

ANON-AQTS-3B55-R - South Wonston Parish Council

MATTER 8

South Wonston

Question 1 Would the adjustment to the settlement boundary at South Wonston be justified by the evidence and would it accord with a clear and easily understood methodology that has been consistently applied?

There was no requirement to extend the settlement boundary to include the Land Off Chaucer Close (HA04 Strategic Housing and Employment Land Availability (SHELAA) Assessment Report 2023 Appendix B Schedule of Small Sites <1 HA South Wonston SW03 (SHELAA) p 32). It was not a development allocation in SD01 Winchester District Local Plan 2020-2040 Proposed Submission Local Plan (Regulation 19) August 2024 (Regulation 19 Local Plan) and therefore should not have been enclosed within a proposed extended settlement boundary (Maps pp 484-485 and SD16 Regulation 20 Representations November 2024 Details of Regulation 19 Representations line764 ANON-AQTS-3B55-R (Regulation 19 Representations) Column 1).

The Land off Chaucer Close isn't suitable for development. It is only accessible across the front drive of 1 Canterbury Cottages. To depart the former paddock, a vehicle would have to negotiate a sharp blind bend into Chaucer Close, where it could come into conflict with another car from neighbouring No 8 Chaucer Close. (Regulation 19 Representations Column 2 and for maps Winchester City Planning 21/02504/FUL).

The above application was refused in 2021 (Decision Notice 10/12/21). A principal reason was the disruption of the local linear pattern of development and the established building line of Chaucer Close.

The inclusion of the rear gardens of 63-69 Wrights Way (Regulation 19 Maps pp 484-485) were never put forward for inclusion in the SHELAA. Development would have to use the same access as the Land off Chaucer Close.

The Settlement Boundary Review made in 2014 for LP04 Winchester District Local Plan Part 2 2017 was used as a reference in Regulation 19 Representations Column 1. No Settlement Boundary Review accompanies Regulation 19 Local Plan. The methodology for Regulation 19 Local Plan has to be deduced from study of the Allocations (pp307-501) and SD05 Submission Policies Maps (Map 1).

Edge of settlement allocations are given extended settlement boundaries. This is straightforward, although it doesn't explain the settlement boundary adjustment at 63-69 Wrights Way and Land off Chaucer Close (Regulation 19 Local Plan full-page map dated 2024 p484, smaller maps dated 2022 p485 and SD05 Submission Policies Maps Map 1). It does account for SW01 (Land at West Hill Rd North) (Regulation 19 Local Plan p490) being enclosed within a proposed settlement boundary extension (Regulation 19 Local Plan full-page map dated 2024 p484 and SD05 Submission Policies Maps Map 1).

From earlier reading of the Settlement Boundary Review 2014 (31 p6 c), and the publication of Regulation 19 Local Plan (live from 19/07/2024), South Wonston Parish Council understood the methodology regarding consultation was publication for consultation. It had only discovered its settlement boundary adjustment following the publication of CN01 Winchester District Local Plan 2019-2039 (Regulation 18) (63-69 Wrights Way and Land off Chaucer Close full-page map dated 2022 p492 and smaller maps dated 2022 p493). SW01 was not included in the settlement boundary adjustment in Regulation 18. Regulation 19 Local Plan informed the council that SW01 had been

ANON-AQTS-3B55-R - South Wonston Parish Council

included. The Parish Council regarded itself as a statutory consultee (SD12 Statement of Community Involvement 1.17 and Appendix 2 p37, RP07 National Planning Policy Framework 2023) 3.16 c) and Regulation 19 Representations Column 1 and 2). It could have been further consulted through review of the settlement boundaries necessary when considering the site allocations (Settlement Boundary Review 2014 31.p6 c)) and Regulation 19 Local Plan 9.29 p222). The Parish Council held a public meeting to discuss the SHELAA sites in May 2024 (SD10b Development Strategy and Site Selection Proposed Submission Plan July 2024 (Development Strategy 2024) pp13-14). The council's response showed no awareness of any proposed boundary change (Development Strategy 2024 pp79-90). The November 2022 Background Paper to Development Strategy 2024 contained no specific reference to the boundary change at Chaucer Close (clearly none had been made) included in Regulation 18 Local Plan (published November 2022) and Regulation 19 Local Plan (published August 2024) (Development Strategy 2024 6.46 p31). Whenever the settlement boundaries were reviewed in connection with the site allocations (Regulation 19 Local Plan 9.29 p222), the Parish Council was not notified or invited.

