

DEVELOPMENT ALLOCATIONS SOUTH HAMPSHIRE URBAN AREAS



SOUTH HAMPSHIRE URBAN AREAS ALLOCATIONS:

13.1

The 'South Hampshire Urban Area' is a local response to meet the challenges presented by a significant part of the district being located within the Partnership for South Hampshire (PfSH). The city council is a member of PfSH, a grouping of local authorities in southern Hampshire which has been formed to work together on economic and spatial strategy. The local authorities have entered into a Statement of Common Ground and have completed a number of evidence studies that have informed the agreed PfSH Joint Spatial Position Statement (2023) (see www.push.gov.uk)

13.2

South Hampshire has a dense and complex settlement pattern and substantial areas of undeveloped or underused land within the urbanised parts of the sub-region. The PfSH Joint Spatial Position Statement has a 'cities / urban areas first' approach, so as to maximise development potential within the cities of Southampton and Portsmouth and other urban areas, and minimise greenfield land take. Greenfield developments are still needed, with strategic development locations identified at Newlands (West of Waterlooville), Welborne, North Whiteley and the northern part of Eastleigh Borough.

13.3

The Local Plan's spatial vision for this area reflects the PfSH Joint Spatial Position Statement by bringing forward large scale developments through new urban extensions, rather than dispersing large volumes of housing amongst the smaller settlements which also lie within the PfSH area. The vision for the South Hampshire Urban Areas is to develop a series of sustainable new neighbourhoods/communities which complement the PfSH Statement by providing large-scale, high quality housing, economic development and associated uses.

13.4

In line with the PfSH Statement major greenfield development is focused on the urban areas that fringe the district, at Newlands (West of Waterlooville), where there are large existing and planned employment allocations. A total of about 6,000 dwellings is already planned in these locations (Local Plan Part 1), of which over 3,700 remain to be developed (at April 2023).

13.5

The strategy of focussing development on these large-scale sustainable locations is carried forward and the scope to expand or intensify the developments including Newlands (West of Waterlooville) and North Whiteley has been investigated. These developments generally have well-defined boundaries, existing or planned, which should not be breached but some modest scope for additional development has been identified. The emphasis is to provide mixed communities with provision of a range of housing types and tenures, including affordable housing. There may also be scope within Newlands and North Whiteley to introduce more variety of housing so as to address specific needs, such as older persons' housing.

SOUTH HAMPSHIRE URBAN AREAS ALLOCATIONS:

13.6

It is expected that there is capacity for the development of about 5,650 dwellings in the South Hampshire Urban Areas, which can be achieved as follows:

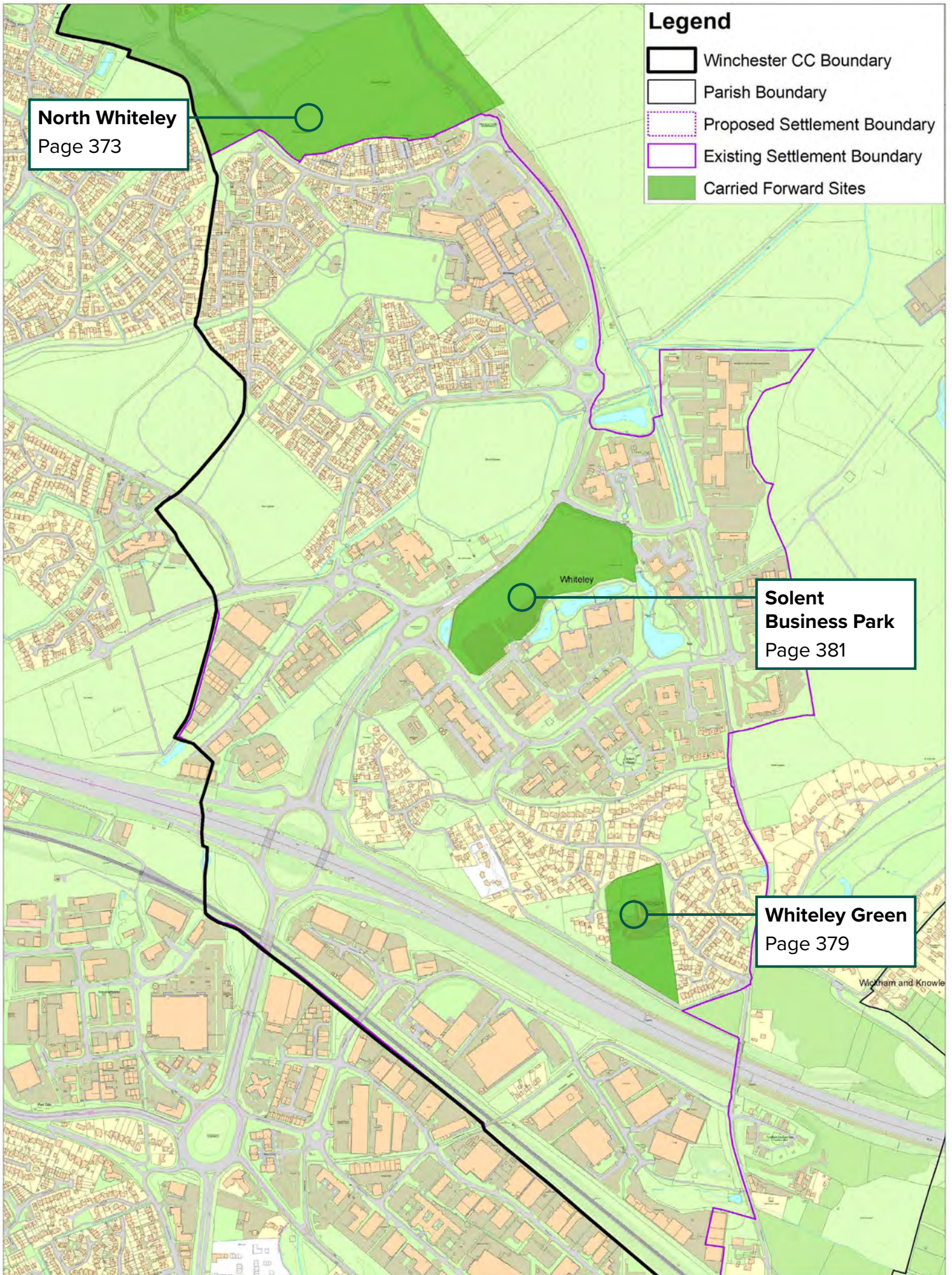
South Hampshire Urban Areas Housing Sources	No. of dwellings
Net Completions at Newlands (West of Waterlooville) (2020 – 2023)	293
Net Completions at Whiteley (2020 – 2023)	973
Outstanding Newlands (West of Waterlooville) permissions (at 2023) / Local Plan allocation carried forward (Policy SH1)	1,206
Outstanding Whiteley permissions (at 2023) / Local Plan allocations carried forward (Policies SH2, SH3)	2,560
Outstanding Botley bypass permission (at 2023) - Local Plan allocation carried forward (Policy SH6)	115
Windfall allowance	0
Additional capacity proposed at Newlands (West of Waterlooville) (policy SH1)	300
New Sites allocated at Whiteley in this Plan (Policy SH2)	200
Total Provision 2020 - 2040	5,647

