

### Introduction

- 12.1 This Chapter deals specifically with the Major Development Area at West of Waterlooville and Reserve Major Development Areas at Winchester City (North) and West of Waterlooville. Each has specific policies setting out the requirements for their development, and these requirements cover all the aspects needed to enable them to become communities in their own right.
- 12.2 A large new community is proposed in the south-east of the District, at West of Waterlooville, one of four Major Development Areas proposed in the adopted County Structure Plan (Review). This Plan defines the extent of the area expected to accommodate development, and sets out the requirements for the preparation of a Masterplan, which should be prepared before detailed proposals are considered.
- 12.3 The adopted County Structure Plan (Review) policy H4 also requires the Local Plan to make provision for possible additional Major Development during the Plan period (the Strategic Reserve provision). The policies for West of Waterlooville and Winchester City (North) below (MDA.1 and MDA.2) identify sites within which such provision will be made, if a need is identified.

### West of Waterlooville

#### Background

- 12.4 A new community is proposed at West of Waterlooville, one of four Major Development Areas (MDAs) required by the Hampshire County Structure Plan 1996-2011 (Review). The Structure Plan indicates that the new community should help to meet the development needs of south-east Hampshire and support the continued economic regeneration and associated environmental improvements in Portsmouth, Havant and the surrounding urban area.
- 12.5 The development area is situated within the south-east extremity of the Local Plan area, adjoining Waterlooville, which is

within the administrative area of Havant Borough Council. The majority of the development area is within Winchester District, but a small part is within Havant Borough. Winchester City Council and Havant Borough Council are therefore working in partnership to plan for the new community. The Winchester District Local Plan deals only with that part of the development area that falls within its administrative boundary. The adopted Havant Borough District-Wide Local Plan, prepared by Havant Borough Council, sets out complementary policies for that part of the MDA development within its own area.

- 12.6 Inset Map 27 identifies land sufficient to accommodate a comprehensively planned, mixed use new community comprising at least 2000 dwellings, 30 hectares of employment land and associated physical and social infrastructure. The development of this area will not be permitted until a comprehensive Masterplan for the whole site has been adopted by the Local Planning Authority. The policies for the MDA set out in this Plan are based upon a Masterplan Framework which will form the basis for more detailed work. The main features of the Masterplan Framework, which have also been agreed by Havant Borough Council, are shown for illustrative purposes at Figure 3 (loose in folder).

#### Policy MDA.1

*A new, mixed use community comprising at least 2000 dwellings, employment provision, and associated physical and social infrastructure is proposed at West of Waterlooville. The part within Winchester District is defined on Inset Map 27, which also defines the maximum extent of the area for housing, mixed use, community facilities and other associated buildings and infrastructure. It also defines the area for employment. Development will be permitted provided that:*

- (i) it is in accordance with a comprehensive Masterplan, to be produced, including a detailed design brief which covers the whole site and*

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has been approved by the Local Planning Authority;

- (ii) *an environmental and sustainability statement is submitted, demonstrating that interests of acknowledged importance will be protected and any adverse impacts mitigated, or that there is an overriding justification for development to take place in the location and manner proposed;*
- (iii) *an integrated and balanced mix of development is proposed, which contributes towards a sense of identity for the new community including:*
  - *a mix of housing types and sizes, including affordable housing to meet identified local needs;*
  - *approximately 30 hectares of employment development (Use Classes B1 and possibly B2 and B8), the majority to be located as extensions to the existing Brambles Business Park and phased in accordance with the approved Masterplan. Where appropriate, smaller-scale Class B1 development may be located elsewhere as part of mixed use development;*
  - *the reservation of land within the proposed employment area adjoining the Brambles Business Park for a resource centre, to include provision for a replacement household waste recycling centre and other appropriate waste management operations subject to further study in the preparation of the detailed Masterplan for the site;*
  - *adequate facilities and services to serve the new community and where appropriate the existing local communities, including provision for local shopping, education, health care, a place of worship, a cemetery and other*

*social and community facilities as identified by the Masterplan;*

- *adequate formal and informal public, private and amenity recreation land/open space to serve the new community;*
- (iv) *the provision of the physical infrastructure necessary to serve the community both on and off-site has been provided or appropriately secured, including:*
  - (a) *the completion of appropriate access routes, including a southern access route linking to the A3 in the vicinity of Ladybridge roundabout, from the development to the adjacent transport network for public, commercial and private transport, cycling and walking. Transport provision should:*
    - *encourage greater use of public transport, walking and cycling and, in particular, integrate with the A3 bus priority corridor proposals;*
    - *provide good access for these modes within the site and to Waterlooville town centre, local employment areas and schools;*
    - *minimise the impact of traffic from the development on sensitive roads and residential areas; and*
    - *provide parking within the development in accordance with the adopted standards.*
  - (b) *adequate improvements to the sewerage and water supply systems, including where feasible the implementation of sustainable drainage systems, are also made, together with arrangements to ensure that there would be no change in run-off and river characteristics*

*upstream or downstream of the development site and that it would not result in any increase in flood risk;*

