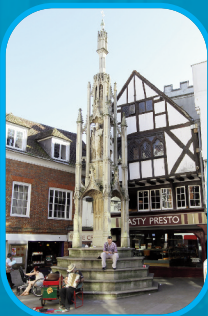


Housing Site Assessment Methodology

Winchester District Local Plan Part 2: Development Management and Site Allocations



Housing Site Assessment Methodology

1. Introduction

- 1.1 This report sets out the methodology used to identify and recommend sites for allocation for housing development in the Local Plan Part 2 (LPP2): Development Management and Allocations. The report forms part of the evidence base for the LPP2 and should be read in conjunction with other studies. In particular it draws on and sits alongside the Strategic Housing Land Availability Assessment (SHLAA).
- 1.2 The LPP2 needs to identify sufficient sites to meet the requirements for new dwellings set out in the Winchester District Local Plan Part 1 (LPP1) – Joint Core Strategy. The housing targets set out in the LPP1 are specified for Winchester town and the market towns and larger villages. The methodology described in this report has therefore been applied to sites at those locations (so far as it is necessary to allocate additional sites) and has not been used to consider sites within the other settlements or the wider countryside.
- 1.3 This report describes the process followed from the initial identification of sites through the stages of assessment and sieving to arrive at a short list used for consultation purposes prior to inclusion in the draft plan. Some variation in the methodology used for different settlements occurs as a result of the involvement and work carried out by Parish Councils having adapted the approach to suit local circumstances.

2. Background & Context

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) in its core planning principles states that, “Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area...” And that plans should, “set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.”¹
- 2.2 The NPPF also expects the local plan to meet the full, objectively assessed needs for market and affordable housing in the housing market area, “including identifying any key sites which are critical to the delivery of the housing strategy over the plan period.”²
- 2.3 The Planning Practice Guidance which accompanies the NPPF sets out what inputs and processes should lead to a robust assessment of land availability. That guidance was prepared and published after the work commenced on the LPP2 but the methodology used for the LPP2 housing sites assessment is consistent with the guidance.

¹ NPPF paragraph 17.

² NPPF paragraph 47.

Local Plan Part 1 – Joint Core Strategy

- 2.4 The LPP2, as well as being consistent with the NPPF needs to be in conformity with the strategy and policies set out in the Core Strategy. The two plans together form the Local Plan that will guide the location and development of housing (and other forms of development) within the District outside of the South Downs National Park. Although the Joint Core Strategy also covers the area within the national park, the South Downs National Park Authority is preparing its own National Park Local Plan to identify site specific allocations. Sites within the national park are therefore excluded from this methodology, as explained later in this report.
- 2.5 The Core Strategy in Policy DS1- Development Strategy and Principles sets out the requirements for new homes within the plan period to 2031 for the different parts of Winchester District. This policy also includes the principles for development which have provided the basis for the assessment methodology, including the following:
- maintain and enhance environmental, heritage and landscape assets;
 - make efficient use of scarce natural resources;
 - making use of public transport, walking and cycling easy and reducing car use;
 - integrating homes with jobs, services and facilities;
 - sensitivity to character, setting and cultural heritage;
 - testing existing infrastructure and service capacity;
 - address the impact on ... green infrastructure and flooding issues.
- 2.6 Policy WT1, Development Strategy for Winchester Town, sets out the requirement for the provision of about 4,000 new homes (2011-2031). Of this about 2,000 will be provided for through a strategic allocation to the north of Winchester at Barton Farm. The housing site assessment methodology therefore considers the remaining 2,000 new homes which are to be achieved through, “development and redevelopment of existing premises and sites and other opportunities within and adjoining the defined built-up area of Winchester”.
- 2.7 Within the part of the District that lies within the South Hampshire Urban Areas the Core Strategy housing requirements are met by strategic housing allocations at West of Waterlooville and North Whiteley, so that the housing site assessment methodology does not need to address the provision required by Policy SH1, Development Strategy for South Hampshire Urban Areas.
- 2.8 Policy MTRA1, Development Strategy Market Towns and Rural Area, includes “identifying and providing for the needs of each settlement, to fulfil its needs relative to its role and function; the provision of new homes to meet the local housing needs of the settlements in this spatial area.” And that, “development should be of an appropriate scale so as not to exceed the capacity of existing services and infrastructure or should be accompanied by any required improvements to ... infrastructure provision”.

