

Winchester District Local Plan 2020-2040 Examination

Matter 7: Housing Allocations in the South
Hampshire Urban Area (SHUA)

STATEMENT ON BEHALF OF CREST NICHOLSON PARTNERSHIPS AND

STRATEGIC LAND REF 32UU-8.

April 2025

Issue: Whether the proposed housing allocations in the SHUA would be justified, effective and consistent with national policy?

Policy SH2 North Whiteley

Q.1: The site carries forward land allocated in the existing Plan whilst identifying additional capacity. Would Policy SH2 make this clear?

1. Yes.
2. The title summary of the policy states under the heading 'Indicative number of homes':

"Approx. 2,500 of the original allocation remaining (April 2023), approx. 200 additional proposed."
3. Paragraph 13.16 of the supporting text subsequently identifies that *"additional capacity can be achieved through small extensions to the proposed development area"* and references an additional capacity of *"about 200 dwellings over and above the 2,500 [...] still to be developed through the existing planning consent."*
4. Paragraph 13.18 states explicitly that:

"The existing allocation of land at North Whiteley is carried forward, updated as necessary. It continues to cover the whole areas originally allocated at North Whiteley [...]"
5. The opening sentences of the policy then outline that the original 3,500 dwellings remain allocated with an additional approximately 200 dwellings to be achieved through small extensions amounting to approximately 6 hectares of land. The remainder of the policy is read as requirements for the carried forward and new parcels allocated.

Q.2: What is the evidence to justify the indicative site capacities, given site constraints, including Ancient Woodland and hedgerows?

6. The Council's Development Strategy and Site Selection Proposed Submission Plan Topic Paper (July 2024) (document ref. SD10b) considers the additional parcel of land at North Whiteley being promoted by Crest Nicholson under the following site references:
 - i. CU14;
 - ii. CU34; and
 - iii. CU45
7. These sites are referred collectively within the paragraph 13.20 of the supporting text as 'Land off Bluebell Way'.
8. Paragraph 6.11 of this document states (inter alia):

"The total quantum of development in the Proposed Submission Plan is envisaged to be 200 dwellings. This capacity is based upon evidence from site promoters in support of 50 dwellings on CU34, 110 dwellings at CU18 and a care home proposal within the existing North Whiteley settlement boundary at which will deliver the equivalent of 40 dwellings. Any delivery in excess of this estimate will be counted as windfall."

9. Accordingly, it is evident that the Council has not undertaken a comprehensive review of the potential capacity of each of the parcels that form the additional land allocated under Policy SH2 to inform the 'approximate' capacity figure outlined within Policy SH2.
10. Crest Nicholson has undertaken a detailed review of site constraints to inform a site capacity figure that is reflected within a planning application that will be submitted shortly. Crest Nicholson has sought to make efficient use of land within the site whilst (inter alia) providing an appropriate off-set to the Ancient Woodland located to the west of the site; maintaining existing tree and hedgerow planting as much as possible; meeting the public open space requirements outlined by Policy NE11 of the Plan; and providing an appropriate mix of housing and housing typologies in accordance with Policy H5 of the Plan and having regard to the site's context.
11. This has resulted in the planning application identifying a capacity of 89 dwellings, below the 110 dwelling approximate figure indicated by paragraph 13.20 of the supporting text to Policy SH2.
12. In summary, the planning application will provide detailed evidence in relation to the site capacity having full and detailed regard to site constraints and opportunities, as well as other policy requirements of the Plan.

Q.3 ED02 indicates the expected submission of a planning application for 90 dwellings on land off Bluebell Way, which is below the indicative capacity of 110 dwellings stated in the Plan. Should this be reflected in the policy?

13. As identified in response to Question 2, above, the detailed technical work that has informed the planning application demonstrates that a capacity of 89 dwellings can be achieved on Land off Bluebell Way when also applying the requirements of other relevant policies of the Plan – notably open space and housing mix requirements.
14. Unless other policy requirements (notably open space provision) were specifically relaxed for the development of the site, it is not possible to achieve the indicative capacity of 110 dwellings as expressed by paragraph 13.20 of the supporting text to Policy SH2.
15. However, the wording of Policy SH2 does not specifically identify the capacity of the Land off Bluebell Way site, with the "additional approximately 200 dwellings" referenced to be delivered in combination with the Ridge Farm Lane site and the provision of an extra care scheme. Accordingly, subject to the response from the promoter of the Ridge Farm Lane site, it may be that the residual 21 dwellings of the indicative 200 dwelling figure can be accommodated through this development and no amendments be required.

Q.4: Would policy requirements adequately address impacts on Ancient Woodland and hedgerows, and positively promote active travel infrastructure adequately?

16. Yes.
17. With respect to Ancient Woodland and hedgerows, criterion i of Policy SH2 states that (inter alia) environmentally sensitive areas should be protected and enhanced with the woodland within and adjoining the site used to create attractive neighbourhoods. Criterion x requires a Green Infrastructure Strategy to be implemented to avoid harmful impacts and mitigate local and wider impacts of the development.
18. It is also important to note that the policies of the Plan must be read as a whole, with the requirements of the Biodiversity and the Natural Environment policies within the Plan (reference NE) all applying to a development of the site subject to Policy SH2. Notably, Policy NE15 requires (inter alia) exceptional circumstances to be demonstrated to justify the removal

of protected trees and woodland, and for buffers to provided around hedgerows and trees (15m in the case of Ancient Woodland).

19. Paragraph 16f of the Framework states that there is no need for planning policies to duplicate policies that apply to a particular area. Given the requirements of Policy NE15, there is no specific need to reference Ancient Woodland off-set requirements or the need to provide buffers to hedgerows within Policy SH2.
20. Criterion iii of Policy SH2 requires that sustainable travel measures for the whole North Whiteley Major Development Area are implemented at an early stage. The planning permission for the 3,500¹ dwellings at the North Whiteley MDA includes a wide range of on-site services and facilities, including new schools, local centres, recreation provision and open space to reduce the need to travel. New bus routes are also to be provided to service the approved development that would benefit the additional parcels allocated by the Plan.
21. Notably, Land off Bluebell Way is located adjacent to the constructed and operational Cornerstone Primary School (and the development of the site would provide enhanced connectivity to this from Whiteley Lane to benefit existing pupils at the school) and 250m from the North Whiteley Southern Neighbourhood Centre (which is to be constructed).

Q.5: Would the policy in its introductory paragraph 13.16 clearly set out the potential for additional capacity, particularly with regard to the provisions of an extra care scheme?

22. Yes.
23. Paragraph 13.16 of the supporting text clearly outlines the additional capacity of approximately 200 dwellings, with paragraph 13.20 subsequently outlining that this is to be comprised of residential development and *“an extra care scheme will contribute a further approximately 40 dwelling equivalents”*.
24. As set out in our Regulation 19 representations clarity should be added in the supporting text confirming that the extra care scheme has already been approved as part of the North Whiteley MDA but not counted within the original 3,500 dwellings allocation.

¹ Planning permission ref. 15/00485/OUT



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