*(v) the proper integration of new development with Waterlooville Town Centre is achieved, with the town centre acting as the focus for shopping, leisure and other community activities for the new community. Development should also support and/or enhance the role of existing local centres at Purbrook and Hambleton Road;*

*(vi) arrangements are made to enhance informal public access to the countryside, which may include:*

- *extending and/or improving the recreational opportunities to the west of Purbrook;*
- *improving and/or extending public footpath, bridleway and cycleway networks in the surrounding countryside;*
- *taking advantage of strategic landscaping planting within and around the site, and other landscape features, to provide informal recreational opportunities and improved public access to the countryside;*

*(vii) the main landscape features of the site are retained and incorporated into the development proposals with appropriate arrangements secured for their long-term management and maintenance including:*

- *the substantial woodland blocks to the west of Purbrook where the impact of development should be minimised;*
- *important trees and hedgerow networks;*

- *water features, which could be integrated with greenways to provide improved linkages to the countryside for informal recreation;*

- *the highest point that runs east-west across the development area, which should form an integral part of the structural landscape framework and could incorporate a linear open space to improve access to the countryside;*

- *long distance views from Portsdown Hill and the East Hampshire Area of Outstanding Natural Beauty, which should be protected as far as possible through the sensitive design and layout of development and an appropriate landscaping scheme.*

*An advanced strategic landscape planting and management scheme should be secured, funded and implemented to reinforce, maintain and enhance the landscape features, both on and off-site, before development commences.*

*(viii) the main nature conservation interests are protected. In particular, development should avoid wherever possible the loss and fragmentation of the Sites of Importance for Nature Conservation (SINCs) to the west of Purbrook and protect waterways and hedgerow features. Opportunities should be taken to strengthen links between these features to create a network of wildlife corridors throughout the development. Appropriate long-term management and maintenance arrangements will be required. Where development, such as a transport link or item of infrastructure, is necessary in a particular location that affects a SINC, suitable design and mitigation measures will be required to minimise the impact;*

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- (ix) *the local gap between Waterlooville and Denmead as defined on the Inset and Proposals Maps is maintained;*
- (x) *residential development is phased and implemented in step with the provision of employment and social and physical infrastructure, in accordance with the Masterplan;*
- (xi) *it can be demonstrated that the most efficient use is made of land proposed for development having regard to the provisions of the Masterplan, Government guidance on housing density and the amount of housing permitted in the early phases of development.*

*The maximum extent of a reserve area sufficient to accommodate up to 1000 dwellings is also identified. This additional development will not be permitted in this area unless a compelling strategic justification for additional housing is identified by the strategic planning authorities. Until such time countryside policies will continue to apply to the reserve area. If the reserve housing is required, the precise extent of the area identified on Inset Map 27 within which housing and associated buildings will be permitted will depend upon the density proposed and the extent of the land permitted to accommodate the 2000 dwellings. The reserve area identified on Inset Map 27 may be reduced in size if higher densities than currently envisaged are achieved in the Baseline allocation.*

*No development will be permitted within the boundary of the new community which would prejudice its proper development, including the possible development of an additional 1000 dwellings.*

**Development principles**

12.7 Inset Map 27 identifies areas of residential, mixed-use, employment, community facilities and other uses and infrastructure to accommodate the Baseline provision of at least 2000 dwellings in the overall MDA area that straddles the boundary with the

neighbouring Havant Borough Council. It is envisaged that development of the MDA will commence in several locations simultaneously and it will be necessary to secure a comprehensive development programme to ensure the implementation of all the ancillary infrastructure proceeds in a coherent manner. The Inset Map also indicates the maximum extent of the Reserve site for up to 1000 dwellings, which may be reduced in size if higher densities than currently envisaged are achieved in the Baseline allocation.

- 12.8 There are expected to be considerable variations from the average net density across the site, dependent upon a number of factors including topography, existing natural features and the proximity of the town centre, local facilities and public transport routes. In particular, higher density development should be provided where the site abuts Waterlooville Town Centre and the urban edge.
- 12.9 Sustainable drainage systems (SuDS) have significant advantages for the water environment and for nature conservation. Residential development at densities of 40 dwellings per hectare or lower is likely to permit the implementation of SuDS. In the event that higher densities are achievable, developers will need to explore the feasibility of implementing SuDS.
- 12.10 Proposed built development is located away from the southern part of the MDA to minimise the impact of the development on sensitive ecological features in the area to the west of Purbrook and on the Rowans Hospice.

**The “reserve area”**

12.11 Some or all of the Reserve area may be required to meet strategic housing needs, should a compelling justification be identified. The strategic planning authorities (Hampshire County Council, Southampton City Council and Portsmouth City Council) will determine whether such a justification has been established.

- 12.12 Although the need for the additional housing has not yet been “triggered” by the strategic planning authorities, it is sensible to plan for the possibility that all the land will need to be developed. This is particularly important in relation to the provision of infrastructure and the design concept adopted. The Masterplan will, therefore, be required to include the reserve area.
- 12.13 Unless or until such time that additional development is “triggered” the countryside policies of this Plan will be applied to the reserve area shown on Inset Map 27. Moreover, no development will be permitted that would prejudice the proper planning of the new community including the reserve area.