13.7






In terms of existing employment provision, there is substantial employment provision in the business parks at Whiteley and within the thriving town centre. At Newlands (West of Waterlooville) land allocated for employment uses is being developed and, along with other business sites and Waterlooville town centre nearby, will provide for Newlands' employment and service needs.

[CLICK ON MAP ALLOCATION TO SKIP TO PAGE](#)





Legend

-  Winchester CC Boundary
-  Parish Boundary
-  Proposed Settlement Boundary
-  Existing Settlement Boundary
-  Carried Forward Sites

North Whiteley
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**Solent
Business Park**
Page 381

Whiteley Green
Page 379

Whiteley (South)



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ALLOCATIONS - NEWLANDS (WEST OF WATERLOOVILLE)

Area:

South Hampshire Urban Areas

Name of Site:

Newlands (West of Waterlooville)

Location:

Newlands (West of Waterlooville)

Size:

225 hectares (overall development area)

SHELAA site Reference:

N/A

Allocated Use:

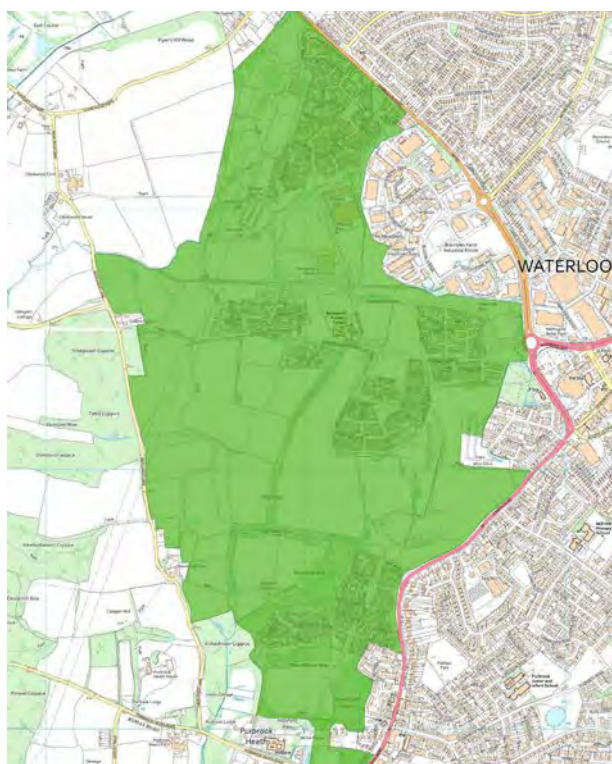
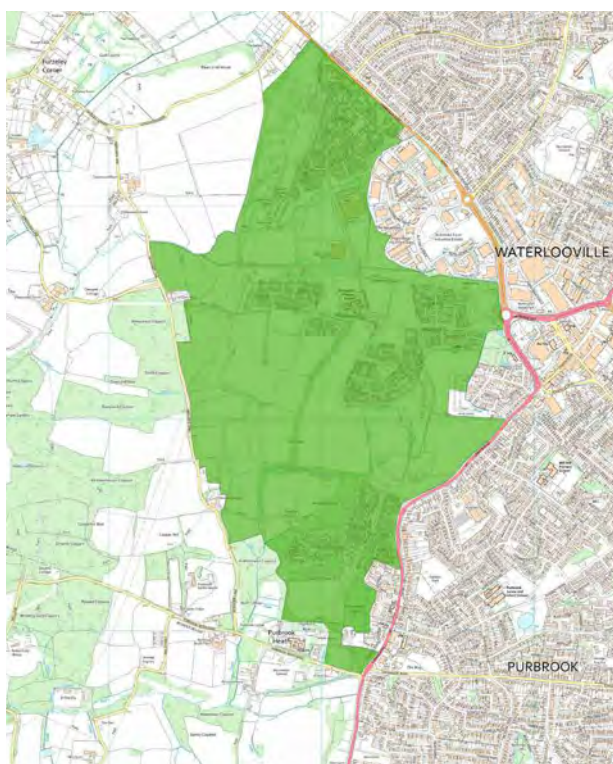
Mixed use urban extension

