

**WINCHESTER DISTRICT LOCAL PLAN PART 1  
ADDITIONAL PRE-SUBMISSION STAGE REPRESENTATION  
FROM CITY OF WINCHESTER TRUST  
REPRESENTATION REF.NO. 3082**

**GREEN BELT FOR WINCHESTER**

1. **The study ‘Winchester and its Setting’** produced by the City of Winchester Trust (CWT) and the Hampshire Gardens Trust in 2011, concluded that the landscape surrounding the whole of the City has an importance that planning authorities should recognise by designating it as a **heritage asset** in Development Plans.
2. This view, and the study, was submitted in a representation by CWT on the Winchester District Local Plan Part 1 on 9 March 2012., which stated

*‘The CWT contend that the Plan is unsound in that whilst acknowledging the importance of the Setting, it does not define the setting or propose adequate policies to protect the setting.’*

**3. Modification no. 137 CP20**

Amendments to Document

The Local Planning Authority will support new development which recognises, protects and enhances the District’s distinctive landscape and heritage assets **and their settings.....**

Reason

To recognise the potential importance of assets’ settings.

**CWT comment**

New development will **not** protect distinctive landscape and heritage assets and their settings.

Asset settings do not have a potential importance, they have an actual importance, for which a policy that recognise, protect and conserve them need to be clearly stated. In the case of Winchester, the Plan continues to be unsound, on the grounds that such a policy has been omitted.

4. At the end of March the National Planning Policy Framework (NPPF) was published. In the glossary, Heritage asset is defined as ‘a building, monument, site, place, area of landscape identified as having a high degree of significance meriting consideration in planning decisions because of its heritage asset. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
5. The NPPF confirmed the importance Government attaches to **Green Belts**. Para 80 states that Green Belts serve five purposes:

- a. to check the unrestricted sprawl of large built-up areas
  - b. to prevent neighbouring towns merging into one another
    - to assist in safeguarding the countryside from encroachment
  - c. to preserve the setting and special character of historic towns, and
    - to assist in urban regeneration, by encouraging the recycling of derelict land and other urban land
6. All five purposes of a Green Belt are entirely applicable to the setting and character of the historic city of Winchester. CWT are of the view that the designation of a Green Belt is more appropriate than a heritage asset to define and protect the setting of Winchester.
  7. Following the publication of the National Planning Policy Framework, the City of Winchester Trust wish to add to their representation for the Local Plan to designate the setting of Winchester as a heritage asset.
  8. The City of Winchester Trust now submit an additional representation that the Local Plan contain a policy to designate a Green Belt around the north, west and south sides of Winchester, as shown on attached Plan CWT/A. Immediately to the east of Winchester is the designated area of the South Downs National Park, whose purpose is to safeguard the natural environment and existing built heritage.
  9. The Trust, following adoption of a Green Belt policy for Winchester, would be prepared to assist the City Council and others, draw up a plan defining the inner and outer boundaries of the Green Belt, together with a supporting statement, to form the basis of a public consultation exercise.