

South Hampshire Urban Area Omissions sites

<b>SHELAA site reference</b>	<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
CU01	ANON-KSAR-N8YM-W ANON-KSAR-N8U4-Z	<p>Land at Fairthorne Grange represents an exciting opportunity to provide high-quality family and affordable homes within a landscape-led masterplan, with high quality materials, energy efficiency and environmental enhancement. This is closely aligned with the need for low carbon solutions, careful consideration of carbon emissions as part of the design process, and emphasis on sustainable travel modes. These are all key elements of the vision for the site, and this opportunity is therefore well suited to aiding the Council in meeting its climate change targets.</p> <p>The site could conclude the urban/rural edge of Whiteley, tying into the new infrastructure provided and utilising the strong natural boundary of Shawfords Lake as the settlement edge, transitioning to the rural area. This would secure the provision of much needed homes in a sustainable location, which maintains the existing settlement hierarchy and identity, retaining clear separation between Curdridge and Whiteley. Allocation should be viewed positively in reducing the pressure for</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. It also explains that the SA for each site was considered alongside assessments of impacts on the historic and natural environment, transport, landscape and relationship with the built-up area.</p> <p>The IIA site assessments show that the sites allocated by the Local Plan at Whiteley (CU14, CU18, CU34, CU45) perform better than the respondent's site (CU01).</p> <p>The IIA provides an appropriate comparative assessment and, along the other factors taken into account, justifies the Development Strategy and Site Selection 2022 document's conclusion that <i>'sites CU01 and CU16 would be separated by open space and extend development in a linear form away from facilities within Whiteley and towards Botley'</i>.</p>

		<p>additional development beyond Shawford Lake, around Curdridge, which remains under intense development pressure given its relationship to Botley.</p> <p>Support the high quality design principles (Policy D1) which have been reflected in the emerging vision for the proposals at Fairthorne Grange. High quality design should be responsive to both local and wider context. The emphasis on high quality public realm and connections to green and blue infrastructure are also fundamental aspects of the proposals at Fairthorne Grange, alongside the need for a landscape framework and measures to reduce carbon emissions.</p> <p>Curdridge and Curbridge would maintain their existing rural character, whereas development on the edge of Curdridge would start to change and undermine the character of the village and lead to pressure for a greater urbanisation of the area.</p> <p>The site provides a unique opportunity to enhance and reinforce the Shawfords Lake corridor through new woodland planting and biodiversity enhancements, accessible for the local community. It will complement and align with the wider strategic ambition for the North Whiteley development, with the site</p>	<p>There is no requirement for additional land to be allocated at North Whiteley and this site is less suitable than those allocated by the draft Local Plan. The respondent claims that Shawfords Lake would form a strong boundary to development which could reduce development pressure elsewhere. This is not agreed as Shawfords Lake is a small stream at this point and the vegetation along it is mostly outside site CU01.</p> <p>The PfSH 'Spatial Position Statement' was published in December 2023 and includes several 'Broad Areas of Search for Growth'. One of these, at 'East of Botley', is within Winchester City Council's area. It is not considered likely that this description would include site CU01, as it is some distance from Botley and on the other side of the A3051. The Broad Area of Search proposal will be progressed, if necessary, through either a review of this Local Plan or a dedicated Development Plan Document.</p> <p><b>Recommended response:</b> No change</p>
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		<p>providing an enhanced, landscape-led gap to the northern edge of North Whiteley, protected for the long term.</p> <p>The site is available and suitable for residential development, meets the definition of deliverable, and would contribute homes in the district in a logical and sustainable manner.</p>	
CU08	ANON-KSAR-NKPE-Y	<p>Land North of the A3051, and East of the A334, Curdrige is a logical land parcel that will soon benefit from an enhanced point of vehicular access - the Botley Bypass roundabout junction - and is bounded by residential uses. It has sufficient space for both BNG, and Nitrate-Neutrality on-site, and the resultant architecture can properly complement its surroundings. Any such allocation would also bring some much needed housing to Curdrige, as the local plan is almost entirely silent in this area.</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>This site is separated from any settlement (including Curdrige, Botley and Whiteley) by significant areas of undeveloped land, some of which is designated for its environmental value, as well as roads / river / railway line.</p> <p>There are more suitable sites available and allocated for the expansion of Whiteley and there is no housing target for either Curdrige or Botley. It is, therefore, appropriate that the Local Plan does not make allocations here.</p> <p>The PfSH 'Spatial Position Statement' was published in December 2023 and includes several 'Broad Areas of Search for Growth'. One of these, at 'East of Botley', is within Winchester City Council's area. This</p>