Indicative number of homes:

Approx. 1,200 of original allocation remaining within Winchester district (at Apr 2021) with approx. 300 additional proposed.

Existing use:

Partially developed / farmland

Site Plan**Wider context**

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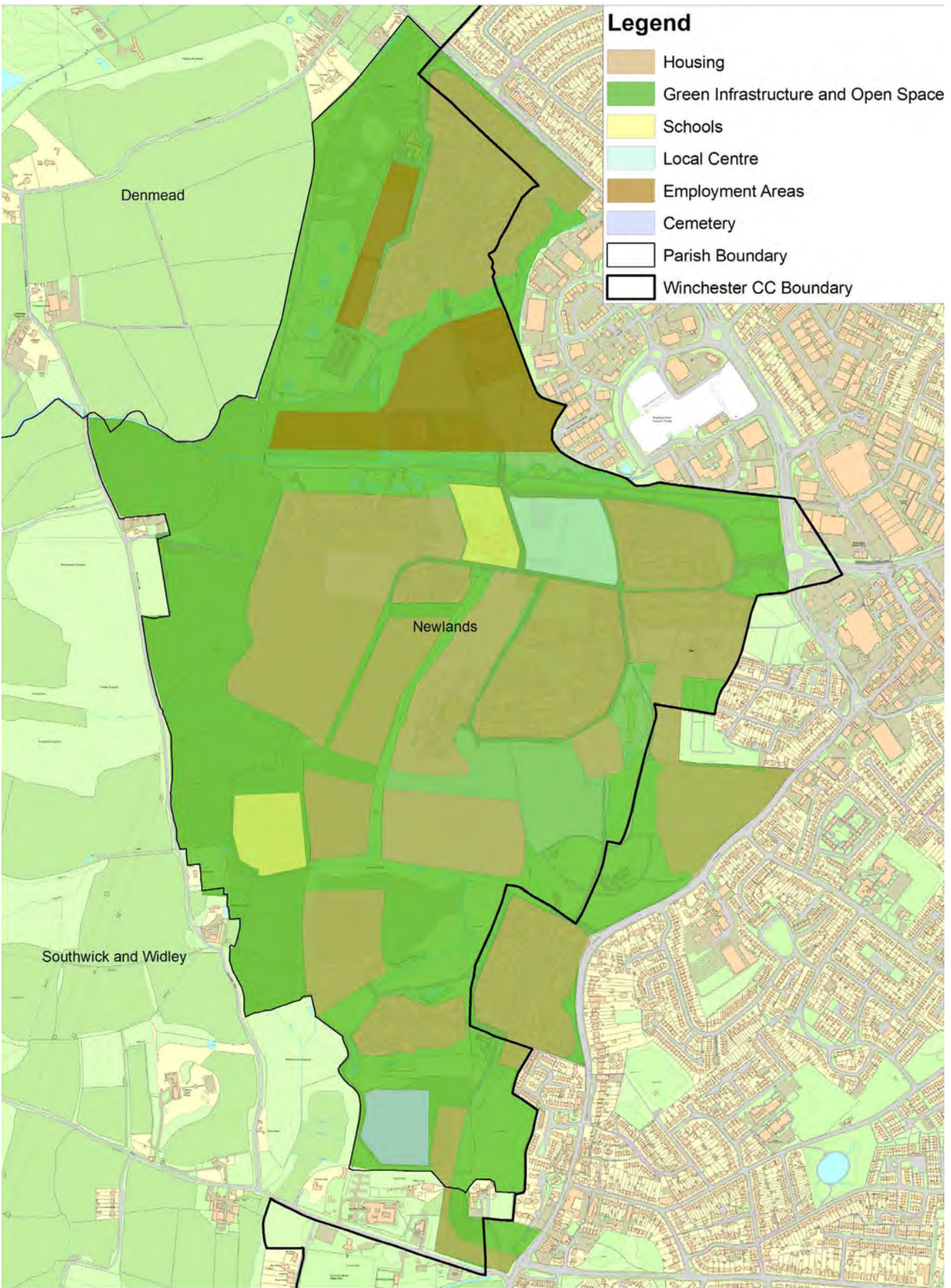
13.8**Supporting text:**

At Newlands (West of Waterlooville) there is scope to achieve additional capacity without extending the proposed development area, through a mixture of revisions to the estimated capacity and use of various phases. These are expected to

give an additional capacity of about 300 dwellings, beyond the approximately 1,200 that remained to be developed at 2023 under the original planning consent.

