



Winchester Local Plan

Matter 2 Hearing Statement

April 2025



gladman.co.uk



01260 288888

MATTER 2: SPATIAL STRATEGY AND DISTRIBUTION OF DEVELOPMENT POLICIES SP1, SP2, SP3, H1, H2, H3, AND E1 AND E2

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?

1.1.1 Gladman agree with the outputs of the settlement hierarchy review and the continued identification of Otterbourne as an Intermediate Rural Settlement. In terms of robustness of the methodology, whilst we recognise that the weighting of varying facilities and services could be amended, planning judgement has been applied and the placing of Otterbourne in the hierarchy is appropriate.

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?

1.1.2 Yes, Gladman would agree that the broad principles of the spatial strategy and settlement hierarchy are justified.

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?

-
- 1.1.3 The housing requirement for Otterbourne of 77, comprises the allocation of land off Main Road of 55 dwellings, completions and windfall over the plan period.
 - 1.1.4 The SHELAA assessment of land off Main Road conservatively assesses the site capable of deliver of 106 dwellings, at 30 dwellings per hectare. Notwithstanding discussions with the Parish Council and the preferred development strategy for the site, if required the site is clearly capable of delivering further dwellings than draft allocated for, recognising the wishes of the community to keep the eastern parcel free from development, there may be scope for future discussions around development up to the Public Right of Way but not beyond.