			<p>description could potentially include site CU08.</p> <p>However, there are extensive areas of land promoted for development in this general vicinity and the extent of the Broad Area of Search for Growth is not defined and it is not allocated for development by either the PfSH Spatial Position Statement or the Local Plan. The need for additional housing remains uncertain and, if needed, significant further work will be required to refine the area of search, assess constraints and other evidence, consult landowners and the public and, following consideration of possible sites in the Broad Area of Search in comparison with other sites across the Local Plan area, develop detailed site allocation proposals and masterplans.</p> <p>This work will take several years to complete and it would not be appropriate to delay the Local Plan while it is undertaken, given the need to progress the Plan and ongoing uncertainty around future housing needs. It will be progressed through either a review of this Local Plan or a dedicated Development Plan Document.</p> <p><b>Recommended response:</b> No change</p>
CU10	BHLF-KSAR-N8Z3-4	Land at Pinkmead Farm, Curdrige is well placed for a care village development and occupies an attractive semi-rural, edge of	The attributes claimed for the site and the nature of development proposed are noted.

		<p>settlement location, with Botley to the west and a small industrial estate to the north east. The site benefits from high levels of prominence, main amenities are located within a level walk in Botley, and the train station is located close by. There is both a compelling quantitative and qualitative need for the proposed care village to provide a unique care environment, which is supported by the commissioning strategy of Hampshire County Council. Significant weight should be given to the benefits and suitability of the site for a care village (comprehensive planning needs assessment document and retirement living evidence provided).</p>	<p>This site is separated from any settlement (including Curdridge, Botley and Whiteley) by significant areas of undeveloped land, some of which is designated for its environmental value, as well as roads / river / railway line.</p> <p>There are more suitable sites available and allocated for the expansion of Whiteley and there is no housing target for either Curdridge or Botley. It is, therefore, appropriate that the Local Plan does not make allocations here. The draft Local Plan contains policies and site allocations relating to the needs of older people, and the approach to site allocation should be consistent with that for general housing.</p> <p>The PfSH 'Spatial Position Statement' was published in December 2023 and includes several 'Broad Areas of Search for Growth'. One of these, at 'East of Botley', is within Winchester City Council's area. This description could potentially include site CU10.</p> <p>However, there are extensive areas of land promoted for development in this general vicinity and the extent of the Broad Area of Search for Growth is not defined and it is not allocated for development by either the PfSH Spatial Position Statement or the</p>
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			<p>Local Plan. The need for additional housing remains uncertain and, if needed, significant further work will be required to refine the area of search, assess constraints and other evidence, consult landowners and the public and, following consideration of possible sites in the Broad Area of Search in comparison with other sites across the Local Plan area, develop detailed site allocation proposals and masterplans.</p> <p>This work will take several years to complete and it would not be appropriate to delay the Local Plan while it is undertaken, given the need to progress the Plan and ongoing uncertainty around future housing needs. It will be progressed through either a review of this Local Plan or a dedicated Development Plan Document.</p> <p><b>Recommended response:</b> No change</p>
CU15	BHLF-KSAR-N863-Z	<p>Land East of Station Hill, Curdridge is capable of providing 300-400 homes and offers potential to provide land for new community provision (e.g. medical facility) and substantial new open space. The allocation of the site would ensure that the homes could contribute to Winchester's 5-year housing land supply.</p> <p>The site has been subject to a number of detailed technical assessments (submitted) which have not highlighted any</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>This site is separated from any settlement (including Curdridge, Botley and Whiteley) by significant areas of undeveloped land, some of which is designated for its environmental value, as well as roads / river / railway line.</p> <p>There are more suitable sites available and allocated for the expansion of Whiteley and</p>

		<p>unsurmountable constraints to development. The SHELAA describes it is suitable, achievable/viable and available for development. It can provide a number of social, economic and environmental benefits and is located close to a variety of services/facilities and public transport opportunities and is capable of delivering new community infrastructure. A Concept Masterplan demonstrates that a well-designed residential-led development can be delivered.</p>	<p>there is no housing target for either Curdridge or Botley. It is, therefore, appropriate that the Local Plan does not make allocations here.</p> <p>The PfSH 'Spatial Position Statement' was published in December 2023 and includes several 'Broad Areas of Search for Growth'. One of these, at 'East of Botley', is within Winchester City Council's area. It is not considered likely that this description would include site CU15, as it is some distance from Botley and on the other side of the railway line. The Broad Areas of Search proposal will be progressed, if necessary, through either a review of this Local Plan or a dedicated Development Plan Document.</p>
CU32	ANON-KSAR-NKME-V	<p>A Vision document for additional land at North Whiteley accompanied our representations to the Strategic Issues and Priorities Consultation in April 2021. This illustrates the opportunity at land west of Fairthorne Grange Farm and land at Brindle Farm. The site is deemed by the council to be deliverable/developable with a capacity of c.356 homes. It is therefore well placed to contribute to meeting the increased housing provision in South Hampshire that is needed and should be allocated.</p> <p>The site is well connected to North Whiteley and Botley Station and can provide</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. It also explains that the SA for each site was considered alongside assessments of impacts on the historic and natural environment, transport, landscape and relationship with the built-up area.</p> <p>The IIA site assessments show that the sites allocated by the Local Plan at Whiteley</p>