- 2.9 Policy MTRA2, Market Towns and Larger Villages, includes the requirement for new homes in the larger settlements as follows: 500 new homes in each of Bishops Waltham and New Alresford, and 250 new homes in Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham. The policy states that this should be accommodated “within existing settlement boundaries in the first instance. Sites outside settlement boundaries will only be permitted where, following an assessment of capacity within the built-up area, they are shown to be needed, or to meet a community need or realise local community aspirations identified through a Neighbourhood Plan or other process which demonstrates clear community support.”
- 2.10 Therefore in accordance with policy MTRA2, and the principles of localism, the views of the Parish Councils and the local communities, established through engagement and consultation, have been as important in arriving at the recommended sites for allocation as have the constraints and criteria based assessments.
- 2.11 Policy MTRA3 relates to other settlements in the market towns and rural area. It sets out that within the defined boundaries of the listed settlements, development and redevelopment opportunities are supported to meet local needs. For this reason, and as no quantum is specified in the Core Strategy for these settlements, no allocations are being made through LPP2 in the MTRA3 settlements.
- 2.12 Other Core Strategy policies that have a bearing on the location of sites, and therefore the assessment methodology, include Policy CP17 regarding the need to apply the sequential test concerning flood risk. Policy CP18, Settlement Gaps, sets out that the generally open and undeveloped nature of the defined settlement gaps listed in the policy should be maintained, and that, “only development that does not physically or visually diminish the gap will be allowed.”

Strategic Housing Land Availability Assessment

- 2.13 The Strategic Housing Land Availability Assessment (SHLAA) identifies potential housing sites within the main settlements which may be suitable for development or sites within the countryside where there is development interest. The assessment process follows methodology set out in government guidance.
- 2.14 The results of the SHLAA assessment for sites within existing built-up areas, along with the remaining commitments from planning permissions and an allowance for future windfall sites, enables an estimation to be made of how much additional land will need to be released for housing development to meet the housing needs of the District. The SHLAA therefore also includes information on sites outside the existing built up areas which have been promoted to the Council for consideration to meet this shortfall.
- 2.15 The SHLAA draws on various sources of information and survey work to identify sites which are developable and deliverable within the urban areas of the District, and may include the following:

Within the settlement boundaries:

- Sites in the planning process – sites with a resolution to grant permission , sites subject to pre-application discussions or refusal where development is acceptable in principle, sites allocated in adopted plans (sites with planning permission are assessed separately, outside the SHLAA).
- Sites not in the planning process – vacant and available previously developed land, employment/commercial land no longer 'fit for purpose' according to results of the Employment Land Review, sites identified from consultation with builders and developers, underused car parks.
- New sites - from a desktop survey of geographical information systems and aerial photographs, former urban capacity sites with potential, and from the register of surplus public sector land.

Outside the settlement boundaries:

- Sites which have been submitted to the Council by landowners, prospective purchasers or their agents within the countryside.
- Local Reserve Sites from the Adopted Local Plan Review 2006 (now all granted planning permission).
- Council-owned land which may be considered surplus to requirements.

3. Stage 1 - Initial Site Search & Site Sieve Process

- 3.1 The SHLAA provides the starting point and provides a portfolio of sites for consideration. The December 2012 Full Report, which provides the basis for the housing sites assessment, is based on data collected up to and including 31 March 2012.
- 3.2 The LPP2 commenced with a Call for Sites in December 2012. The sites received during the period 19 December to 22 February 2013 have been assessed using the methodology set out in this report and subsequently added to the SHLAA update published in July 2013. The July 2013 SHLAA update also lists those sites deleted from the SHLAA, usually because they had received planning consent between 1 April 2012 and 31 March 2013 or been allocated in the Core Strategy.
- 3.3 At the start of 2013, Winchester City Council (WCC) officers commenced a series of meetings with Parish Council representatives of the MTRA2 settlements. The initial meetings, held during January 2013, were to introduce and explain the background to the LPP2. The need to identify sufficient sites to meet the requirements, i.e. the housing numbers, set out in the Core Strategy and the broad scope of the information and evidence to be made available to assist was explained. This included settlement profile datasets with information on location characteristics and setting, population and housing data, employment data, community and social infrastructure and other infrastructure.
- 3.4 Local representatives were asked to identify the needs for their settlements. Sites would then be identified where any development could take place. By March 2013, when the Core Strategy was adopted, the housing targets were fixed for Winchester and the MTRA2 settlements so that the Parish Councils were clear how many dwellings the site searches needed to accommodate.