### **An integrated and balanced community**

- 12.14 The new community will provide for large-scale, mixed use development, including the co-ordinated and integrated development of transport, housing, employment, health, community and social facilities, shopping, education, formal and informal recreation and leisure facilities and other identified local needs. The aim is to achieve a high quality, well designed and balanced new community with a strong sense of identity and place.
- 12.17 It may be appropriate to locate affordable housing closest to public transport and community facilities, where residents are likely to have limited car ownership levels. This is particularly important for any special needs provision.

### **Employment**

- 12.15 Residential development should include a good choice and mix of housing types and sizes. The range of housing types should include a sizeable proportion of smaller dwellings (1 and 2-bed units) to reflect the identified housing needs of the local area. Winchester City Council currently seeks 50% smaller dwellings on larger developments. The results of an updated housing survey undertaken in 2002 on behalf of the local authorities in South East Hampshire conclude that a large proportion of small units is also required to meet needs in South East Hampshire. Therefore 50% of the MDA total housing provision will be sought in the form of small units (as defined in Policy H.7).
- 12.18 The new community will include approximately 30 hectares of new employment land, most of which should be provided as extensions to the existing Brambles Business Park, to take advantage of the good accessibility to the A3(M) and strategic road network. Expanding the Brambles Business Park would create a significant strategic site and provide a location and accommodation that is needed by local businesses. The remainder of the employment provision should be provided in the form of mixed use development or small-scale workshops adjoining the local centre or at other appropriate locations within the MDA.
- 12.19 Employment development should include provision suitable for local business expansion and relocation. In Havant Borough Council’s Business Property Needs Survey (August 2000), 76% of respondents

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said that half to nearly all their workforce were local residents and these were the businesses most likely to have increased their workforce in the last five years. Allowing for the expansion of existing businesses will therefore help to avoid losses of local employment and secure a viable development, based on known demand.

- 12.20 The decline in the manufacturing sector locally suggests that the main emphasis should be on the generation of jobs, biased towards the industrial sector, especially manufacturing. However, there should be a mix of uses within Use Classes B1, B2 and B8, in order to promote diversification and greater robustness in the area's employment base, although B8 uses (Storage and Distribution) should be limited due to their generally low employment generation and high commercial vehicle use. The distance of the area from the motorway network also indicates that the site is less likely to be attractive to such uses.
- 12.21 The development will provide an opportunity to contribute to training schemes for local people, which will assist with development and business take-up. This will be especially important where new businesses are likely to require skills that are not available locally. There may be scope for linkage to Single Regeneration Budget funding, where benefits to the areas such as Wecock and Leigh Park can be shown.
- 12.22 The successful enterprise centres at Brambles Business Park and Broadmarsh indicate that a similar centre may be appropriate to cater for start-up businesses, as well as accommodation for businesses that need to expand. There may also be the opportunity for a business cluster or innovation hub, building on the uses at Brambles Business Park and Aston Road/Aysgarth Road industrial estate. This would help to reinforce the role of the older industrial estate and integrate with the MDA. Links to a University or other research establishments, could also benefit the development of businesses.

### Resource Recovery Park

- 12.23 The employment allocation includes a reservation of approximately 2.8 ha. for a 'resource recovery park', the purpose of which is to make the community as sustainable as possible in terms of the consumption of natural resources. In terms of waste, this will mean minimising the need for waste disposal facilities by maximising reuse and recycling through the provision of local reception and processing facilities. The resource centre will include a site of around 0.4ha for a new Household Waste Recycling Centre to replace the existing facility off Hambledon Road, which has outgrown its location. The exact nature of other uses required by Hampshire County Council as Waste Disposal Authority would be determined by the precise location of the site, its access, proximity to dwellings and the needs in the area at the time of site availability. Detailed proposals for any of the elements of the resource recovery park will need to provide for the satisfactory routing of heavy goods vehicles to minimise any adverse impact on nearby settlements and residential areas, including Denmead, Hambledon, Purbrook, Southwick, Widley and Waterlooville.

### Transport

- 12.24 The location of the new community immediately adjacent to Waterlooville town centre offers substantial opportunities to encourage walking, cycling and public transport. The Masterplan for the new development will promote a development design and layout that maximises travel choice by these modes.
- 12.25 The South Hampshire Rapid Transit proposals are integral to the local transport strategy for the Waterlooville area. The A3 bus priority corridor proposals have been implemented, including improvements adjacent to the MDA site. Provision for a new bus priority link through the development area should be secured to ensure an integrated transport system for the whole area.