Continued overleaf:

Current Masterplan Area



Newlands (West of Waterlooville)

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CARRIED FORWARD SITE

13.9

The existing policy allocating land at Newlands (West of Waterlooville) is carried forward, updated as necessary. It continues to cover the whole area originally allocated as a major development area, although the northern part (Old Park Farm) is now largely developed, as are parts of the southern area. This is to ensure that the Newlands (West of Waterlooville) urban extension continues to provide all the infrastructure, facilities and other requirements of the development as a whole.

13.10

Approximately 1,200 dwellings of the original allocation remain to be developed (at April 2023, out of a total of almost 2,500 within Winchester district. The capacity of the development area has been reviewed and this indicates that additional capacity can be achieved without extending the proposed development area, through a mixture of revisions to the estimated capacity of various phases (about 145 dwellings), development of land reserved but no longer needed for expansion of the primary school and cemetery (approximately 110 dwellings), and the development of an older persons' housing scheme (approximately 45 dwelling equivalents). These are expected to give an additional capacity of about 300 dwellings.

13.11

Development of this site has averaged about 100 dwellings per annum over the last 10 years, peaking at almost 200 in some years. This is below the rate expected when the site was originally allocated but the level of investment in infrastructure and past completion rates indicate that the site will be built out during the Local Plan period (including the additional capacity identified).

13.12

Infrastructure requirements for the development have been secured through the planning conditions and S106 agreements associated with the existing planning

permissions. The additional development capacity identified will need to provide 40% affordable housing and contribute to any new or increased infrastructure provision that may be needed as a result of development.

13.13

The development proposals will need to align with and support the delivery of the Havant Local Cycling and Walking Infrastructure Plan (LCWIP) network, the emerging Winchester District LCWIP and a countywide LCWIP network that traverses the boundaries of both Havant and Winchester. The development will also need to consider and support the delivery of the South East Hampshire Rapid Transit (SEHRT) proposals including the Ladybridge Road / London Road roundabout and improvements to the passenger experience and journey time reliability along the A3 London Road Corridor.

13.14

The development of this site needs to refer to the Winchester District Stage 2 Strategic Flood Risk Assessment. A site specific Flood Risk Assessment will demonstrate how development will be safe over its lifetime. Access and egress will need to be considered and should be addressed in consultation with the emergency planners.

13.15

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

Policy SH1

Newlands (West of Waterlooville)

Land at Newlands, to the West of Waterlooville, (as shown on the map of Newlands (West of Waterlooville) Master Plan Area) remains allocated to complete the development of a new community of 3,000 dwellings (about 600 in Havant Borough), of which 40% are expected to be affordable, and associated employment provision, support facilities and services, together with supporting uses. An additional approximately 300 dwellings will be achieved through intensification or rearrangement of uses within the Winchester district part of the development. This should continue to deliver the agreed vision for West of Waterlooville, which aims to create a sustainable urban extension to Waterlooville, integrated with the town centre and forming the fourth quadrant of the town.

Development should accord with Policy SP2 and the following site-specific requirements:

- i. Be integrated with Waterlooville town centre including measures to enable good pedestrian and cycle access across Maurepas Way;
- ii. Retail provision within the development should be within a modest local centre which is subservient to Waterlooville town centre;
- iii. Provide about 23 hectares of employment land, including uses which will help link the development to the town centre, create a vibrant commercial area and include some mixed housing/commercial areas;
- iv. Provide a new access road through the development between the A3/Ladybridge Road roundabout and the A3/Maurepas Way roundabout with public transport provision and other measures to reduce traffic generation. The development should fund any off-site transport improvements necessary to achieve this and to accommodate traffic likely to be generated by the development;
- v. Provide primary school places and contributions to off-site improvements to secondary education to accommodate the development, along with other physical and social infrastructure;
- vi. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe over its lifetime, taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development;
- vii. Ensure that the groundwater Source Protection Zone is protected and that development will be safe over its lifetime by undertaking a site-specific flood risk assessment and implementing any necessary measures; and
- viii. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

ALLOCATIONS - NORTH WHITELEY

Area:

South Hampshire Urban Areas

Name of Site:

North Whiteley

Location:

North Whiteley

Size:

202 hectares (overall development area)

SHELAA site Reference:

N/A

Allocated Use:

Residential with supporting uses

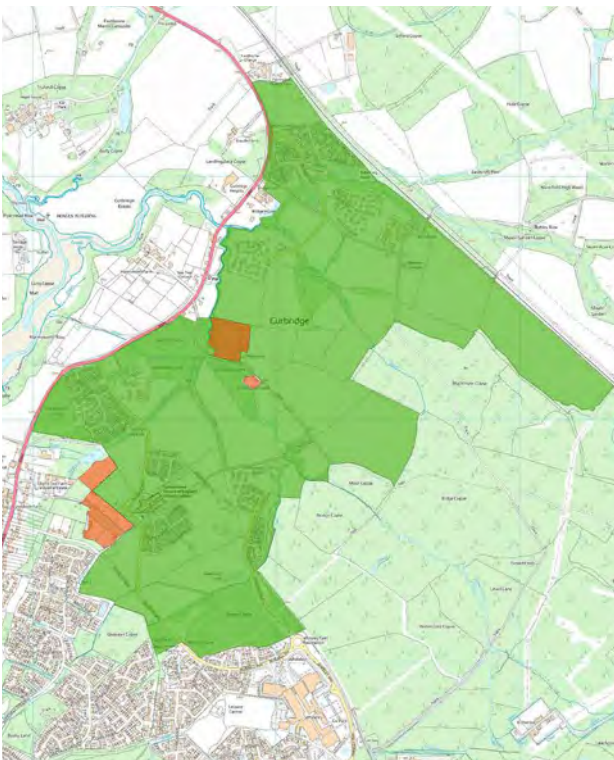
Indicative number of homes:

Approx. 2,500 of original allocation remaining (April 2023), approx. 200 additional proposed.

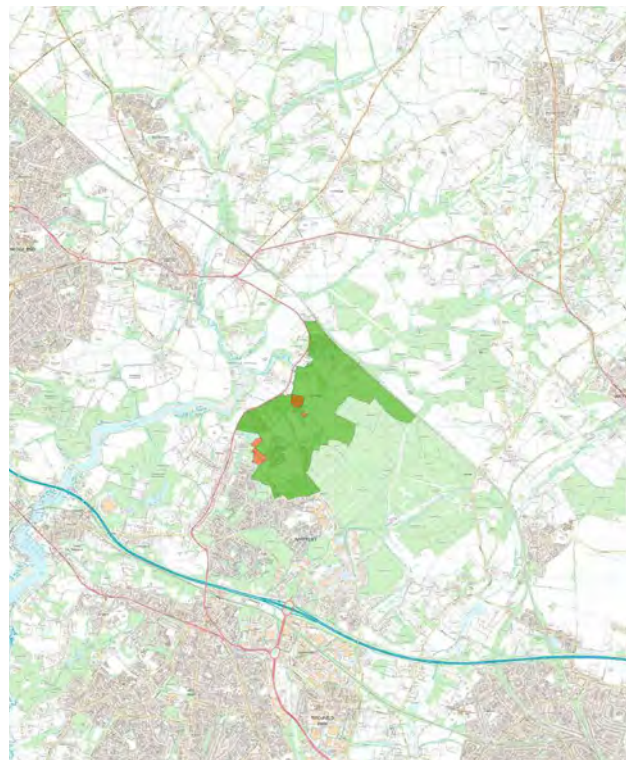
Existing use:

Partially developed / farmland

Site Plan

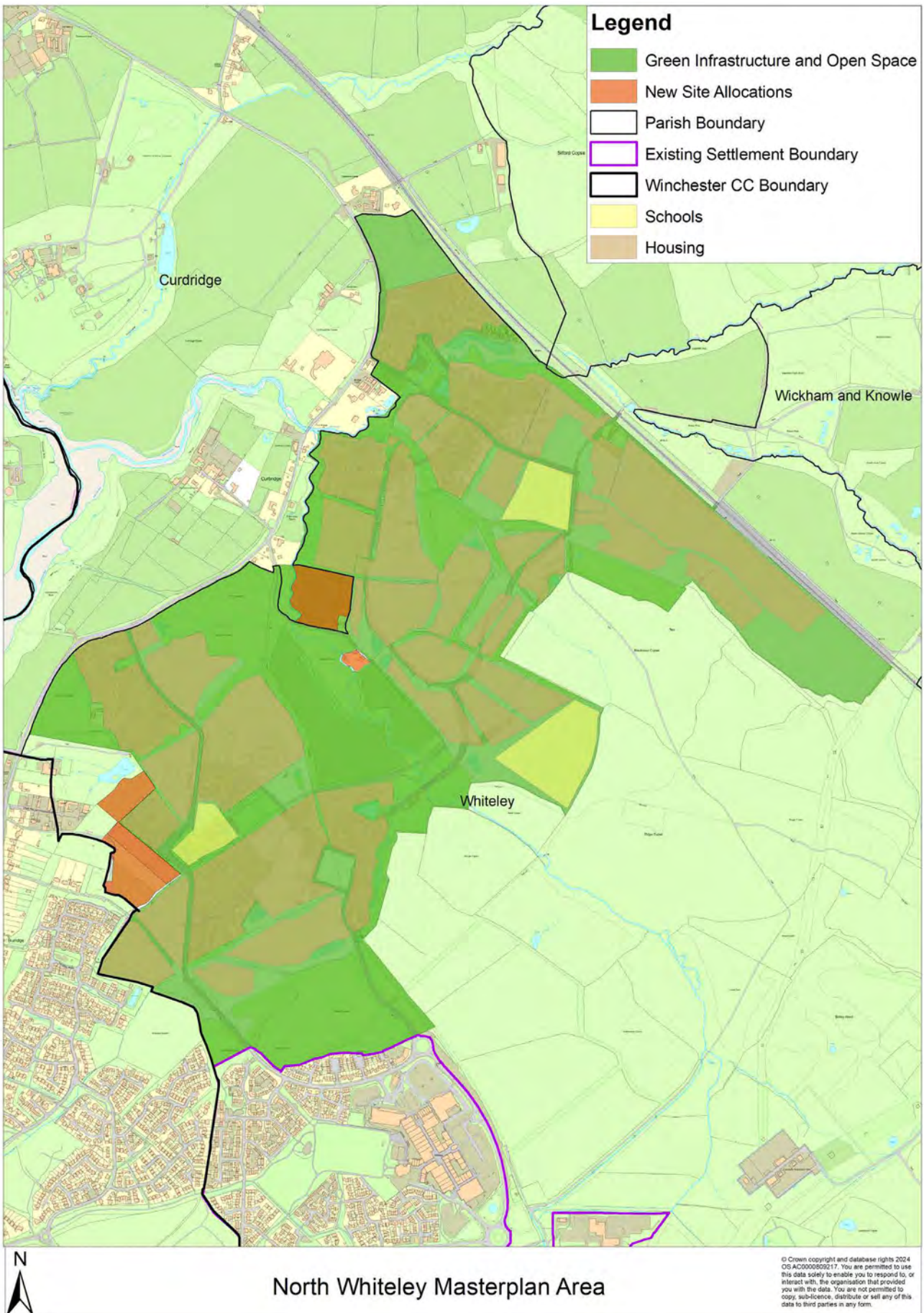


Wider context



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Current Masterplan Area



CARRIED FORWARD SITE

ALLOCATIONS - NORTH WHITELEY

13.16

Supporting text:

At North Whiteley additional capacity can be achieved through small extensions to the proposed development area, without breaching important boundaries, and development of an extra care scheme. These are expected to give an additional capacity of about 200 dwellings over and above the approximately 2,500 (at April 2023) still to be developed through the existing planning consent.

13.17

It had not been possible to achieve the planned 40% affordable housing provision within the development originally permitted at Whiteley for viability reasons but, now that provision has been made to address the high infrastructure costs, the additional housing will be expected to achieve the full affordable housing policy requirement.

13.18

The existing allocation of land at North Whiteley is carried forward, updated as necessary. It continues to cover the whole area originally allocated at North Whiteley to ensure that the infrastructure, facilities and other requirements of the development as a whole are provided. The remaining parts of other existing allocations at Whiteley Green and Solent Business Park are also carried forward.

13.19

Development to the north of Whiteley is providing important infrastructure and community facilities, and residential development is close to the town centre and major employment areas. Whiteley Way is primarily aimed at serving the new development, but which will also provide a new link to the Botley Road. The development will provide a new secondary school and two new primary schools, the first of which is now operational.

13.20

The original site area was approximately 202 hectares, of which around half is either constrained or required to mitigate potential environmental impacts. This significantly reduced the developable area, but the site was allocated for about 3,500 new dwellings. The capacity of the development area has been reviewed and this indicates that additional capacity can be achieved through small extensions to the proposed development area (totalling about 6 hectares), without breaching important boundaries of the development area, at land off Bluebell Way (approximately 110 dwellings) and land off Ridge Farm Lane (approximately 50 dwellings). In addition, the development of an extra care scheme will contribute a further approximately 40 dwelling equivalents. These are expected to give an additional capacity of about 200 dwellings.

13.21

The additional development will be expected to provide a range of housing types and particular attention should be paid to providing for the needs of an ageing population. A percentage of the housing should be affordable in line with the council's affordable housing policies.

13.22

The Integrated Impact Assessment identifies potential risks to internationally important sites, particularly through nutrients impacting the Solent Special Area of Conservation and the Special Protection Area on the Upper Hamble. This will require measures to be implemented to either avoid or mitigate harmful impacts, which should be consistent with the PfSH Green Infrastructure Strategy, and the Solent Recreation Mitigation Partnership Strategy.

13.23

A comprehensive green infrastructure strategy has been approved for the existing allocated land and the additional allocations will need to show how they can maintain and add to this. Development should also incorporate a sustainable drainage system and maximise the advantages of the site's landscape setting, including existing trees and hedgerows. A key feature will be to ensure that the development area links with the adjoining countryside and creates an enhanced recreational experience for adjoining communities.

13.24

The planned development will provide a range of mitigation measures in order to reduce the traffic impact on both the local and strategic network, many of which are underway, including improvements to junction 9 of the M27 motorway, junction improvements and traffic calming as required to the local network. In addition, the public transport strategy aims achieve a modal shift away from the private car to more sustainable modes.

13.25

The development proposals will need to align with and support the proposed South East Hampshire Rapid Transport network extensions and the Fareham Local Cycling and Walking Infrastructure Plan (LCWIP) network, where feasible. It should also take account of the emerging Winchester District LCWIP and a countywide LCWIP network that traverses the boundaries of both Fareham and Winchester.

13.26

The development of this site needs to refer to the Winchester District Stage 2 Strategic Flood Risk Assessment. A site specific Flood Risk Assessment will demonstrate how flood risk will be safe over the lifetime of the development.

