

Winchester District Local Plan 2040 Examination

Matter 2: Spatial Strategy and distribution

Statement on behalf of Thakeham Homes Limited

(Respondent ID: BHLF-AQTS-326A-N)

Land at Paddock View, Littleton

April 2025



THAKEHAM

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1. Introduction

- 1.1 This Statement (the “Statement”) has been prepared by Thakeham Homes Limited (Thakeham) in response to Matter 2 of the Inspector’s Matters, Issues and Questions for the Winchester District Local Plan 2040 Examination.
- 1.2 Thakeham has sought to engage with Winchester District Council (WDC) throughout the preparation of the Local Plan, including through the submission of representations to the Pre-Submission (Regulation 19) consultation. For these representations Thakeham were assigned the Respondent ID: BHLF-AQTS-326A-N by WDC.
- 1.3 Thakeham has promoted Land at Paddock View in Littleton as an opportunity to deliver a sustainable and inclusive new neighbourhood on the edge of Littleton for circa. 122 net zero carbon homes. We understand this Examination will not be considering omission sites, but should the Inspector request main modifications, that Land at Paddock View in Littleton is considered.
- 1.4 This Statement should be read alongside Thakeham’s responses to other Matters and previous representations. The comments made here do not prejudice any other representations submitted by Thakeham that respond to other interests elsewhere in the District.
- 1.5 It should be noted that in this Statement we have only sought to respond to questions which are of relevance to Thakeham’s interests. Our comments have regard to national planning policy guidance, relevant legislation, and any other material considerations.

About Thakeham

- Thakeham do not just build houses; Thakeham is an infrastructure-led sustainable placemaker.
- Thakeham is committed to creating beautiful, well-integrated places where communities can thrive.
- As a sustainable placemaker, Thakeham’s commitment to improving existing communities means its schemes are design and infrastructure-led; engaging with education, highways, healthcare, utilities, and other stakeholders from the start of a project to ensure sustainable provision for new and existing communities to benefit from community assets.

- Each development is different and tailored to its locality, with careful consideration of the area's character, as well as the environment.
- The delivery of homes facilitates the delivery of physical, social, and green/blue infrastructure which benefits the wider surrounding residents and area.
- Thakeham was the first housebuilder in the UK, and the first five in the construction sector globally to have made commitments on the SME Climate Hub and be part of the United Nations' Race To Zero campaign. As part of this, we have committed to the SME Climate Commitment.
- On every development, Thakeham seeks to exceed the Government target of 10% Biodiversity Net Gain. This is through our landscape-led approach to placemaking, including hedgehog highways, year-round variation for wildlife, as well as green and blue infrastructure, open space and play space, and our 'Eddie & Ellie's Wild Adventures' initiative in primary schools to promote the importance of ecology and biodiversity, delivering National Curriculum linked activities and early career-based learning.

Our approach sets us apart from our competitors. We deliver our schemes with a focus on sustainable development, looking ahead of current housing standards.

2. Issue: Whether the spatial strategy and distribution of development is positively prepared, justified, effective and consistent with national policy.

(1) *The Settlement Hierarchy Review (2024) scores settlements and groups them which provides the settlement hierarchy in the District. Is the methodology used robust and the outcomes accurate? Is the distribution of development between the tiers of settlements justified and how has it been established?*

2.1. We agree that the methodology is robust and the outcomes are accurate.

2.2. We do not believe the distribution of development is appropriate in light of the settlement hierarchy. The proposed inclusion of 900 dwellings at Sir John Moore Barracks in Littleton (smaller rural settlement) would double the size of the settlement, as well as resulting in the coalescence with north Winchester, which would irreparably alter the hierarchy of the village.

(2) *Is the spatial strategy and settlement hierarchy as set out in Strategic policy SP2 justified as an appropriate strategy, taking account of reasonable alternatives, and based on proportionate evidence?*

2.3. No. Part i of the policy clearly refers to Sir John Moore Barracks as helping to meet Winchester Town housing requirements, yet lies within Littleton and Harestock parish, a smaller rural settlement under the Settlement Hierarchy review.

2.4. The spatial strategy put forward in the Plan identifies 520 dwellings across the whole remaining rural area (of which Littleton is part), therefore the allocation of 900 homes at Sir John Moore Barracks would be nearly twice the total amount for the area.

2.5. Accordingly, the inclusion of Sir John Moore Barracks as an allocation would be contrary to the policies relating to settlement hierarchy as well as the spatial strategy for housing across the district.

(3) *Is the proposed distribution of housing and other development supported by the evidence in the SHELAA, settlement hierarchy, and IIA, and will it lead to an appropriate pattern of housing and economic growth?*

2.6. No. The Plan identifies Littleton as a smaller rural settlement as well as the open space between Littleton and Winchester performing a strong function as a settlement gap.

2.7. Furthermore, within the latest SHLAA, the Sir John Moore Barracks has six (6) amber constraints, against the SHELAA assessment which confirmed it would result in coalescence between Littleton and Harestock and Winchester. Despite the assessment, the Council have draft allocated this site, with poorer performance against these criteria, suggesting they are not adhering to guidance set out in the NPPG regarding identification of new development sites.

(4) *Have settlement boundaries been defined in accordance with a clear and easily understood methodology that is consistently applied?*

2.8. Existing settlement boundaries have been clearly identified within the Proposed Policies Map.

2.9. However, proposed settlement boundaries do not appear to be clearly identified. This is most obviously apparent looking at the new Local Plan allocations, none of which appear to be included within a new settlement boundary. If they are all situated outside the settlement boundary, both existing and proposed, then they are all located within the countryside.

(5) *Have all realistic options for the distribution of development within the District been identified and considered robustly in the formulation of the Plan?*

2.10. No. Whilst it is acknowledged that the most sustainable locations should be the focus for new homes, the continued reliance on the historic allocations at Newlands and Whiteley, both of which are completely isolated from any settlement within Winchester District and form extensions to settlements outside the district. There is no thought to the continued growth of existing settlements in Winchester district, with a view to providing sufficient housing for future generations that already call the district home.

2.11. There should be more focus on spreading the housing distribution across all existing settlements, whilst respecting their individual geographies, rather than identifying five major allocations that also contradict other Plan policies.