- 12.26 Careful consideration has been given to how access to the new community can best contribute to transport objectives. The proposed vehicular access points are shown on Inset Map 27. They include an access from the A3 in the vicinity of the Ladybridge roundabout to provide a southern access road for the new community.
- 12.27 The southern access road is required to minimise the volume of traffic originating from the MDA needing to use the A3 through Purbrook. It is also required to enable the provision of a good quality public transport link through the MDA. The southern access road is therefore expected to be provided at an early stage in the development. Its alignment will need careful design to minimise its impact on important nature conservation and landscape features to the west of Purbrook and to preserve the tranquil setting of the Rowans Hospice.
- 12.28 At the northern end of the development, provision is made for two access points onto Hambledon Road. The northernmost of these is intended to be constructed in conjunction with a bus-only link within the site to further facilitate the provision of a good quality public transport link through the MDA including a connection with Cowplain Secondary School to the north.
- 12.29 There will be vehicular, pedestrian and cycle links to the main new employment areas to integrate them with the existing Brambles Business Park and the remainder of the MDA. A Transport Assessment will be needed to inform decisions regarding appropriate measures required for lorry routeing.
- 12.30 Vehicular access to the MDA will only be permitted from the locations referred to above, and not from Closewood Road, Newlands Lane, Forest End, Windrush Gardens or Purbrook Heath Road. Careful consideration will be given to the appropriate routeing of construction traffic before planning permission is granted for any development.
- 12.31 Any planning application for development

should be supported by a full Transport Assessment. Measures to stimulate walking, cycling and bus usage will be required and these facilities, together with access routes to the development and possibly improvements to the trunk road network, will need to be provided, secured and paid for by the developers of the MDA.

### Community services and facilities

- 12.32 Provision should be made for new and/or improved local services and facilities to meet the needs of the new community, in step with or advance of new housing provision. It will be important to ensure that new social infrastructure is in place early on in the development of the community. Some of the main community facilities that will be needed are considered below, but a range of other facilities and services required by the development will be identified in the Masterplan.

### Education provision

- 12.33 The Local Education Authority's policy is that, where possible, primary schools should be within walking distance from the homes of pupils within the area to be served, with safe (preferably segregated) routes for journeys on foot or bicycle and related to public transport. Therefore, provision for primary education should be made within the development area.
- 12.34 The development of 2,000 houses will generate a need for one new primary school and if development extends to 3,000 houses a second primary school would be required. Given the aim of educating primary children locally, the new primary school should be available very early in the development programme. Because it can take three years from initial programming to completion of a school, temporary accommodation is likely to be needed whilst a permanent school is being built.
- 12.35 The development will also generate a demand for secondary school places, but this would be insufficient to require a new secondary school. Therefore, appropriate improvements will be required to existing

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secondary schools in the local area and safe routes to schools should be established. This will need to be reflected in the design of the footpath/cycleway network and public transport links within the development area, and improvements to off-site links are also likely to be needed.

- 12.36 Government and local authority funding for new schools is insufficient to cover the full cost of provision. As the need for education provision is generated by the development, developers will be expected to provide all education facilities needed on-site (including a second primary school when required) and contribute to improved provision off-site for secondary education.
- 12.37 The Education Authority must secure adequate provision of pre-school education. It is not normally a provider, this being achieved by involving the voluntary/community sector and “not for profit” or fully commercial providers. There will also be a need for day care facilities for children in the 0-4 age range. It will, therefore, be necessary to make provision for pre-school facilities. Increasing demands, in terms of space and time, suggest that dedicated accommodation will be needed, which should be provided by the developers.

### Health provision

- 12.38 Existing primary care services in the Waterlooville area are at capacity and new and/or improved primary health care facilities will be required as a consequence of the new development. Primary health care includes GP services, pharmacies and dentists. The precise requirements are still to be determined, but new facilities could take the form of a surgery/health centre, a drop-in centre or a multifunctional building, which would meet a range of community needs. The Masterplan will establish specific development requirements, to which developers will be required to contribute.

### Neighbourhood centre

- 12.39 A new neighbourhood centre, acting as a focal point for the new community, will be required. This is likely to support a small convenience store and possibly other small retail units. Community buildings, such as the primary school and place of worship may appropriately be located in the neighbourhood centre, which should also be located having regard to the existing neighbourhood centres at Hambledon Road and Purbrook.

### Cemetery

- 12.40 A cemetery is proposed on land to the north of Milk Lane, adjacent to the A3.

### Integration with Waterlooville town centre

- 12.41 Waterlooville Town Centre will provide higher order facilities and services and the development should be physically integrated with it. The Masterplan will examine ways in which pedestrian, cycle and public transport links can be improved between the town centre and the new community, including the feasibility of changes to Maurepas Way to improve accessibility and reduce traffic impact. The town centre is currently orientated away from the development area. Havant Borough Council is looking at ways in which the town centre can be better linked to the development and detailed proposals will be set out in the Masterplan.

### Recreation and open space

- 12.42 Provision for children’s play will need to include Local Areas for Play (LAPs), Local Equipped Areas for Play (LEAPs) and a Neighbourhood Equipped Area for Play (NEAP). Provision for young people should also be considered. This could take the form of a multi-use games area or skateboard area and will be determined by the Masterplan, following further consultation with local community groups.