13.27

The development will provide a range of social infrastructure to meet the needs of the new community, including two new local centres with multi-functional community buildings, educational facilities and access to adequate local health provision.

13.28

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

Policy overleaf

13.16

13.28

Policy SH2

North Whiteley

Land to the North of Whiteley (as shown on the map above) remains allocated to complete the development of about 3,500 dwellings together with supporting uses. An additional approximately 200 dwellings, of which 40% are expected to be affordable, will be achieved through the allocation of approximately 6 hectares of land as small extensions to the original allocation and development of an extra care scheme. The development as a whole should reflect Whiteley's predominantly wooded character and setting by maximising the opportunities presented by the substantial areas of green space within and adjoining the allocated area, which are either unsuitable for built development or needed to mitigate potential impacts on protected sites. Development proposals should be consistent with the masterplan, indicative layout and phasing plan approved for the original allocation.

The development should also complement and take advantage of facilities in the nearby town centre and major employment at the Solent Business Parks. It should accord with Policy SP2, in addition to the following site-specific requirements:

- i. Protect and enhance the various environmentally sensitive areas within and around the site, avoiding harmful effects or providing mitigation as necessary. This will include any measures as necessary to mitigate the impact of noise and light pollution on the adjoining areas. The existing woodlands on and adjoining the site should be used to create attractive neighbourhoods, improve biodiversity, provide recreational facilities including areas for children's play, and possibly be managed to as a source of renewable energy (woodfuel);
- ii. Provide for pre-school facilities, additional primary school places and a secondary school to accommodate the development, along with other physical and social infrastructure, including provision, as required, for primary health care in the locality to serve the new community;
- iii. Ensure that sustainable transport measures are implemented at an early stage of the development, including pedestrian and cycle links, a public transport strategy and any offsite contributions as deemed necessary;

Policy SH2

North Whiteley - continued

- iv. Provide measures to ensure that smarter transport choices are made to achieve a modal shift which minimises car usage, manages the impact of private cars on the highway network, and implements measures necessary to accommodate additional traffic, including improvements to junction 9 of the M27. These should improve Whiteley's self-containment and make a significant contribution towards reducing commuting levels;
- v. Complete Whiteley Way at an early stage of development, in an environmentally sensitive manner which does not cause undue severance for the new community or encourage traffic from adjoining areas to use the new route to gain access to the strategic road network;
- vi. Avoid harmful impacts on water resources, given the proximity of the site to European sites of nature conservation interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk;
- vii. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe over its lifetime taking climate change and the vulnerability of the development's users into account, and ensure that flood risk is not increased elsewhere as a result of the development;
- viii. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;
- ix. Assess the impact of development both on site and in combination with other nearby sites on habitats and biodiversity (especially those of national and international importance such as the River Hamble and the Solent); and
- x. Implement a Green Infrastructure Strategy to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long-term management and any off-site measures required to mitigate harmful impacts on European sites.

POLICY

CARRIED FORWARD SITE

Policy
SH2

ALLOCATIONS - WHITELEY GREEN

Area:

South Hampshire Urban Areas

Name of Site:

Whiteley Green

Location:

Whiteley

Size:

2.9 hectares

SHELAA site Reference:

N/A

Allocated Use:

Residential and educational

Indicative number of homes:

30 dwellings

Existing use:

Primary school

Site Plan



Wider context



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13.29

Supporting text:

No changes are proposed to the settlement boundary of Whiteley, as the strategic allocation at North Whiteley and the minor extensions proposed to it will meet the development needs of the settlement for the Plan period.

13.30

An earlier housing allocation at Whiteley Green was granted outline permission for 75 dwellings, but the site was needed for a temporary primary school. This has now been replaced by a permanent facility within the North Whiteley development so the site is available for a mix of residential and educational development.

13.31

There are foul and surface water sewers running across the site which would require an easement of 6m to be kept clear of all buildings and tree planting. The site is also within a groundwater Source Protection Zone, which should also be taken into account in bringing forward proposals for developing the site.

13.32

Due to its proximity to the Solent Special Protection Area the site falls within the area covered by the Solent Recreation Mitigation Strategy and will be expected to make a financial contribution towards measures to mitigate the recreational impact on protected sites.

13.33

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

Policy SH3

Whiteley Green

Land at Whiteley Green (as shown on the map on the previous page) is allocated for residential and educational development. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Access

- i. Provide safe vehicle, pedestrian and cycle access from Bader Way and Lady Betty's Drive, an attractive footpath and cycleway network, and provide convenient access to public transport;

Environmental

- ii. Provide landscaping, tree planting belts or other measures, of at least 20 metres adjoining the M27, to protect the amenities of occupiers of the proposed housing from noise and to screen the development;

- iii. Maintain or enhance existing woodland and major hedgerows within the site and carry out additional planting;
- iv. Provide on-site open space (Informal Open Space, and Local Equipped Area for Play) as part of a neighbourhood green to serve the proposed and surrounding development; and

Infrastructure

- v. Contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

CARRIED FORWARD SITE

13.29

13.33

Policy SH3

ALLOCATIONS - SOLENT BUSINESS PARK

Area:

South Hampshire Urban Areas

Name of Site:

Solent Business Park

Location:

Whiteley

Size:

4 hectares (remaining)

SHELAA site Reference:

N/A

Allocated Use:

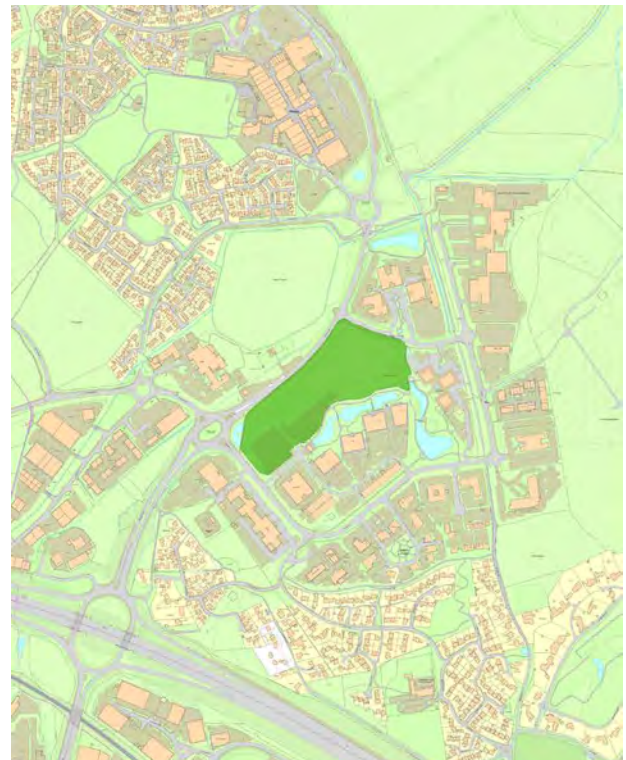
Employment

Indicative number of homes:

Employment floorspace: approx. 11,000 sq.m.

Existing use:

Undeveloped land

Site Plan**Wider context**

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13.34

Supporting text:

Whiteley includes major employment areas which have now been mostly developed and occupied. Some parts of the Solent 1 Business Park remain to be developed.

These allocations are carried forward to ensure that the employment provision at Whiteley is completed as planned.

13.35

The major part of the ‘Solent 1 Business Park’ has now been built out for a range of employment uses, but there still remains an area of undeveloped land within the Business Park which is ideally located to meet future employment needs. Therefore, the undeveloped employment land at Solent 1 should continue to be retained and developed for employment purposes.

Policy SH4**Solent Business Park**

Land at Solent 1, Whiteley (as shown on the map above) is allocated for business park development. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature and Phasing of development

- i. Provide for a range of high technology and business uses falling within Use Class E(g);
- ii. A high standard of design so that the buildings make an individual and positive contribution towards the overall appearance of the business park;
- iii. Generally avoid being over three storeys or 14 metres in height to eaves level;

Environmental

- iv. Include parkland, which as a minimum should constitute around 30% of the site area. This is in addition to the structural landscaping which adjoins the sites;
- v. Include measures for the on-going maintenance and management of the landscape parkland; and

Other Infrastructure

- vi. Contribute to infrastructure needed to make the development acceptable in planning terms.

POLICY

CARRIED FORWARD SITE

13.34

13.35

Policy SH4

ALLOCATIONS - BOTLEY BYPASS

Area:

South Hampshire Urban Areas

Name of Site:

Botley Bypass

Location:

Botley

Size:

N/A

SHELAA site Reference:

N/A

Allocated Use:

Highway

Indicative number of homes:

N/A

Existing use:

Farmland

Site Plan**Wider context**

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13.36

Supporting text:

The Highway Authority is planning strategic transport infrastructure improvements to help mitigate the impact of traffic, including the provision of the Botley Bypass. The council will continue to safeguard the section of the potential route for the Botley

Bypass within the Winchester district and will work positively with stakeholders to investigate and identify appropriate means of delivering the future construction of the Bypass.

13.37

The construction of Botley Bypass is an important strategic highway improvement and the city council will work with the Highway Authority to assist the delivery of this road. As well as safeguarding the route of the road, Policy SH6 also seeks to ensure that the road can be delivered in its entirety to ensure that the section of the Bypass in Winchester district connects to the remainder of the Bypass. This is necessary to avoid an intrusive road being built in the countryside which does not connect to the complete Bypass, and to ensure that any harmful impacts on the adjoining environmentally sensitive areas are effectively mitigated or avoided.

13.38

Due to its proximity to the internationally protected Special Protection Area along the Solent, which includes the Upper Hamble, an assessment will be required under the Habitats Regulations, and an Appropriate Assessment, before consent for the Bypass can be granted.

Policy SH6**Botley Bypass**

Land is safeguarded (as shown on the map above) for the construction of the part of Botley Bypass within Winchester district, between the district boundary at the river Hamble and the junction of the A334/A3051. The Bypass within the Winchester district will be permitted, provided that:

- i. Measures are included to protect the environmental sensitivity of the river Hamble, and adjoining area; and

- ii. A structural landscaping scheme is prepared and implemented, which effectively mitigates any adverse visual impacts on the surrounding area.

Before the construction of the Bypass in the Winchester district commences funding commitments should be in place to ensure that the road is delivered in its entirety.

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