- 3.5 As most of Winchester Town is unparished, the initial meeting followed a different format with invitations issued to Winchester Town ward members, representatives from parish councils, residents groups, civic and business organisations to attend a meeting on 23 January 2013. The purpose of the meeting was to explore the degree of involvement that the attendees and the organisations they represented wished to have, to explain the Plan production process and the documents produced to guide involvement (published on WCC's website).
- 3.6 Sites from the SHLAA and the Call for Sites for the MTRA2 settlements were subjected to an initial high level assessment and were scored using red (absolute constraint – no mitigation possible), amber (some constraints – consider mitigation) or green (no constraints) against a list of key considerations to indicate whether a site is suitable for development. The key considerations are as follows:
- Natural designations,
 - Historic designations,
 - Presence of mineral resources,
 - Trees and planting,
 - Overhead power cables,
 - Water courses and flooding,
 - Power cables and pipelines,
 - Designated settlement gap,
 - Proximity to services,
 - Highway access to the site,
 - Contamination.
- 3.7 That exercise was undertaken initially by council planning officers, informed by existing information sources. The Parish Councils were provided with a template for their completion, together with explanatory guidance, and asked to carry out their own assessments, or check whether they agreed with the council's assessment, and to provide additional information by way of a commentary on the attributes of each site. The template explains how to categorise as red, amber or green (RAG) under the headings of the policy considerations of the site.
- 3.8 This work was carried out alongside completion of the needs assessment templates by the Parish Councils which covered the topics of Housing, Employment, Community and Social Infrastructure. This provided updates and some more details to supplement the data sets held by WCC.
- 3.9 In addition, the Parish Councils were encouraged to consult with their parishioners and most conducted surveys, held exhibitions and workshops on the issues and potential sites to that end. The outcomes of these are documented separately, generally by the Parish Councils and published on their websites, and are referenced in the settlement specific summaries in the second part of this report.
- 3.10 The RAG assessment recognised that the presence of one or more of the considerations may, or may not, render the site undevelopable; that some matters can be mitigated whilst others may be more fundamental and have a

detrimental impact on the delivery of a site; and that some matters may only affect part of a site. The process did not therefore eliminate any sites at this stage but flagged those with severe constraints, those with issues needing further investigation and also provided local knowledge input.

- 3.11 Other considerations included the availability of the site, to ensure that it would be available for development during the plan period.
- 3.12 As the initial assessments against the key considerations were going on, some changes were made to the list of considerations and also to the scores as further information emerged and more specific and detail topic based assessments were being undertaken.
- 3.13 The parish template was expanded to include a section for local considerations, including comments on conformity with the Parish Plan, Village Design Statement, or a local vision statement; and also for community feedback. This allowed communities to include local knowledge and information, whereas 'policy considerations' was more an application of the constraints maps and data.
- 3.14 In some cases the parish councils provided feedback to WCC to amend the RAG scores and in others they undertook extensive site analysis and completed the revised template themselves. The final versions of the completed templates are published on WCC's website.
- 3.15 Consideration of the sites against the set of criteria – the RAG Site Assessment Checklist - was therefore an iterative process developed over a period of months in consultation with representatives of the Parish Councils. Discussions took place where there were differences of opinion regarding the RAG scores and allowed checks to be made to ensure consistency of approach between the parishes.
- 3.16 WCC officers updated the site sieving template to reflect the issues being raised by communities undertaking this exercise. For some considerations the 'red' category was reduced to 'amber' where that constraint can be mitigated and would not prevent the site from being developed. The key consideration that required an assessment of how close the site was to local services and amenities i.e. "proximity" was later replaced with the more detailed accessibility ratings in the transport assessments. Contaminated land was also omitted as a consideration at this stage due to a lack of confirmed evidence.
- 3.17 Certain of the key considerations were then looked at in more detail for the MTRA2 settlements through the individual topic based assessments in Stage 2. For Winchester Town, further analysis of the level of completions, planning permissions on large (including Barton Farm) and small sites, SHLAA sites other planned projects (in planning frameworks) within the existing urban area, and windfalls was undertaken to establish the capacity of the Town.

4. Stage 2 – Settlement Based Assessments

- 4.1 The sites were also subjected to an initial sustainability appraisal (SA). These are published on WCC’s website for each of the MTRA2 settlements. This initial SA seeks to identify the likely significant effects on the environment, economic and social factors of the sites as potential allocations in the plan. SA uses a framework of objectives for sustainable development as the basis for appraisal using baseline evidence and professional opinion.
- 4.2 The SA process indicates where development could have a negative effect, for example result in the loss of a site of interest for nature conservation, and suggests ways of avoiding or mitigating significant negative effects, such as the need for the layout to respect and be designed around protected trees. The SA process also indicates where development can have positive effects such as enhancement of connectivity by providing access to adjoining facilities.
- 4.3 The sites mapped for consideration through the Stage 1 site sieve were considered using the specialist knowledge of WCC officers and reports prepared on transport and access, landscape sensitivity, the historic environment and other factors including the availability of open space. This information was made available alongside maps of constraints and other features including flood zones, protected trees, overhead cables, minerals resources, environmental and conservation designations.

Transport Assessment

- 4.4 Each of the sites within and close to the settlement boundaries, including those of less than 0.3ha and within the SDNP, were subjected to transport assessments. In addition to assessing whether primary and secondary highway access can be safely achieved, including visibility splays, without impact on landscape and vegetation, they were rated according to their proximity to individual services.
- 4.5 The services considered were - public transport (i.e. a bus route with at least one bus per hour to locations with a wider range of services), local shops and services, and primary schools – resulting in individual and overall ratings against the accessibility criteria. Although the ratings vary slightly according to the type of service (as set out in the settlement specific transport assessments), overall they are rated as follows:

0 – 400m Excellent
400 – 800m Good
800 - 1600m Adequate
Over 1600m Poor

- 4.6 The accessibility rating is important because if a site is reasonably close to a range of services and facilities it is more likely that trips will be made by modes of travel other than the private vehicle. Pedestrian links were therefore also considered, including the availability of footways between the sites and facilities.