### Allotments

- 12.43 A small part of the existing allotments at Plant Farm lie within Winchester District. These will be retained in allotments use. Provision will also need to be made for new allotments within the MDA to serve the needs of the new community.

### Enhanced access to the countryside

- 12.44 There are significant opportunities to improve and enhance public access to the countryside on foot and by cycle by careful attention to the layout and design of new development. Links should be provided from the urban edge of Waterlooville across the development area to the wider countryside beyond. Existing water courses, footpath networks and the ridgeline provide the more obvious opportunities for achieving greenways running east-west through the development. There are also opportunities to improve north-south footpath links to the existing Purbrook Heath recreation area.
- 12.45 The development area is situated adjacent to the Forest of Bere for which Hampshire County Council has developed a strategy to encourage green tourism and informal countryside recreation to support the local economy, in addition to promoting a wide range of other land management objectives. The opportunity should be taken to develop informal recreation and improved access to the countryside as part of the MDA proposals. In particular, opportunities exist subject to landowner consent to improve access and links to Creech Wood to the west of the development area and to provide circular walks of differing lengths through the development area to the countryside beyond.

### Landscape and nature conservation

- 12.46 The most important landscape features, which tend to be to the west of Purbrook, should be protected and utilised to provide an attractive setting for new development. The main woodlands should be retained intact as far as possible, taking account of the need for a southern access point. The woodlands are important for nature

conservation and designated as SINCs. Opportunities to strengthen links between woodland blocks by maintaining wildlife corridors should be taken. Where loss of wildlife habitat is unavoidable, appropriate mitigation proposals will be required.

- 12.47 The highest point running across the centre of the area should form part of the structural landscape framework. A linear open space should be provided to maintain a green link to the countryside and provide for informal recreation. The highest point is visible in long distance views from Portsdown Hill in the south and the East Hampshire AONB (and potential South Downs National Park) to the north, and this will need to be taken into account when devising the structural landscaping framework.
- 12.48 Waterways are also an important feature which should be enhanced and utilised to provide both an attractive setting for new development and for their informal recreation value. Opportunities also exist to enhance the nature conservation value of these areas.
- 12.49 The northern part of the site has few distinguishing landscape features and is generally open, with low nature conservation value. The opportunity should be taken to improve tree cover, protect hedgerow networks and enhance habitats wherever possible.
- 12.50 A prerequisite to development is that advance structural landscaping is provided. A planting scheme should be agreed and implemented at the earliest possible opportunity and satisfactory arrangements for its long-term management put in place.

### Local gap

- 12.51 A local gap to protect the separate identity of Denmead has been designated.

### Phasing

- 12.52 Phasing will be determined through the Masterplan process but development is likely to commence adjoining the access points from Hambledon Road, Maurepas Way and London Road. The proposed

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southern access road should be provided at the earliest opportunity to relieve Purbrook of additional traffic flows and to provide a route for a good quality bus service and construction traffic.

### Design statement

- 12.53 A design statement will be required to accompany all development proposals in accordance with Policy DP.1. The City Council wishes to secure a high quality of design and layout within the development area to provide an attractive living and working environment. All development proposals will also be expected to demonstrate that best use of resources has been made in accordance with the provisions of Policy DP.6. Innovative and sustainable solutions for energy and water conservation are encouraged along with sustainable construction methods.

### Developer contributions

- 12.54 The paragraphs above set out some of the main provision that will be required but are not intended to be fully comprehensive. More detailed requirements will be established as part of the Masterplan process.

### Winchester City (North)

- 12.55 The Hampshire County Structure Plan 1996-2001 (Review) requires a "reserve" housing allocation to be made in the Local Plan for a Major Development Area capable of accommodating 2000 dwellings and associated infrastructure at Winchester City (North). The land will, however, only be released for development if a compelling justification for additional housing has been identified by the strategic planning authorities (Hampshire County Council, Southampton City Council and Portsmouth City Council). Until such time, the City Council will strongly resist any development proposals at Winchester City (North) and countryside policies will continue to be applied.
- 12.56 Unlike other Major Development Areas an indicative map was not produced by the Strategic Authorities as part of the

background technical work to show which area was considered to be suitable for major development in the north Winchester area. Accordingly, the first stage of the technical work was to evaluate the broad merits and ability of different locations in the north Winchester area to accommodate development on the scale envisaged. The results of this work enabled an "area of search" for the development to be identified in the Deposit Local Plan Review.

- 12.57 Further detailed studies and surveys have been carried out to determine a specific development site, should the development be needed. The site for the reserve Major Development Area is indicated on Inset Map 31. Before planning permission is granted for such development, a compelling justification would need to be identified by the strategic planning authorities and a number of other requirements met, including the approval of a Masterplan. These requirements are set out in Policy MDA.2.

