

P20-2243 – Land at Springvale Road, Kings Worthy

28 September 2022

Mr S Opacic  
Strategic Planning Projects Officer  
Winchester City Council  
Colebrook Street  
Winchester  
SO23 9LJ

Dear Mr Opacic

**Re: Land at Springvale Road, Kings Worthy**

I write on behalf of my client, Taylor Wimpey Strategic Land Ltd, regarding their land at Springvale Road, Kings Worthy.

As you know, my client controls land to the west side of Springvale Road and south of Legion Lane. The land comprises two arable fields; the southern field is bound on the north, west and southern boundaries by trees and on the east by Springvale Road. The northern field is similarly bound by trees on the northern boundary, Springvale Road to the east Legion Lane to the west and an adopted bridleway travelling between the two fields borders the southern edge of the northern field. The northern field is a Scheduled Ancient Monument on account of the below ground archaeology associated with a Roman 'banjo'. The site is easily accessible and directly adjacent to the existing residential part of Kings Worthy. It is well contained on its north, west and southern boundaries by existing features such as the railway line and tree belts.

The City Council has identified the need for Kings Worthy to accommodate 100 units during the next Local Plan period up to 2039. Following a recent consultation exercise we are aware that the Parish Council has expressed its preference to the City Council for SHLAA sites KWO2 and KW12 to accommodate that requirement in Kings Worthy and be allocated in the emerging Local Plan. It is understood that Council Officers are currently reviewing recommendations made by Kings Worthy Parish Council, and the recommendations of other Parish Council's on land within their jurisdiction, ahead of the publication of a Regulation 18 Plan later this year.

The views and recommendations made by the Parish Council are fully respected and we

3 West Links, Tollgate, Chandlers Ford, Eastleigh, Hampshire, SO53 3TG

T 023 8254 2777 E [Solent@pegasusgroup.co.uk](mailto:Solent@pegasusgroup.co.uk)

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including an increase in the overall housing requirement for the district, constraints affecting the development potential of other sites or other, currently unforeseen extenuating circumstances.

It is in that context that I write and include an updated masterplan for my clients site including land to the north and south of the existing bridleway leading west from Springvale Road to beyond the railway line. The land at Springvale Road could make a significant contribution to housing delivery in Kings Worthy but also in Winchester district more generally should it be necessary. It is a relatively unconstrained site, my client controls all the necessary land to deliver development, and being a housebuilder, can mobilise quickly to bring forward development on the ground early in the plan period.

In addition, my clients site also represents the opportunity for the Council to address an identified open space deficit in Kings Worthy. The recently published (July, 2022) WCC Open Spaces Assessment indicates that there is a deficiency in Play space along with Park / Recreation Ground in Kings Worthy. There is also a notable imbalance between the east and west sides of Kings Worthy whereby all existing Play space and Parks / Recreation Grounds are located on the east side of the settlement at Eversley Park. Existing residents on the west side of Kings Worthy have a walk of over 1km, partly uphill to access their nearest public open space.

The updated masterplan enclosed with this letter shows how my client's site at Springvale Road could address both the deficit and imbalance within the settlement through the provision of a new area of open space on the northernmost field at the Springvale Road site. Given the historic importance of that land, it is to remain undeveloped to allow the below ground archaeology to be preserved. There is also an opportunity to enhance local awareness and understanding of the heritage asset using interpretation boards and information panels on the land. Furthermore, it is possible that the ecological value of this land could be enhanced through managed wildflower planting on part of the space. The field could become a new local open space for new and existing residents to enjoy with both historic and ecological value and interest.

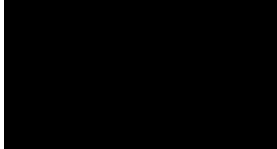
Access to the development would be from Springvale Road with the potential for a new, separate access to the new open space to the north, together with linkages between the two to provide enhanced connectivity between the two areas of land and the existing settlement of Kings Worthy beyond to the east and south, and potentially with existing footpaths to the north and west.

It is understood that WCC will be publishing its Regulation 18 Local Plan for consultation later this year which will identify how the Council intends to accommodate its housing growth across district. If, through the preparation of that plan, circumstances arise whereby it appears there is a need for a higher than originally anticipated number of homes within Kings Worthy, or generally across the district, there are constraints / issues associated with the Parish Council's preferred sites, and/or the Council considers the opportunities offered by the land at Springvale Road in terms of open space provision and historic interest justify its allocation in addition to those sites identified by the Parish, my client would be pleased to provide the Council with the necessary information to allow that allocation to be progressed in line with the City Council's Local Plan adoption timetable.



If officers would consider it useful to discuss any element of this letter, or the enclosed plan, at this stage in the plan making process, we would be very pleased to do so.

Yours sincerely



Associate Planner

@pegasusgroup.co.uk

Enc. Updated Concept Masterplan