- 4.7 The overall accessibility assessment ratings, as shown on the Transport Accessibility Assessment maps, therefore also need to be read with the comments on each individual site assessment. For example a site may have an overall accessibility rating of “adequate” in distance terms but for other reasons such as a lack of footways, or safe vehicular access to the site, may mean that other sites could be preferable. The site summary notes also indicate whether any issues could be overcome, for example by linking with an adjoining site, with simultaneous development, to achieve safe vehicular access.

Landscape Sensitivity Appraisal

- 4.8 The Landscape Sensitivity Appraisal was prepared with reference to guidance given in the document “Assessing Landscape Sensitivity at a Strategic Level”³³. It was based on published city and county council documents on landscape character and type, physical constraints identified through a desktop exercise, visibility and professional judgement from site visits.
- 4.9 There were several elements which combined to give the overall sensitivity ratings. These were the physical landscape – landform and land cover (including agricultural land quality); experiential / perceptual (including enclosure, intimacy, tranquillity and the existence of footpaths enabling access and enjoyment); historic environment (including the existence of ancient woodland and parkland); biodiversity; and visibility.
- 4.10 Each of the sites within and close to the settlement boundaries, including those below 0.3ha and within the SDNP, were appraised and categorised regarding their landscape sensitivity as either most, highly, moderately or least sensitive. The appraisal describes the key reasons leading to their categorisation and summarises the features of the location under the headings of context, character, important or panoramic views, skyline features and landmarks.

Historic Environment Assessment

- 4.11 Each of the sites within and close to the settlement boundaries, including those of less than 0.3ha and within the SDNP, were subjected to assessments which considered the heritage assets affecting the sites. This provided a greater level of detail and knowledge than the initial site sieve RAG assessment.
- 4.12 Each site was rated separately for archaeology and for conservation, noting whether the site is in a conservation area, has any listed buildings within or nearby, scheduled monuments or other undesignated heritage assets on the site. They were categorised red, amber or green and the reasons for the flag level noted as comments. Sites where the archaeological potential is unknown were recorded as requiring further assessment and flagged grey.

Open Space

- 4.13 An audit of open space was also carried out for each of the main settlements to identify the quantity, quality and accessibility of various types of open space

³³ Hampshire County Council, 2006

– allotments, children and young people's play space, informal green space, natural greenspace, parks, sports and recreation grounds. This was to assess the levels of surplus or shortage for each settlement against the standards of provision set out in the LPP1.

Other Analysis and Datasets

- 4.14 In addition to the above assessments, datasets for each settlement were compiled pulling together information from a variety of sources to set out the general character and setting of each settlement. Sources included the outcome of previous consultations such as the Blueprint - Village Plan Questionnaire and the Village Design Statements. Statistics on population and housing were set out including the number of houses needing to be provided taking account of housing completions and permissions since the base date of the Core Strategy (i.e. since April 2011). Capacity within existing services and identified needs for additional infrastructure was also noted. This information was supplemented by local knowledge and studies undertaken by the Parish Council working groups in a number of cases.
- 4.15 An analysis of the potential for windfalls (housing developments on sites not already accounted for as completions, consents or through the SHLAA) was also carried out. The analysis revealed that whilst there remains potential for windfalls to come forward, it was only considered realistic to include a windfall allowance within the housing supply for Winchester Town and Kings Worthy. This analysis, together with information from the housing monitoring, enable the remaining housing requirement needing to be determined and provided for through new allocations as necessary.
- 4.16 As noted above, no sites were eliminated through the RAG assessment however some were excluded at Stage 2. The sites were indicated on a map, together with the settlement boundary, and coloured according to whether they were still under consideration (pink) or not under consideration (blue). In general terms the reasons for sites being no longer under consideration are as follows:
- Sites which are under 0.3 hectares.
It was considered that a minimum capacity of 10 dwellings was appropriate for allocation in the LPP2. LPP1 policy would continue to allow smaller sites to come forward within the settlement boundaries and the need to identify sites outside the existing boundaries suggested larger sites would be more appropriate and sustainable in accommodating overall requirements than a proliferation of small sites.
 - Sites which are distant from the settlements of Winchester Town, New Alresford, Bishops Waltham, Kings Worthy, Colden Common, Swanmore, Waltham Chase, Wickham, or Denmead.
Sites which were more distant in accessibility terms than would normally enable access to services and facilities by other than a private car were not taken forward.
 - Sites within the South Downs National Park.
Where the sites were in the National Park but adjacent to one of the settlements listed above they were still subject to assessments so that Winchester City Council may approach the National Park Authority (under

the duty to co-operate) if it is considered that the site is more suitable for allocation than alternative sites outside of the National Park.

