



Winchester City Council
Proposed Submission Local
Plan Update 2020-2040

Regulation 19 Consultation

October 2024

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1.0 Introduction

- 1.1. Foreman Homes welcome the opportunity to comment on Winchester City Council’s pre-submission stage (Regulation 19) consultation on the Winchester District Local Plan 2020-2040. These representations are made in the context of our land interest at Otterbourne Road, Otterbourne, shown in Appendix 1.

2.0 Land at Otterbourne Road

- 2.1. The site is located in Otterbourne, to the west of Otterbourne Road which acts as the primary road traversing the length of the settlement. There is existing access to the site, in the form of a gate fronting Otterbourne Road. The site is situated within the countryside but adjoins Otterbourne’s defined settlement boundary to the south. George Beckett Nurseries is directly adjacent the site’s western and northern boundaries.
- 2.2. The site has been assessed through the Council’s Strategic Housing and Economic Land Availability Assessment (SHELAA) under reference CS04, ‘South of George Beckett Nurseries, Otterbourne’.

3.0 Strategic Policy SP2

<i>Relevant Chapter, Policy, Figure or Paragraph:</i>	Strategic Policy SP2		
<i>Do you consider the policy and supporting text are:</i>	<i>Legally Compliant</i>	<i>Sound</i>	<i>Complies with Duty to Co-operate</i>
	No	No	No

- 3.1. Strategic Policy SP2 sets out the overall spatial strategy for the district and stipulates the target for new homes in each spatial area. While our detailed comments on the housing numbers are included under representations related to Strategic Policy H1 it is important to note here that all housing requirements must be expressed as a ‘minimum’, not ‘about’, in accordance with the clear need to boost significantly the supply of housing. This principle is further emphasised by the recent Written Ministerial Statement of 30th July 2024 ‘Building the homes we need’.

Summary/Recommendations:

Amend ‘about’ to ‘minimum’ when referring to all housing requirements.

4.0 Policy NE7 Settlement Gaps

Relevant Chapter, Policy, Figure or Paragraph:	Policy NE7 Settlement Gaps		
Do you consider the policy and supporting text are:	Legally Compliant	Sound	Complies with Duty to Co-operate
	No	No	No

- 4.1. Whilst Foreman Homes recognise the importance of Settlement Gaps in order to define and retain the separate identity of settlements, the Otterbourne-Southdown Gap should be removed, or simply narrowed to only include the woodland east of Otterbourne Road.
- 4.2. WCC's Settlement Gap Review¹ recognises that in terms of the Otterbourne – Southdown Gap, “development in the field and nursery forming the western part of the defined gap would narrow an already fragile gap, but merger of Otterbourne and Southdown would not significantly change the semi-rural character or setting of either.”

Summary/Recommendations:

Remove or reduce the Settlement Gap between Otterbourne and South Down

5.0 Strategic Policy H1 Housing Provision

Relevant Chapter, Policy, Figure or Paragraph:	Policy H1 Housing Provision		
Do you consider the policy and supporting text are:	Legally Compliant	Sound	Complies with Duty to Co-operate
	No	No	No

- 5.1. Whilst Strategic Policy H1 outlines the authorities proposed housing provision we fear that the numbers proposed will not be enough to meet the ever-growing housing need the authority is going to be facing across the next plan period. For Otterbourne there is an expectation that there is capacity for 75 dwellings which we feel will not be enough to meet the settlements requirements across this next plan period. Given that the net completions within the settlement is only 2 dwellings over the last four years and with no current outstanding permissions as of 2023, Policy H1 is not enough especially

¹ Settlement Gap Review Winchester City Council (LUC, July 2024) <
<https://www.localplan.winchester.gov.uk/LibraryAssets/attach/253/Winchester-Settlement-Gap-Topic-Paper.pdf>>

when referencing the Written Ministerial Statement of July 2024 confirming the existence of acute housing needs and a national crisis of housing, which must be addressed now.

- 5.2. The quantum of housing the authority is allocating does not acknowledge the very real housing need many settlements are facing, including Otterbourne, and in particular the affordable housing element. The Winchester District Authorities Monitoring Report 2022-2023 outlined that there were 382 affordable net dwelling completions monitored across the plan period which accounts for 37.2% of all net completions which is below the 40% target. There has been no activity regarding affordable housing development within Otterbourne or neighbouring Shawford.
- 5.3. Our site at Otterbourne Road has capacity for circa 50-55 dwellings and is available immediately to meet the areas immediate housing needs. Furthermore any future development would of course be policy compliant in terms of tenure mix meaning Otterbourne would gain 22 affordable dwellings as per Policy H6 of the Draft Plan.

Summary/Recommendations

The housing provision of Policy H1 will not be enough to meet Winchester’s housing need across the entire plan period, especially when focusing on the affordable housing element.

6.0 Meeting Otterbourne and Shawford’s Needs.

- 6.1. FHL strongly believe that the site west of Otterbourne Road should be included as an allocation within this Plan Period alongside the existing draft allocation OTO1.
- 6.2. The location of the site, adjoining Otterbourne’s settlement boundary but being within the parish of Shawford means the site has the potential to deliver homes for both of these settlements but ensuring a carefully designed scheme would not cause any detrimental harm to the integrity of the gap between the two settlements.
- 6.3. A carefully detailed scheme would be crafted by ensuring any built development would not go north of Sparrowgrove with the north of the site being used for public open space provisions with additional tree planting to continue the ‘green buffer’ between Otterbourne and South Down. Additionally, our scheme would be carefully aligned with the proposed water transfer route via Southern Water which traverses the south of the site.