South Wonston Parish Council feels that the methodology was clear enough, once retrieved from the text, but it was not consistently applied (Regulation 19 Representations Column 1), in that the Land off Chaucer Close was not a Local Plan Allocation and the rear gardens of 63-69 Wrights Close were never even included in the SHELAA and SW01 was included within the proposed settlement boundary in Regulation 19 and not Regulation 18 Local Plans (after Regulation 18 Local Plan there were supposed to be no significant changes) (Minutes of South Wonston Parish Council 08/07/2024 p3451). The Parish Council also feels that it could have been consulted about settlement boundary changes during the allocation identification stage and that too represents an inconsistency in the methodology (Regulation 19 Representations Column 1).

Policy SW01 Land at the West Hill Road North

Question 1 What is the Status of the Village Design Statement? Would it be desirable for the development of Policy SW01 to accord with that document? and if so, through what mechanism would this be secured?

South Wonston Village Design Statement (VDS07) was adopted in 2014. It conformed with National Planning Policy Framework 2012, the saved policies of Winchester District Local Plan Review 2006 and Winchester District Local Plan Part 1 2013 (LP01,2and3)). Work is currently underway to bring it up to date.

There are themes which are of relevance to SW01 (SD01 Winchester District Local Plan 2020-2040 Proposed Submission Local Plan (Regulation 19) August 2024 (Regulation 19 Local Plan) p487): the view from Land at West Hill Rd North towards South Wonston Farm (General Design Guidance 2 pp8-9) (14.171 p488, SW01 vii p490 and SD16 Regulation 20 Representations November 2024 Details of Regulation 19 Local Representations line 764 ANON-AQTS-3B55-R (Regulation 19 Representations) Column 2,) local biodiversity (General Design Guidance 3 p9 and Regulation 19 Representations Column 1 and 2) (Not included in SW01), hedges, trees and open spaces (Appendix Map No. 6) (SW01 vi) and Alresford Drove (Design Guideline 1 Future planning proposals should not increase the burden of traffic on the Alresford Drove p33) (SW01 iii and Regulation 19 Representations Column 1 and 2).

ANON-AQTS-3B55-R - South Wonston Parish Council

The above themes will resurface in the updated Village Design Statement which will conform, as is required, with the policies of Regulation 19 Local Plan, including Policy SW01 (p490) when it is adopted. When planning applications may begin in 2030, the Village Design Statement (hopefully approved by then as a Supplementary Planning Document) may be used in conjunction with SW01 to assess planning proposals.

Question 2 SW01 includes a phasing restriction. Would this be justified by the evidence?

SW01 (Land at West Hill Rd North) (SD01 Winchester District Local Plan 2020-2040 Proposed Submission Local Plan (Regulation 18) August 2024 (Regulation 19 Local Plan) p490) is a greenfield site (SD16 Regulation 20 Representations November 2024 Details of Regulation 19 Representations line 764 ANON-AQTS-3B55-R Column 1), used formerly for grazing and unchanged. The prioritisation of previously developed land (brownfield) is recommended (RP07 National Planning Policy Framework 2023 (NPPF 2023) para 11.124 c)). Greenfield sites can therefore be reserved for later in the plan period. Phasing reduces fluctuation in homes delivery and makes certain of a steady supply of housing sites to 2040 (NPPF 2023 para 5.75). Strategic Policy H2 (Regulation 19 Local Plan Housing Phasing and Supply p219) is accompanied by a diagram illustrating the above point (Regulation 19 Local Plan p218). Winchester City Council has achieved a good level of housing land provision in its HA04 Strategic Housing and Economic Land Availability Assessment Report 2023, (NPPF 2023 5.69 a) and housing requirement numbers can be volatile so there is little likelihood of an emergency.

Question 3 Would the policy make appropriate provisions for off-site infrastructure needs?

Policy SW01 (SD01 Winchester District Local Plan 2020-2040 Proposed Submission Local Plan (Regulation 19) August 2024 (Regulation 19 Local Plan) p490) covers water supply and drainage (x), the Ground Water Source Protection Zone (xi) and general contributions to infrastructure, including to secondary education (xii).

It doesn't cover the opportunity to expand below-standard space in General Practitioner practices, specifically the Gratton Surgery at Sutton Scotney which serves South Wonston (Regulation 19 Local Plan Policy SW01 14.176 p489 and IN01 Infrastructure Delivery Plan August 2024 (IDP 2024) Part 4 pp26-28).

It doesn't cover energy (electricity and gas) (National Planning Policy Framework 2023 (NPPF 2023) 3.20.b)). The existing network may require upgrading or reinforcing for additional capacity.

It doesn't cover broadband connection or telecommunications (NPPF 2023 para 10 118).

SW01 (x) would benefit from reference to the letter from Southern Water appended to the IDP 2024 (Appendix 1 pp72-77) which describes the upgrade to wastewater transfer from Sutton Scotney to the Harestock Sewage Catchment (via South Wonston) which should meet the growth anticipated at West Hill Rd North by 2030 when planning applications may commence.