public open space in accordance with categories in the approved standard, including provision of informal pitches</li> <li>Allotments</li> <li>New community centre</li> <li>Contribution to existing leisure centre, artificial sports pitches off-site, art on-site, and provision of a Community Development Worker</li> <li>Provision for Improving Employment Skills in the area</li> </ul>	Developer - Grainger to lay out and equip open space provision/ WCC/ HBC	Developer	Phased approach or phased payment once adopted		

## West of Waterlooville (Policy SH2) continued

Infrastructure Requirements	Requirements details	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
<b>GREEN INFRA-STRUCTURE</b>	<ul style="list-style-type: none"> <li>• 4 year Brent Geese Study (to be completed 2011)</li> <li>• Provide a Multi Use Greenway link from Taylor Wimpey site to Purbrook Heath</li> <li>• Contribution for off-site green links</li> <li>• The provision site suitable for use as a cemetery with associated car parking and storage facilities</li> </ul>	Developer - Grainger	Developer funding	In step with development		The cemetery is to serve the MDA and Havant Borough Council area.
<b>OTHER</b>	<ul style="list-style-type: none"> <li>• Provision for the employment of an Implementation Officer</li> <li>• Contribution towards public realm improvements on London Road at Purbrook</li> <li>• Provision of Household Waste Recycling unit on Taylor Wimpey site with contributions from Grainger</li> </ul>	Developer – Grainger/HCC	Developer contributions	Ongoing and Phased Approach		

## North Whiteley (Policy SH3)

Infrastructure Requirements	Requirements details	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
<b>TRANSPORT</b>	<ul style="list-style-type: none"> <li>Off-site highway improvements to mitigate traffic impacts of the development</li> <li>Improvements to M27 Junction 9 Corridor incl bus priority measures.</li> <li>Improvements to A3051 Botley Road</li> <li>Botley Village Traffic Management Proposals</li> <li>Pedestrian/ cycle link and cycle improvements</li> <li>Completion of Whiteley Way and secondary access streets</li> <li>Whiteley Way Extension - Bus priority infrastructure</li> <li>Enhanced public transport services</li> <li>Improved Bus Stop Infrastructure</li> <li>Travel plans for residential, employment, schools</li> </ul>	HCC/ HA/ Developer	Developer/ HCC/ Regional Funding	Phased	<ul style="list-style-type: none"> <li>M27 Corridor and Parallel studies</li> <li>Phasing strategy needs to be developed which will inform the amount of infrastructure planning subject to development phasing</li> <li>HA involvement</li> <li>Wider growth timescales</li> <li>Engagement with local communities and businesses</li> </ul>	Detailed requirements for the proposed 3,000 dwellings following full transport assessment <ul style="list-style-type: none"> <li>Subject to outcomes of other studies and scheme design will influence costs</li> </ul>
<b>AFFORDABLE HOUSING</b>	<ul style="list-style-type: none"> <li>Provision of 40% of units</li> </ul>	RPs/ developers	Developer funding/ RPs/ HCA	Phased delivery	Availability of Grant funding	Take account of viability testing and other essential infrastructure costs
<b>EDUCATION</b>	<p>Provision of pre-school facilities greenspace to integrate with adjoining parts of the area</p> <p>Provision of improved access and management arrangements for adjoining woodland and other mitigation measures</p>	Developer to make the land available / HCC	Commercial sector/ HCC / Developer funded	Phased		Detailed requirements to be subject to agreement between the developer and HCC taking account of viability testing and infrastructure costs.



## North Whiteley (Policy SH3) continued

Infrastructure Requirements	Requirements details	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
<b>HEALTH</b>	No additional facilities required to serve this development.	NHS				A contribution to enhance existing facilities will be investigated:
<b>COMMUNITY AND RECREATION</b>	Provision of public open space in accordance with categories in the Core Strategy standard, including provision of children's and young people's play equipment and sports facilities New community centre	Developers to layout and equip open space provision	Developer contributions	Within all phases		Requirement for sports pitches may be reduced depending on the nature/ extent of the community element of the schools. Take account of viability testing and other essential infrastructure costs
<b>GREEN INFRA-STRUCTURE</b>	Enhancement of environmentally sensitive areas within and around the site, including biodiversity enhancement. Provision of foot and cycle routes within adjoining parts of the area Provision of improved access and management arrangements for adjoining woodland and other mitigation measures	NE, FE, HCC and developer	Developer contribution and possible grant from NE etc.	In step with development	Compatibility with the PUSH GI Strategy	Essential requirement to mitigate impacts on Internationally protected sites

## North Whiteley (Policy SH3) continued

Infrastructure Requirements	Requirements details	Delivery bodies	Funding sources	Time-scale for provision	Other	
<b>UTILITIES</b>	Gas supply to be determined subject to Renewable Energy Strategy. Likely requirement for gas supply back-up to the site to guarantee continuity of supply. Primary 33/ 11 Kv electricity substation could be required. Local water distribution and sewerage infrastructure will be required. Community energy system with energy centre (biomass and/or gas CHP/boilers)	Developer/ TBC / Utility Provider / WaterComp any (Southern Water)	Provider/ Developer/ Utility Provider	In step with development	Renewable Energy Strategy. Gas / electricity supply backups in place. Air and noise quality assessment. Southern Water to consider works required at Peel Common Treatment Works.	Infra-structure to be determined following detailed modelling of diversified flow rates and an element of attenuation .
<b>FLOOD DEFENCES</b>	SUDs to mitigate potential flooding and to surface water sustainably	Developer	Developer funded	In step with development	EA management of water quality in the River Hamble	Flood defences not required. Development will be restricted to flood zone 1 areas.