- 6.4. Securing this site as an allocation will ensure Otterbourne will meet any immediate housing requirement along with that of the rest of the Plan period.

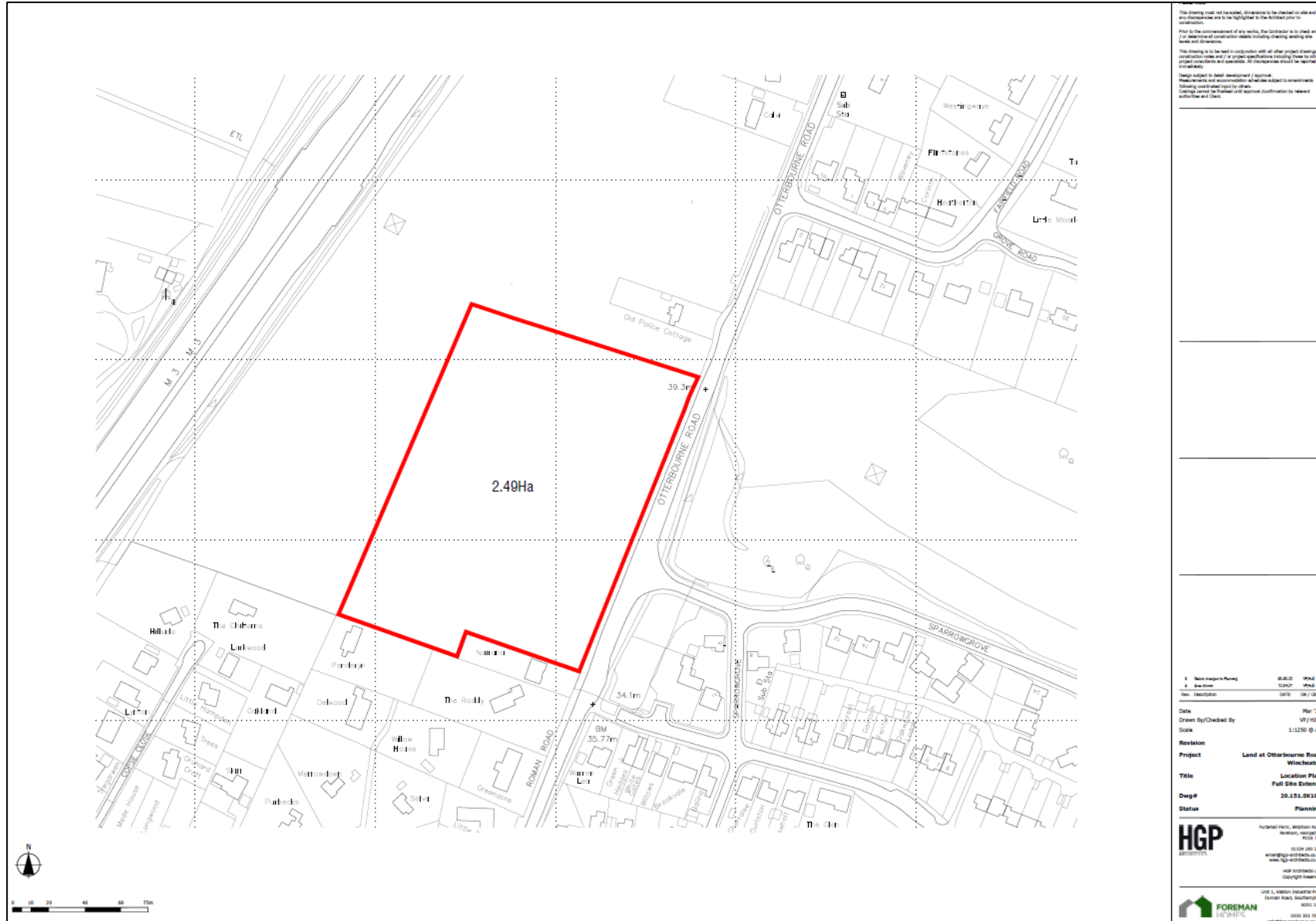
Summary/Recommendations:

The site west of Otterbourne Road should become an additional allocation for the settlement of Otterbourne.

7.0 Conclusion

- 7.1. Land West of Otterbourne Road is situated within a highly sustainable location and has the capacity of circa 50-55 dwellings which would substantially help meet Otterbourne's immediate housing needs especially from an affordable housing perspective. The Draft Local Plan, especially Policy H1 does not go far enough in delivering future housing provisions across the entire authority. By allocating this site it would alleviate the forthcoming strain Otterbourne is likely to face given the only allocation cited within this Plan document being deliverable after 2030.

Appendix 1: Site Location Plan



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This drawing is to be used in conjunction with all other project drawings, specifications, and conditions of sale. It is the responsibility of the client to ensure that the drawing is used in accordance with its intended purpose.

Designs are subject to detailed development of approval. Measurements and dimensions shall be taken as shown unless otherwise stated. All dimensions shall be in metres unless otherwise stated.

1	Issue/Revised/Planning	05/02/21	WHL
2	Issue/Revised/Planning	12/04/21	WHL
Rev.	Description	Date	By / CR
Date	Mar '21		
Drawn By/Checked By	VP/HDE		
Scale	1:1250 @ A2		
Revision	0		
Project	Land at Otterbourne Road		
	Wickhead		
Title	Location Plan		
	Full Site Extents		
Dwg#	20.151.SK100		
Status	Planning		

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