### Policy MDA.2

*A reserve site for a major development area comprising approximately 2000 dwellings and associated physical and social infrastructure is identified on Inset Map 31. Development on this site will only be permitted if the Local Planning Authority is satisfied that a compelling justification for additional housing in the Winchester District has been identified by the strategic planning authorities, and provided that:*

- (i) a comprehensive Masterplan for the development has been prepared with the opportunity for the full participation and co-operation of the Local Planning Authority, and which has received their endorsement;*
- (ii) it secures a high quality of design, and seeks to minimise the use of resources;*
- (iii) an environmental and sustainability statement is submitted, demonstrating that interests of*

*acknowledged importance will be protected and any adverse impacts mitigated, or that there is an overriding justification for development to take place in the location and manner proposed;*

(iv) *an integrated and balanced mix of housing, employment, recreation, education, social and community facilities is proposed, which contributes towards a sense of identity for the new communities including:*

- *a mix of housing types and sizes, including affordable housing to meet identified local needs;*
- *appropriate employment development, which may include provision for a resource centre for recycling uses to serve the area;*
- *adequate facilities and services to support the new community and to help integrate the development with the adjoining northern suburbs of Winchester. Facilities should include provision for local shopping, including a small/medium sized food-store, education, healthcare and other necessary community facilities;*
- *adequate formal and informal public, private and amenity recreation land /open space;*

(v) *the physical infrastructure necessary to serve the community both on and off-site has been provided or appropriately secured, including:*

(a) *appropriate access routes to link the development to the transport network for public, commercial and private vehicles, cyclists and pedestrians. Transport provision should:*

- *encourage greater use of public transport, walking and cycling;*
- *provide good access for these modes within the site and to local*

*schools, the town centre, and the railway station;*

- *minimise the impact of traffic from the development on sensitive roads and residential areas; and*
- *provide parking within the development in accordance with the adopted standards.*

(b) *adequate improvements to the sewerage and water supply systems, including where feasible the implementation of sustainable drainage systems;*

(c) *measures to avoid the risk of flooding, both on and off-site, including appropriate siting of buildings, design of drainage systems and measures to alleviate any adverse impacts off-site; in particular the dry valley indicative groundwater flood hazard area identified on Inset Map 31 should be kept free of any built development, including private open space;*

(vi) *the new development is properly integrated with the existing built-up area of Winchester;*

(vii) *arrangements are made to enhance informal public access to the countryside, including:*

- *the provision of informal recreation land and facilities to the east of the railway line;*
- *improving and/or extending public footpath, bridleway and cycleway networks in the surrounding countryside;*
- *taking advantage of strategic landscape planting within and around the site, and other landscape features, to provide informal recreational opportunities and improved public access to the countryside;*

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*(viii) the main landscape features of the site are retained and incorporated into the development proposals with appropriate arrangements secured for their long-term management and maintenance including the woodland belt along the Barton Farm ridgeline and other important trees and hedgerow networks. An advanced strategic landscape planting and management scheme should be secured, funded and implemented to reinforce, maintain and enhance the landscape features, both on and off-site, before development commences;*

*(ix) any important nature conservation interests are protected and wherever possible enhanced. An 'appropriate assessment' of the effect of development on the River Itchen, a Special Area of Conservation (SAC) will be required. Opportunities should be taken to strengthen links between these features and others off the site to create a network of wildlife corridors throughout the development. Appropriate long-term management and maintenance arrangements will be required;*

*(x) residential development is phased and implemented in step with the provision of social and physical infrastructure and employment, in accordance with the Masterplan.*

*Countryside policies will continue to apply until such time as the land is required for the development of a new community.*

12.58 The Local Planning Authority will not permit development at Winchester City (North) unless it is satisfied that a compelling justification for the release of additional housing land has been identified by the strategic planning authorities. Until such time countryside policies will continue to apply.

12.59 A detailed Masterplan for the development area will also need to be produced. This should be in place and be agreed by the Local Planning Authority before

development can go ahead. The development will also require an environmental statement to be submitted, which should meet the requirements set out in the 'Scoping Opinion' produced by the City Council in February 2002, as well as any more recent Government or best practice advice.

12.60 The Masterplan will be required to test possible design solutions for the area, including examining residential densities and the layout and form of development, to create a compact new community, with a sense of place that engenders a strong community identity. The appropriate density of residential development will be dependent upon a variety of factors and will vary across the site. The landform, topography and other natural features such as hedgerows and tree belts will exert a major influence on the overall design concept. PPG3 advises that residential development should achieve an average net density of not less than 30 dwellings per hectare. This will, therefore, be the minimum acceptable density for the development as a whole, but an average density of at least 40 dwellings per hectare should be tested through the Masterplan process before a final decision is made about the most appropriate form of development. Community involvement in the preparation of the Masterplan will be necessary, particularly in examining the merits of different design solutions.

### **An integrated and balanced community**

12.61 The new community will provide for large-scale, mixed use development, including the co-ordinated and integrated development of transport, housing, employment, health, community and social facilities, shopping, education, formal and informal recreation and leisure facilities and other identified local needs. The aim is to achieve a high quality, well designed and balanced new community with a strong sense of identity and place, which will complement Winchester's environmental character and result in an attractive and integrated new neighbourhood.

