

## Plans for Places...after *Blueprint*

The purpose of Plans for Places is to consider the responses to Blueprint from both residents and businesses and suggest how these are translated into a development strategy for the Winchester District up to 2031.

It forms part of the Local Development Framework and bridges the gap between the Core Strategy Preferred Option published in May 2009 and the next version to be published by end of 2011. Plans for Places sets out in non-technical terms what the City Council thinks the policies for the Core Strategy might be.

In addition to Blueprint various technical studies have been updated, including an assessment of the housing and population requirements of the District to 2031, these are all set out in a Housing Technical Paper, forming part of the Council's [evidence base](#). There is a need to provide 11,000 new homes across the District over the next 20 years, given the District has three recognisable sub-areas, this total requirement has been distributed to reflect their characteristics, housing needs and ability to accommodate new development, accordingly :

### Winchester District Housing Requirement 2011 - 2031

Spatial Area	Number of new dwellings 2011 - 2031
Winchester Town	4,000
South Hampshire Urban Areas	5,500
Market Towns and Rural Area (incl SDNP)	1,500
<b>Total</b>	<b>11,000</b>

Winchester is the main existing urban area within the District and has the best range of facilities, services, connectivity, etc. It is also of great historic importance, with key environmental constraints affecting parts of the town and its setting. It should, therefore, be a focus for development, but primarily to meet its own needs and the pressures on the town to help maintain and develop its economy.

There is a lack of consensus about how the Town should grow in the future with opposing views as to expand the Towns boundary or to remain within it. Evidence indicates that there is limited and finite capacity in the existing boundary to deliver the full 4000 housing requirement, it is anticipated some of this can be achieved through redevelopment and building at higher densities etc, but there will have to be some greenfield development to deliver the full amount. A study in 1999 recognised the constraints facing Winchester and concluded that *“there will come a point when continued development within the built-up area becomes more harmful to Winchester’s important characteristics than expansion of the built-up area. The city will then have to consider developing beyond its current boundaries if it is to reconcile a number of issues...”*

A critical matter in this respect is the uncertainty of the Barton Farm site, this could deliver some 2000 new homes, yet the planning application for this is

now being considered by the Secretary of State who will make a decision in August. Two scenarios are presented in Plans for Places for consideration, one with the Barton Farm site and one without. However, its not just housing that needs to be provided in Winchester Town, given its strong economic and retail presence these sectors also need to grow and adapt to changing requirements over the plan period, putting further pressure on limited land resources.

In the South Hampshire Urban Area, the Core Strategy Preferred Option, proposed two strategic housing allocations at North Whiteley and West of Waterlooville. Planning permission has since been granted for the development at West of Waterlooville for approximately 2,500 new homes in Winchester District. Work is in progress for the proposal to develop the land to the north of Whiteley, which will include about 3,000 new homes and the provision of key infrastructure. These two strategic developments will contribute to the overall District-wide housing requirement aswell as to the Partnership for Urban South Hampshire's (PUSH) economic growth strategy.

The remainder of the District falls within the Market Towns and Rural Area where the balance of the housing requirement of 1,500 dwellings should be met. This spatial area includes 50 or so smaller settlements within the District, ranging from larger villages of a few thousand population, to small hamlets of a few dwellings originally serving the agricultural industry. A review of the evidence in relation to how settlements perform and function has resulted in a different approach to that in the Preferred Option.

The two main settlements of New Alresford and Bishops Waltham have higher levels of population, service provision, connections and relationships with surrounding places. They also generate many of the development needs identified and the potential opportunities for these to be delivered through a range of sites and redevelopment opportunities, these accordingly should provide 400- 500 new dwellings each over the next 20 years.

Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, and Wickham, are settlements where Blueprint responses indicate that, although they have quite different characteristics, they all perform as locally-important service centres and acknowledge the need to provide for local housing needs, especially for affordable housing and older persons' housing. These should provide between 150 -250 new dwellings each over the next 20 years.

Given the range of the remaining settlements some with a large population but few services and visa a versa, a criteria based approach is promoted as a pragmatic way to address the types and scale of development these settlements may wish to see happen. This will also allow other considerations to be taken into account, including that many of these smaller settlements now also fall within the South Downs National Park.

Plans for Places concentrates on the spatial areas of the District, and does not include the general policies that were included in the Core Strategy Preferred Option, these will be updated as necessary. Consultation commences on 27 June 2011 and closes 5pm 8 August 2011.