		<p>additional homes with new community facilities, use topography to shape the siting and form of development, and deliver open space and ecological areas on-site. Vistry Group have a track record of successful delivery of homes and infrastructure at North Whiteley, which can be continued through allocating SHELAA site CU32 as an enlargement to the North Whiteley strategic site.</p>	<p>(CU14, CU18, CU34, CU45) perform as well or better than the respondent's site (CU32).</p> <p>The IIA provides an appropriate comparative assessment and, along the other factors taken into account, justifies the Development Strategy and Site Selection 2022 document's conclusion that <i>'sites CU32 and CU42 would extend development to the west of Botley Road into a more open and undeveloped landscape that contains or adjoins sensitive environmental areas (Hamble SSSI, ancient woodland, heritage assets)</i>.</p> <p>There is no requirement for additional land to be allocated at North Whiteley and this site is less suitable than those allocated by the draft Local Plan. The respondent claims that the topography could be used to shape the development, but this is not agreed as the site is relatively elevated land and subject to various constraints.</p> <p>The PfSH 'Spatial Position Statement' was published in December 2023 and includes several 'Broad Areas of Search for Growth'. One of these, at 'East of Botley', is within Winchester City Council's area. It is not considered likely that this description would include site CU32, as it is some distance from Botley and on the other side of the</p>
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			A3051. The Broad Areas of Search proposal will be progressed, if necessary, through either a review of this Local Plan or a dedicated Development Plan Document. <b>Recommended response:</b> No change
CU39	BHLF-KSAR-N8B3-C	<p>Fairthorne Manor is closely related to Botley in neighbouring Eastleigh Borough Council. It sits in a very sustainable location, just 890m (10 minute walk) from the centre of Botley's village centre, and just 585m (7 minute walk) from Botley's train station which provides good connectivity to Southampton, Portsmouth and London Waterloo. The site is 1.2km from Botley Primary School, 2.2km from Deer Park Secondary School, 580m from The Railway Inn PH and 2.1km from the River Hamble Country Park. It is in an area of increasing change where the development pressure from the North Whiteley development has started to influence the character and appearance of the area. The improvements to the A3051 are designed to connect the proposed Botley Bypass with the M27 motorway via Junction 9 at Whiteley and will also have an impact on the character of the site and the wider locality.</p> <p>There is an identified need for more housing across the region and within Winchester district, particularly for affordable homes. The potential for the creation of a new</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>This site is separated from any settlement (including Curdrige, Botley and Whiteley) by significant areas of undeveloped land, some of which is designated for its environmental value, as well as roads / river / railway line.</p> <p>There are more suitable sites available and allocated for the expansion of Whiteley and there is no housing target for either Curdrige or Botley. It is, therefore, appropriate that the Local Plan does not make allocations here.</p> <p>The PfSH 'Spatial Position Statement' was published in December 2023 and includes several 'Broad Areas of Search for Growth'. One of these, at 'East of Botley', is within Winchester City Council's area. It is not considered likely that this description would include site CU39, as it is some distance from Botley, although it could apply to parts.</p>

		<p>community at Fairthorne Manor should be welcomed and the SHELAA deems the site to be deliverable and developable within five years.</p> <p>The submitted Vision Document shows a modest net developable area that could accommodate circa 75 to 100 dwellings as part of a mixed use and leisure based development. It has been prepared because of a need for YMCA to improve, enhance and diversify their existing facilities and functions at Fairthorne Manor and outlines proposals for an enabling form of development on part of their land holding via the emerging local plan.</p> <p>YMCA wishes to deliver development to develop a capital and social receipt to be used to deliver enhanced facilities, which includes a need to respond to the financial losses experienced because of the Coronavirus pandemic whereby two seasons of accommodation bookings were lost.</p> <p>This is a significant opportunity for the creation of a new community that could include social, key worker and inter-generational housing, benefitting from community links with YMCA and having access to its social and leisure activities.</p>	<p>As noted by the respondent, there are extensive areas of land promoted for development in this general vicinity and the extent of the Broad Area of Search for Growth is not defined and it is not allocated for development by either the PfSH Spatial Position Statement or the Local Plan. The need for additional housing remains uncertain and, if needed, significant further work will be required to refine the area of search, assess constraints and other evidence, consult landowners and the public and, following consideration of possible sites in the Broad Area of Search in comparison with other sites across the Local Plan area, develop detailed site allocation proposals and masterplans.</p> <p>This work will take several years to complete and it would not be appropriate to delay the Local Plan while it is undertaken, given the need to progress the Plan and ongoing uncertainty around future housing needs. It will be progressed through either a review of this Local Plan or a dedicated Development Plan Document.</p> <p><b>Recommended response:</b> No change</p>
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