Workshops

4.17 A key element of this stage was the series of workshops for each of the MTRA2 Parish Councils, held during September 2013. These were technical workshops to explore the evidence prepared by the Parish Councils and WCC officers to date and to determine which sites should go forward to the next stage. Officers from the Landscape, Open Space & Recreation and Transport services were involved in addition to officers from Strategic Planning (and sometimes the South Downs National Park). The aim of the workshops was:

- to pull together evidence and findings of research undertaken during January to July 2013 by local communities and council officers;
- to determine the spatial development strategy for the settlement, including the identification of sites to be considered/allocated for development; and
- to determine the site(s) and development strategy/options to be presented for public and stakeholder consultation later in the year.

4.18 In order to achieve these aims, the work programme consisted of three parts or 'tasks' –

- (i) consolidation of the evidence base on development/local needs;
- (ii) determining the capacity of the settlement within the existing settlement boundary; and
- (iii) producing the development strategy and site assessments.

4.19 Working drafts of the studies and reports prepared by WCC were available to inform the assessment of potential development sites. These included –

- Landscape Sensitivity Appraisal
- Open Space Assessment
- Transport Accessibility
- Historic Environment Assessment
- Draft Initial Sustainability Appraisal
- Assessment of Windfall Trends and Potential
- Constraints mapping.

5. Stage 3 – Preferred Sites

5.1 The Workshops discussed the merits and disadvantages of the sites according to the various assessments, in the light of community consultation to date and taking account of the outstanding number of dwellings and other uses needing to be accommodated at each settlement. The pros and cons of allocating a few large sites were compared with having a larger number of smaller sites in terms of delivering the associated infrastructure requirements, in the light of the needs assessments and taking account of the sites available. In some cases clear candidate sites emerged and in others the sites were reduced to a short list of options for further consideration. As the preferred sites were identified this led to the emergence of development strategies for the MTRA2 settlements.

- 5.2 A series of meetings were then held with the proponents of the preferred sites and shortlisted options to ensure that the sites are deliverable. Discussions with the landowners and developers were to clarify with each site promoter what the site can accommodate and provide for the community; to ensure they are aware of the requirements for on and off site infrastructure and other requirements that the development would be expected to meet, including access and any constraints to be taken into account in site layouts.
- 5.3 The preferred sites or shortlisted options were then subject to further consultation with the communities, generally through combined WCC and Parish Council exhibitions and public meetings/ events. For Winchester Town, ward level meetings and exhibitions were held. These events varied in their timing and took place from November 2013 through to April 2014.
- 5.4 In most cases the Parish Councils, after considering the responses to the consultations, subsequently confirmed the development strategies and sites for submission to WCC for inclusion in the LPP2.
- 5.5 The following section sets out the process followed for each settlement due to there being some variation in approach, in particular how and when community consultation was carried out.

Settlement Specific Summaries

6. Bishops Waltham

6.1 In early 2012 Bishops Waltham Parish Council (BWPC) resolved to work with WCC on the production of LPP2 while keeping its options open to prepare its own Neighbourhood Plan. The Parish Council established a Steering Group in May 2012 to lead on the preparation of the plan. Public awareness and engagements events, including a community day and a “Design Bishop’s Waltham” event, were held so that, by the end of 2012, residents of the parish had started to become involved in the preparation of the plan, and together with parish councillors had been invited to join a number of Focus Groups.

6.2 The three Focus Groups were launch in January 2013 covering the topics of housing, employment, community and social infrastructure. They were advised by an Advisory Group of “experts” and overseen by the Steering Group. Their initial tasks included data gathering and starting on the site sieving process of the SHLAA sites. The intention was for the work programme during 2013 to follow a 3 stage process:

Stage 1 - Scoping	<ul style="list-style-type: none">• Review all guidance• Assess existing plans and strategies
Stage 2 - Requirements Assessment	<ul style="list-style-type: none">• Assess quantum of new development• Identify possible sites
Stage 3 - Options Generation	<ul style="list-style-type: none">• Consider alternative options• Reassess boundaries• Identify features for protection

6.3 Meanwhile engagement with landowners, agents and developers commenced to advise them of the process, and with neighbouring Parish Councils to liaise on issues that crossed parish boundaries.

6.4 The Focus Groups, led by the Steering Group, worked their way through the development requirements templates provided by WCC to gather information and evidence on matters such as the capacity of existing facilities and the needs of local businesses to expand, for submission to WCC. They also completed an initial site sieving on the submitted SHLAA sites, considering them against the list of constraints. The nature of the focus groups changed during the summer as work progressed, with a Stage 3 Focus Group being formed to concentrate on site prioritisation and a Publicity Group to implement a programme of community consultation.