### Housing

- 12.62 Residential development should include a good choice and mix of housing types and sizes. The range of housing types should include a sizable proportion of smaller dwellings (1 and 2 bed units) to reflect the identified housing needs of the local area (see Policy H.7). The development will also be expected to provide affordable housing and other housing to meet any special housing needs that may be identified within the Winchester area. This Plan seeks 40% affordable housing in the reserve MDA (see Policy H.5). Affordable housing provision will be expected to be fully integrated with the development of market housing and to be dispersed within the development area. Concentrations of large numbers of affordable housing should be avoided in one location.

### Employment

- 12.63 Current indications are that there is a need only for limited employment provision, given the existing imbalance between the number of jobs and the working population of Winchester. However, further analysis should be undertaken if the need for the development is confirmed. It is currently estimated that no more than 6 hectares of employment land will be needed, mainly within Use Classes B1 and B2, but which may include provision for a 'resource centre' for recycling uses to serve the area. Depending on the needs of local organisations, there may be scope for employment to be more appropriately provided through the expansion of local businesses and services, such as the higher education sector.

### Transport

- 12.64 A planning application for development would need to be supported by a full Transport Assessment of the proposals. The impact of the development on the road network in the town centre, north Winchester and the adjoining rural area needs to be minimised by encouraging the use of alternative modes of transport to

the private car. Solutions to stimulate walking, cycling and bus usage, will be required and particular attention should be directed at measures to ensure the viability of public transport provision. The following should be examined and provided where appropriate:

- a network of high quality footpaths and cycleways through the site, lit and signed where appropriate, linking the main traffic generators within and adjacent to the site, including the provision of new routes to Worthy Road;
- improvements to the footway on the Andover Road site frontage to facilitate cycle movement;
- a new foot and cycle bridge adjoining the Andover Road rail crossing and other necessary improvements to facilitate pedestrian and cycle movement between the site and the town centre;
- bus priority measures at the site access and egress points;
- a bus route through the development that is convenient and attractive for bus passengers and operators and the provision of high quality waiting and information facilities;
- the use of innovative technology to provide public transport and trip information;
- the provision of a frequent, high quality bus service via Andover Road from the outset of development to town centre destinations, including the railway station, where the opportunities for enhanced interchange facilities should also be examined; and
- the potential for the development of a park and ride site within or adjoining the development.

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12.65 It is likely that principal vehicular access to the site would be gained from Andover Road at two or more points. Secondary vehicular access is likely to be needed onto Well House Lane and the need for an improvement to the junction between Andover Road and Well House Lane should be investigated. No provision should be made for vehicular movement through the railway underpass to Worthy Road. The road layout within the site should be designed to discourage high traffic speeds and the movement of through traffic. Measures would also need to be considered to:

- reduce traffic speeds on Well House Lane, Down Farm Lane and Bedfield Lane, Kings Worthy;
- improve safety at the junction between the A33 and London Road (B3047), Kings Worthy; and
- minimise the volume of traffic using the Andover Road (north) /A34 Trunk Road route for destinations within Winchester, and safeguard the operation of the A34 as a trunk road.

### Drainage and flooding

12.66 The southern part of the site forms part of a dry valley, which is sometimes subject to flooding when groundwater levels in the underlying chalk are high. To avoid the risk of property flooding and the nuisance caused when private open spaces such as gardens flood, new development should be located away from this dry valley bottom although it may be suitable for public open space. Any access roads, public footpaths and cycleways across the dry valley should be elevated above potential flood levels and be provided with flood conveyance openings. The indicative extent of the groundwater flood hazard area is shown on Inset Map 31 but its precise extent will need to be refined to inform planning application decisions. A detailed flood risk assessment will be required as part of any planning application or environmental statement, which should not only assess flood risk on the site and incorporate appropriate

preventative measures, but which should also assess the off-site impact of changes to drainage systems (see Policy DP.8). The site is underlain by permeable chalk and the Environment Agency's current advice is that maximum use should therefore be made of soakaways for the disposal of clean surface water within the limitations imposed by the need to avoid increasing the risk of groundwater flooding on-site or downstream. Because of the significance of this development, if triggered, and because of its potential impact on downstream flooding, developers will be expected to contribute to a joint study of flooding issues in Winchester, which is being led by the Environment Agency.

### Community services and facilities

12.67 Provision should be made for new and/or improved local services and facilities to meet the needs of the new community, in step with or in advance of new housing provision. It will be important to ensure that new social infrastructure is in place early on in the development of the community. Some of the main community facilities that will be needed are considered below, but a range of other facilities and services required by the development will be identified in the Masterplan.

### Education provision

12.68 The Local Education Authority's policy is that, where possible, primary schools should be within walking distance from the homes of pupils within the area to be served, with safe (preferably segregated) routes for journeys on foot or bicycle and related to public transport. Therefore, provision for primary education should be made within the development area. The development of 2,000 houses would generate a need for one new primary school. Given the aim of educating primary children locally, the new primary school should be available very early in the development programme.

12.69 The development will also generate a demand for secondary school places, but this would be insufficient to require a new

secondary school. Therefore, appropriate improvements will be required to existing secondary schools in the local area (particularly Henry Beaufort School) and safe routes to school should be established. This will need to be reflected in the design of the footpath/cycleway network and public transport links within the development area, and improvements to off-site links are also likely to be needed.

