

Littleton Omission sites

SHELAA reference number	Respondent number	Comment	Officer response
LH03	ANON-KSAR-N8EP-C and BHLF-KSAR-N8ZZ-B	10 Harestock Road, Winchester	While falling within Littleton & Harestock Parish, this site adjoins the defined built-up area of Winchester Town. Therefore, it is addressed in the 'Winchester omission sites' document as a potential expansion of Winchester Town.
LH04	BHLF-KSAR-N8Z1-2	<p>Land at Paddock View, Littleton could accommodate about 120 new homes comprising a variety of accommodation including affordable housing and zero carbon homes (Vision Document enclosed). It could provide a significant area of open space, Locally Equipped Areas of Play and a community-run farm shop. It would have a focus on sustainable transport through the provision of electric car charging points, cycle parking and integration of safe and attractive pedestrian and cycle routes, with traffic calming at the junction with Main Road. It could provide Sustainable Urban Drainage Systems and delivery of 20% Biodiversity Net Gain.</p> <p>Thakeham notes commentary made by Littleton and Harestock Parish Council stating there is no opportunity for development to have access to Main Road and the centre of the village. Our indicative masterplan demonstrates that the main vehicular access</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. Littleton does not rank highly in the Local Plan settlement hierarchy, so does not have a target for housing provision. Nevertheless, the site was assessed in the IIA and scores negatively on many objectives and negligibly on others.</p> <p>The IIA assessed the principle of development without taking into account potential masterplans, visions or opportunities to mitigate negative effects. This provides a more consistent basis for assessment than using site visions or offers of infrastructure, which were not available for all site options. Consideration by the IIA of site layouts would also be inappropriately detailed.</p>

		<p>exits onto Main Road via Paddock View and pedestrian access is achievable to the south via Dale Close. Thakeham considers that the proposals have therefore not been properly understood and welcomes further detailed consideration of the site.</p> <p>Thakeham is a zero carbon, infrastructure-led sustainable placemaker and is committed to creating new, extraordinary communities, where the highest attention to detail makes a positive difference. Our approach sets us apart from our competitors. Each development is tailored to its locality, with careful consideration of the area's character, as well as the environment.</p>	<p>It is not necessary to consider which sites around Littleton may be more or less suitable for development, as there is no Local Plan housing requirement for the village. While Littleton is close to Winchester Town and may have reasonable access to some of its facilities, adequate provision is made to meet the Local Plan's housing target for Winchester. If there were a need to provide more housing at Winchester, many sites have been promoted on which this could be achieved. It would be possible to find a site or sites, if necessary, which are better related to the Winchester built-up area and its facilities and services, and which score better in terms of the IIA.</p> <p>Recommended response: No change</p>
LH08 LH09 LH10 LH14 LH15	BHLF-KSAR-N86V-3	Land to the west of Harestock Road, Winchester.	While falling within Littleton & Harestock Parish, this site adjoins the defined built-up area of Winchester Town. Therefore, it is addressed in the 'Winchester omission sites' document as a potential expansion of Winchester Town.
LH11	ANON-KSAR-NKTJ-8	There is no sound reason why the brownfield opportunity at Littleton Nursery should be overlooked in favour of greenfield sites, particularly greenfield sites in villages some distance from Winchester with only limited services. One of the objectives of the Council is to 'maximise the use of land as a resource which is needed to accommodate growth through the promotion and prioritisation of brownfield land'. The selection process has	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. Littleton does not rank highly in the Local Plan settlement hierarchy, so does not have a target for housing provision. The objection concerning this point is addressed in the responses relating to policies SP1 and H3.