6.5 The Steering Group led the production of a questionnaire for circulation to households throughout the parish at the beginning of July 2013 for completion by 15th July. The Community Survey elicited a total of 456 responses. The results provided information on households anticipated housing needs in the next 10 years and where within Bishops Waltham they would prefer to live. This provided information on the size of dwellings required and indicated a preference for smaller town centre dwellings for older, retired residents and edge of town dwellings for larger family homes. There was a near unanimous support for Bishops Waltham to retain its “market town” image.

- 6.6 A second “Design Bishops Waltham” drop-in event was arranged for 17th July at the village hall and widely advertised. Using the requirements for LPP2 and locally assessed needs for Bishops Waltham including the results of the Community Survey, participants were asked “where should the new developments (500 homes, industry, offices, retail, services, open spaces, leisure facilities and car parking) be?” Over 40 designs for siting the developments were prepared by the 164 participants.
- 6.7 A Vision Statement was agreed for all development and work continued by the Focus Groups on site assessments and sieving and summarising the outcome of the Stage 2 reports and assembling conclusions into a draft master document. All the non-development issues were extracted into a Forward Plan for 2014-18 for action by the Parish Council.
- 6.8 The next key stage was the parish council workshop with officers from various disciplines within WCC held on 20th September. The outcome of the transport, landscape and other technical assessments by WCC officers was available and the meeting was attended by parish councillors and WCC councillors. The parish council presented the outcome of their work to date, including their assessed needs and also the desires of the community based on the outcome of the community engagement to date.
- 6.9 Following their work on the SHLAA sites, together with the outcome from the Design Bishops Waltham event, the parish council had prioritised the sites and it was acknowledged that those under priority 1 would be more than sufficient to meet the outstanding dwelling requirement of 360 from the total 500, taking account of completions and commitments. This meant that taking account of criteria such as good accessibility to the town centre, proximity to the SDNP boundary and the vision for Bishops Waltham the north eastern sites were rejected from the emerging development strategy. A further consideration for site selection and the strategy was the wish to limit the numbers to around 100 dwellings per development, as expressed by the public consultation.
- 6.10 The merits of the sites were debated and the most suitable sites, those directly adjoining the existing settlement boundary with good/adequate transport accessibility and least/moderately sensitive in landscape terms were grouped into options for further consideration by the Steering Group. The options involved groups of sites making up either 4 or 5 areas along the south west side of Bishop’s Waltham with 3 or 4 for housing and one area for employment and traveller pitches.
- 6.11 Meanwhile engagement with the landowners/developers took place. During November a series of individual meetings were held between WCC officers and the landowners/developers and their agents, with representatives from the Steering Group in attendance. WCC officers explained the overall numbers needed and outcome of the technical assessments and the community consultation to date. They indicated the general requirements expected of sites for such as open space, contribution to school provision, affordable housing, the code for sustainable homes, servicing and the potential for links to the Botley to Bishops Waltham old railway line trail. Some

developers responded with their own site proposals and concept masterplan options.

- 6.12 Following the landowner/developer reactions the Steering Group gave further consideration to the site and strategy options, bearing in mind the need to balance the desire for smaller sites with the scale of development necessary to maximise the infrastructure and facilities provided by the sites.
- 6.13 The Parish Council at its meeting on 14 January 2014 approved the publication of the proposed development strategy for community consultation. The consultation took place from 24 January to 7 March 2014 with exhibitions on the 9th, 13th and 15th February. The exhibition boards explained the scope and aims of the Bishops Waltham Development Plan, including the vision “All new developments to be situated as close as possible to the town centre or existing developments in order to maintain the social ambience and vitality of Bishop’s Waltham, a medieval market town within natural boundaries surrounded by farmed lands.”
- 6.14 The exhibition explained the background to the proposals for comment, including redrawing the Primary Shopping Area Boundary to include additional retail, the need to allow existing employers to move to larger premises and for starter business units. It also set out the strategy to spread development over 5 areas with several points of access to spread the impact (reflecting the community’s preference) with sites to accommodate 380 dwellings outside the existing settlement boundary.
- 6.15 The Steering Group analysed the 543 responses to the consultation received via questionnaires delivered to every household and available on WCC’s website. The reaction to the proposed housing sites gave most support to the Albany Farm and Coppice Hill sites, with Martin Street and The Vineyard receiving lower levels of support. Albany Farm attracted the most positive comments while The Vineyard attracted the most negative comments. Respondents were also asked for their top 3 reasons for supporting or objecting to the sites. They were also asked for their top 5 preferences for additional facilities or services they would like to see in Bishops Waltham.
- 6.16 The Steering Group submitted the Bishops Waltham Development Plan to the Parish Council meeting on 15th April 2014 together with the results of the community consultation. Following a subsequent decision (8 July 2014) regarding land at Priory Park, the quantum of development on some sites was adjusted, but the overall development strategy remains unchanged. The Steering Group considers that the proposals have the broad support of the residents and the Parish Council has accepted the Plan for submission to WCC.