- 12.70 Government and local authority funding for new schools is insufficient to cover the full cost of provision. As the need for education provision is generated by the development, developers will be expected to provide all education facilities needed on-site and contribute to improved provision off-site for secondary education.
- 12.71 The Education Authority must secure adequate provision of pre-school education. It is not normally a provider, this being achieved by involving the voluntary/community sector and “not for profit” or fully commercial providers. There will also be a need for day care facilities for children in the 0-4 age range. It will, therefore, be necessary to make provision for pre-school facilities. Increasing demands, in terms of space and time, suggest that dedicated accommodation will be needed, which should be provided by the developers.

### Health provision

- 12.72 Primary health care services should be provided on-site, within the local centre. Such services should include GP services, district nursing and dentistry. The precise requirements are still to be determined, but new facilities could take the form of a surgery/health centre, a drop-in centre or a multifunctional building, which would meet a range of community needs. The Masterplan will establish specific development requirements, to which developers will be expected to contribute.

### Local centre

- 12.73 A new local centre, acting as a focal point for the new neighbourhood, will be

required. This is likely to support a convenience store and possibly other small retail units. A small/medium sized food store may be appropriate, to serve the northern suburbs of Winchester, provided the potential transport issues can be resolved. The most appropriate form of retail provision should be tested as part of the Masterplanning process. Community buildings, such as the primary school, may appropriately be located in or adjoining the local centre.

### Recreation and open space

- 12.74 Provision should be made for formal and informal recreation and open space in line with the Local Plan’s standards of provision, taking into account existing deficiencies in the area. This should include provision for children’s play, sports grounds (including playing pitches) and general open space. There is a substantial identified shortfall of playing fields and sports pitches in Winchester, which the Local Plan proposes should be made up on several allocated sites around the town, including land to the east of the railway line adjoining the reserve MDA site. Although not required to serve the reserve MDA, provision should be made for this open space to be provided in conjunction with an area of informal open space and recreation to the east of the railway line.
- 12.75 Provision for children’s play will need to include Local Areas for Play (LAPs), Local Equipped Areas for Play (LEAPs) and a Neighbourhood Equipped Area for Play (NEAP). Provision for young people should also be included and will be determined by the Masterplan, following further consultation with local community groups.

### Access to the countryside

- 12.76 The routes across the site are well used for informal recreation and attractive routes through the site and into the undeveloped countryside beyond should be maintained and provided. Links should be provided from the urban edge of Winchester across the development area to the wider countryside beyond including additional

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pedestrian and cycle access across the railway line. Existing footpath networks and the ridgeline provide the more obvious opportunities for achieving greenways running through the development, although new pedestrian and cycle routes should also be provided.

### Landscape and nature conservation

12.77 The most important landscape features, in particular the Barton Farm ridgeline and existing hedgerows, should be protected and utilised to provide an attractive setting for new development. The Barton Farm ridgeline should form part of the structural landscape framework. There is also scope to provide a linear open space to the south of the site, in the dry valley where built development should be avoided. The potential visibility of development in long distance views will need to be taken into account when devising the structural landscaping framework. In particular, the relationship of the development to Winchester and its setting needs careful consideration and planting should be used to help minimise the visual intrusion of development to the north of the Barton Farm ridgeline.

12.78 Parts of the site have few distinguishing landscape features and are generally open, with low nature conservation value. The opportunity should be taken to improve tree cover, protect hedgerow networks and enhance habitats wherever possible. A prerequisite to development is that advance structural landscaping is provided. A planting scheme should be agreed and implemented at the earliest possible opportunity, especially to help reduce the visual impact of development on land immediately to the south of Well House Lane, and satisfactory arrangements for its long-term management should be put in place.

12.79 The River Itchen is designated as a Special Area of Conservation (SAC) and is of European importance as a habitat for certain species. Therefore, an 'appropriate assessment' of the effect of development will need to be undertaken, and the Itchen Sustainability Study has identified how various changes may affect the condition of the River. Whilst the development is unlikely to have any direct impact on the River's ecology, the assessment will need to concentrate on matters such as the effects of changes that will be needed to water supply and disposal systems.

### Local gap

12.80 A local gap to protect the separate identities of Kings Worthy/Headbourne Worthy and Winchester has been designated, covering the land to the east of the railway line. Open recreational and informal open space are proposed in this area to maintain its undeveloped character.

### Design statement

12.81 A design statement will be required to accompany all development proposals in accordance with Policy DP.1. The City Council wishes to secure a high quality of design and layout within the development area to provide an attractive living and working environment. All development proposals will also be expected to demonstrate that the best use of resources has been made in accordance with the provisions of Policy DP.6. Innovative and sustainable solutions for energy and water conservation are encouraged along with sustainable construction methods.

### Developer contributions

12.82 The paragraphs above set out some of the main provision that will be required but are not intended to be fully comprehensive. More detailed requirements will be established as part of the Masterplan process.