## APPENDIX F Housing Trajectory

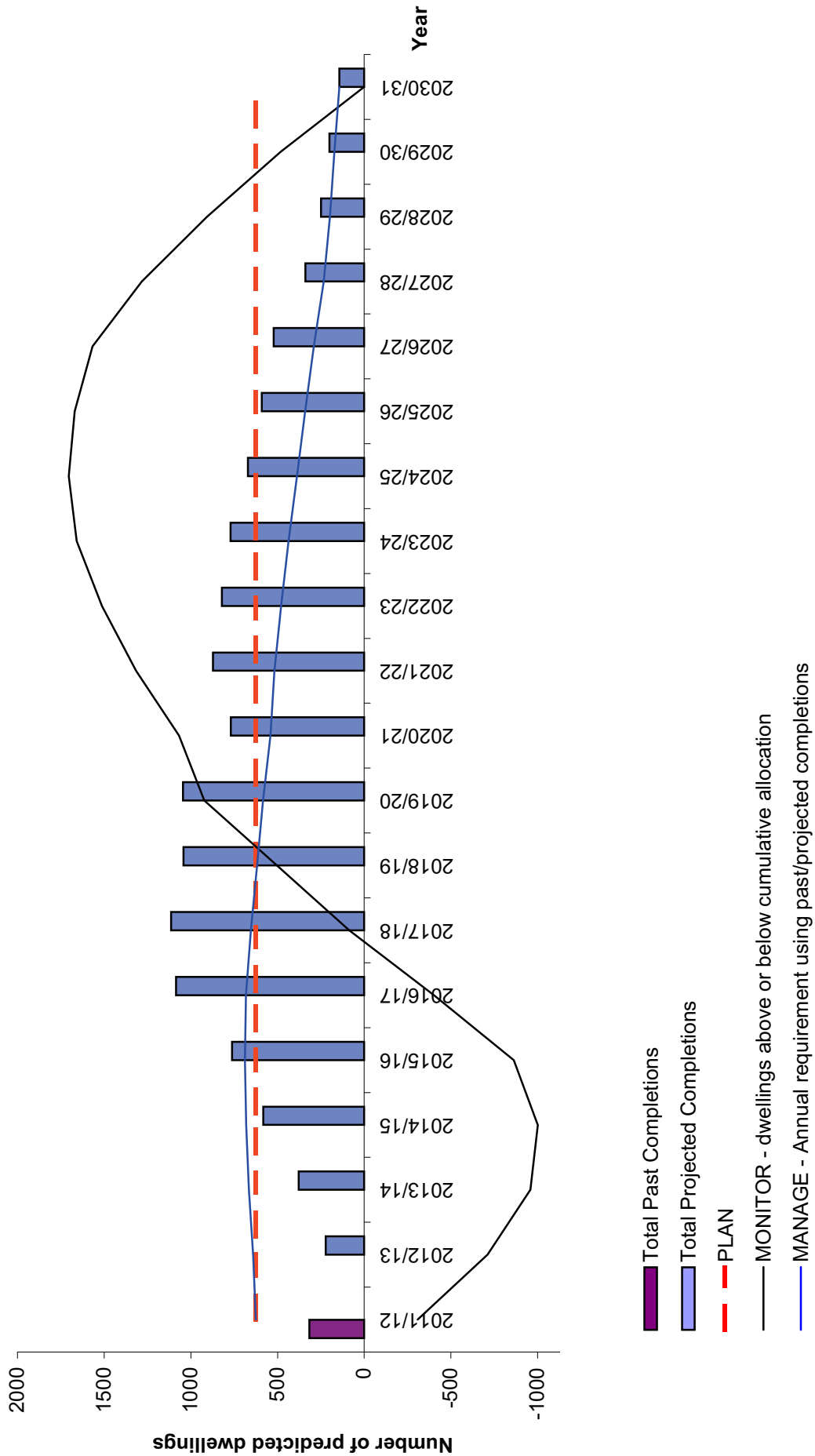
### Winchester District Housing Trajectory

The following table and graph set out the expected delivery of the District wide requirement of 12,500 dwellings from a range of sources of housing supply. They estimate annual completions and compare these to the average annual requirement. This will be one of the factors that will be monitored to assess the effectiveness of the Plan's policies.

## Appendix Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Local Plan Part 1 Housing Trajectory																					
Commitments and SHLAA sites (within settlement boundaries)		196	267	322	364	415	249	122	126	42	43	41	41	41	41	42	10	10	10	10	2392
Strategic Allocations		26	111	260	399	540	735	790	789	598	700	650	600	500	420	350	200	100	50	0	7818
Local Plan Part 2/Windfall		0	0	0	0	130	130	130	130	130	130	130	130	130	130	130	140	140	140	133	1973
Total Projected Completions		222	378	582	763	1085	1114	1042	1045	770	873	821	771	671	591	522	340	250	200	143	12183
Total Past Completions	317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	317
Cumulative Completions	317	539	917	1499	2262	3347	4461	5503	6548	7318	8191	9012	9783	10454	11045	11567	11907	12157	12357	12500	12500
PLAN	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	12500
MONITOR - dwellings above or below cumulative allocation	-308	-711	-958	-1001	-863	-403	86	503	923	1068	1316	1512	1658	1704	1670	1567	1282	907	482	0	0
MANAGE - Annual requirement using past/projected completions	625	641	665	681	688	683	654	618	583	541	518	479	436	388	341	291	233	198	172	143	317

# Winchester District Housing Trajectory









**Price £50.00**

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