7. Colden Common

- 7.1 An initial meeting was held with representatives of the Parish Council and local community, including City councillors, on 14 January 2013. WCC officers set out the work programme and the process to be used to identify sites for allocation in the plan. The parameters for the site selection process, including level of involvement of the Parish Council and the ways of communicating and

engaging with the wider community were discussed. At this stage the initial site assessment checklist was introduced with a request for the Parish Council to complete this by the end of May 2013.

7.2 Volunteers were recruited by the Parish Council to form a Community Engagement Group which adopted the name "Commonview". The aims of Commonview are set out on the Parish Council's website, as follows:

To work on behalf of residents and the parish council with employees of WCC to deliver the 250 housing target within the allotted timeframe and legal criteria and to ensure:-

- The views of residents of Colden Common are considered and have a prominent hearing at decision making level
- Residents are kept informed and where possible consulted at strategic stages of the procedure
- The VDS principles are adhered to
- The type of housing provided is sustainable and meets the needs of local residents
- To conserve and where possible enhance our rural village environment
- To protect significant local views
- To protect and where possible enhance the rural street scene
- To ensure the addition of sufficient community and social infrastructure and open space for the current and future needs of Colden Common
- To allow for sufficient local work place provision.

7.3 This led to a first consultation workshop which was run by Commonview, assisted by WCC officers on 9 February 2013. A total of 110 villagers attended the two sessions on the day, each of which comprised three exercises. Attendees were first asked to identify the priorities from the recently adopted Village Design Statement⁴ considered most important across the village to be applied to new development. They were then asked to consider three hypothetical resident types, using the Blueprint⁵ approach, to determine the needs within the village. This resulted in specific types of housing being suggested. Finally participants were asked to consider the outputs from the first two exercises to identify which of the potential development sites (from the SHLAA), within and adjoining the village, would be most and least suitable to meet those needs.

7.4 The outcome was summarised in a report presented to the Parish Council meeting on 6 March 2013 and made public to all residents. Regular reports of progress were made to the monthly Parish Council meetings, as noted in the minutes.

7.5 The Site Sieving exercise was explained at the Parish Assembly on 29 May. In response to an invitation issued for volunteers to join the Community Engagement Group, to assist in considering the pros and cons of the various site options, more people came forward.

⁴ Adopted by Winchester City Council on 17 December 2012

⁵ Community Engagement Toolkit designed by WCC. See also <http://www.community-blueprint.co.uk/>

- 7.6 A meeting was held on 18 June 2013 between the Community Engagement Group, developers and landowners at which the Group set out what villagers have said they wanted for the future of Colden Common and the importance of keeping the rural aspects.
- 7.7 A public event was then held on 21 July for developers to set out their plans and for people to have the opportunity to record their views. Over 500 people attended and 279 questionnaires were completed by a range of residents around the village. Residents were asked whether they strongly agree, agree, disagree or strongly disagree with a number of statements concerning the impacts of each of the sites.
- 7.8 The questions concerned the following aspects of importance taken from the Village Design Statement and the previous community consultation on 9 February: local views and rural identity, trees and hedgerows, parish footpath network, integration and access to amenities. Residents were asked which sites should not be developed and which they would choose to achieve the 250 homes being built in the village.
- 7.9 Analysis of the responses resulted in the sites being ranked, indicating those most suitable and favoured for development. The results are summarised in a report prepared by Commonview.
- 7.10 A technical workshop took place on 10 September 2013 between Commonview and WCC officers. Sites were considered against the evidence and findings of the subject based assessments and in the light of the outstanding numbers of dwellings needed and the capacities of the sites to accommodate them. The shortlist of sites indicated that a development strategy centred along Main Road was emerging, based on the location of the most suitable sites according to their attributes and public preferences.
- 7.11 The emerging development strategy was prepared as a written report, including the outcome of the earlier community engagement, setting out the reasons for the sites being selected or discounted. The development strategy was made available to the community at a drop-in event on 29 September then endorsed by the Parish Council at its meeting on 2 October 2013 and forwarded to WCC with a statement of the Parish Council's support.
- 7.12 The development strategy was further made available to the community for written comments until 17 November, extended to 30 November to allow for comments on a developer's concept plan on a site that was not one of the preferred sites.
- 7.13 A summary of the comments received from that consultation, including comments received from developers and their agents, was reported to the Parish Council at its meeting on 3 March 2014 with an amendment proposed to the development Strategy. That amendment was to remove a less favoured site due to further work and liaison with agents for the Sandyfields site which indicated that the Sandyfields site could accommodate a higher number of dwellings.
- 7.14 Following discussions and further representations made at the meeting the Parish Council endorsed the amended Colden Common Village Development

Strategy with the proviso that the required number of homes can be accommodated on the identified sites. The revised strategy was then forwarded to WCC for consideration in the preparation of the LPP2.