		<p>allocated greenfield sites, some of which are within Local Gaps, over deliverable brownfield sites, which cannot be 'justified'.</p> <p>The Council must demonstrate that it has exhausted all opportunities for the delivery of brownfield land for housing. As noted in our response to Policy H3, the village of Littleton benefits from a plethora of services and facilities within Weeke and Harestock, and the Council has via Policy W2 allocated land within the Parish that will look to Winchester for its services and facilities.</p> <p>Within the assessment of the Littleton Nursery, that an error has been made against IIA12 'To support the efficient use of the District's resources, including land and minerals', where the justification states that the majority of the site contains brownfield land. A significant proportion of the site ($\geq 25\%$) is on Grade 3 agricultural land or less than 25% of the site is on Grade 1 or 2 agricultural land. Less than 25% of the site is within a Mineral Safeguarding Area.</p>	<p>The fact that a site may include brownfield land does not over-ride the settlement hierarchy and it is not accepted that it is necessary to demonstrate that all brownfield opportunities have been exhausted before allocating greenfield or rural sites. The development strategy seeks to promote suitable levels of development to meet housing and other needs in various locations, consistent with the settlement hierarchy.</p> <p>Nevertheless, the site was assessed in the IIA and scores negatively or negligibly on all but one objective. The respondent questions the IIA result on objective IIA12. The IIA consultant has been asked to check this and does not recommend any change to this score. The IIA can be correct that the majority of the site is brownfield, but it may also contain some higher quality agricultural land regardless of its lawful use.</p> <p>It is not necessary to consider which sites around Littleton may be more or less suitable for development, as there is no Local Plan housing requirement for the village. While Littleton is close to Winchester Town and may have reasonable access to some of its facilities, adequate provision is made to meet the Local Plan's housing target for Winchester. The respondent acknowledges that most facilities serving the site would be in Weeke or Harestock, within the Winchester Town built-up area. If there were a need to provide more housing at</p>
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LH17 (new site)	BHLF-KSAR-N8RY-2	<p>Promote land to the north of Deane Down Drove, Littleton for residential use. The following documents are submitted: Supporting Promotional Document; Site Location Plan; Illustrative Site Layout Plan. The site is 0.96ha and occupies a gap site on the southern edge of Littleton, with direct access onto a road within the 30mph zone. The development could start almost immediately and could include 20 or more units of accommodation, of which at least 50% would be smaller units and 40% would be affordable housing.</p> <p>The site is promoted for allocation in Local Plan Part 2 being:</p> <ul style="list-style-type: none"> • Suitable – The site is well located, adjoining the established settlements of Littleton and close to Winchester. The site represents a gap in a continuous built frontage and abuts the existing settlement boundary. • Achievable – The site is able to accommodate circa 20 dwellings and is available for development now. <p>Viable – The site is largely free from constraints, relatively flat with good access and</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. Littleton does not rank highly in the Local Plan settlement hierarchy, so does not have a target for housing provision. This is a new site that was not assessed in the 2022 Development Strategy document or the 2022 IIA. However, it has been assessed in the 2024 IIA and scores negatively on many objectives and negligibly on most others.</p> <p>The IIA assessed the principle of development without taking into account potential masterplans, visions or opportunities to mitigate negative effects. This provides a more consistent basis for assessment than using site visions or offers of infrastructure, which were not available for all site options. Consideration by the IIA of site layouts would also be inappropriately detailed.</p>

		<p>low residual value. It can viably deliver the ambitious aspirations of the emerging Local Plan and importantly the requirement for 40% affordable housing.</p> <p>The site satisfies National and Local planning policies in many ways including:</p> <ul style="list-style-type: none"> • Size: Paragraph 69 of the NPPF says that it is a condition of local development plans that at least 10% of the housing requirement should be 'small sites' on sites of less than 1 ha. • Identifiable: Paragraph 69 of the NPPF refers to identified land that could be built quickly. The local Plan and Littleton rely on unidentified windfall sites (Table H3) that might be available in the future but cannot be guaranteed. This risks uncontrolled growth in the future on sites that are less suitable to the site promoted here. • Location: It is adjacent to and abutting the existing settlement. In addition, it does not compromise the gap between Harestock and Littleton, protected in Policy CP18 or the conservation area (Policy CP20). • Housing Provision: it could deliver 20 plus units, appropriate contextual density and 50% smaller units while also providing 40% of the site for new affordable housing. (Policy CP1, CP3 and CP14). • Access: it has good access off a 30mph road with good visibility. • Quality Design: The proposal set out here has been developed in accordance with the 	<p>It is not necessary to consider which sites around Littleton may be more or less suitable for development, as there is no Local Plan housing requirement for the village. While Littleton is close to Winchester Town and may have reasonable access to some of its facilities, adequate provision is made to meet the Local Plan's housing target for Winchester. If there were a need to provide more housing at Winchester, many sites have been promoted on which this could be achieved. It would be possible to find a site or sites, if necessary, which are better related to the Winchester built-up area and its facilities and services, and which score better in terms of the IIA.</p> <p>The respondent promotes this as a small site, which they suggest is needed to meet NPPF targets for small site provision. Given the small contribution that each small site allocation would make to housing provision, it would take an inordinate number of small site allocations to replace the contribution made by windfall sites, as suggested by the respondent. It is considered appropriate and realistic that windfall sites should be included within the assessment of the contribution of small sites. The Windfall Study assesses their likely contribution in detail and makes a cautious estimate of the scale of this.</p> <p>Recommended response: No change</p>
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