8. Denmead

- 8.1 Prior to the launch of the LPP2 Denmead Parish Council applied to be a “front runner” in the preparation of a Neighbourhood Plan for the parish. The Denmead Neighbourhood Plan area was accepted by WCC in July 2012 and the Denmead Neighbourhood Forum (DNF) established as a working party of the Parish Council to undertake the work of preparing the Neighbourhood Plan, led by a Steering Group. The Steering Group is a group of parish councillors, the county and district ward councillor, representatives of the Denmead Village Association, members of the public and a business representative.
- 8.2 During the summer of 2012 community engagement began with local people being invited to express their likes and dislikes about the village via a postcard sized questionnaire. A total of 436 cards were completed. Alongside this the Steering Group scoped the various work streams that would be needed including topic based evidence gathering and Development Placement to support the preparation of the Neighbourhood Plan. Sub groups were set up to undertake this work. Other forms of engagement included meeting with parents and children at the local school.
- 8.3 In February 2013 drop in sessions formed a second round of community engagement where questions were posted on the walls of the old Nat West Bank. Residents were asked to indicate their preferences with sticky dots regarding the types of housing needed in the village and where they should be built. This revealed that the large majority (78.6%) were in favour of lots of small sites, compared with those wanting several sites of up to 50 dwellings (17.6%) or 2-3 large sites (3.8%).
- 8.4 Using funding and other assistance received from the Government, consultants URS were commissioned to prepare a baseline data report, the Oikos Place Analysis. This report (April 2013) gathers and analyses data and information to understand the interactions between Natural Capital (the land and its ecosystems including landscape, open space, flood risk), Social Capital (the people – residents and their characteristics) and Economic Capital (primarily infrastructure and services).
- 8.5 The summaries draw some conclusions regarding the most suitable locations for future development, based on the analysis:
- The most suitable development sites from a flood and groundwater perspective appear to be to the north east of the current village service centre.
 - Natural and development related population growth which will impact on the current school capacity and the need to plan for a good balance of health services, community based welfare services, and physical facilities for a future sizeable post-retirement population.

- There is very little industrial/commercial land available for existing successful businesses to expand or new ones to set-up.
 - In the last 15 years some 436 new homes have been built in the parish. In the next 15 years the housing target is less than half of this.
 - The rate and location of growth has resulted in the village service centre ending up on the edge of the village which, coupled with a poor rural bus, results in many casual car journeys and parking issues.
- 8.6 Meanwhile the analysis of the SHLAA sites was on-going by the Steering Group using supporting documentation and guidance provided by WCC officers, alongside the other work streams. This included engagement with the development industry to hear their proposals and exchange information on what would be sought from developers.
- 8.7 Engagement with the business community through a Business Breakfast was undertaken and further consultation with the village community via three open exhibitions or the website took place during August 2013. Residents were presented with 5 options for accommodating the remaining requirement from the 250 dwellings (taking account of existing completions and commitments) ranging from the whole 160 on a single site through splits of smaller numbers on 2,4, 5 and 10 sites and asked to rank them. The resident's consultation was promoted through leaflets to every household, on posters, websites and by email to subscribers of the DNP newsletter. Responses numbered 187 and, although no option received over 50% of the votes, option 5 to spread the development in the largest number of small sites was again the greatest preference.
- 8.8 During September 2013 the Steering Group held its own workshop to undertake and discuss a comparative analysis of the sites based on work already undertaken by the Development Placement Working Group. At the Drop-In sessions and the Junior School parents' evenings respondents were also asked to indicate with a mark on a map where they thought the best place for development might be. The results indicated the greatest number preferring the site at Kidmere (Carpenters Field) and secondly land between Inhams Lane and Hawthorne Road. This outcome was borne in mind by the Steering Group. Taking various factors and site attributes into account including site capacities, drainage, proximity to the village centre, the need to accommodate older persons and open space, highway access, nature conservation designations and landscape setting, a shortlist of possible sites was agreed for discussion at the parish workshop with WCC.
- 8.9 The workshop between Denmead parish councillors and WCC councillors and officers began with a review of the evidence to date, including the 3 public consultations, and drew out the issues and desires needing to be addressed in the Neighbourhood Plan and in the allocation of sites. The latest estimate of housing provision made by WCC was a remaining requirement for 128 dwellings, due mainly to the level of outstanding permissions.
- 8.10 The sites were discussed with the pros and cons being noted. The Steering Group indicated that it had developed a strategy which is to:
- Rebalance development to the north of the village;

- Define Forest Road as the southern the boundary and development should not occur south of this road; and
 - Focus development on a shortlist of sites, the largest being east of Inhams Lane; site 367; and site 2455.
- 8.11 Discussion compared the benefits of fewer larger sites in achieving the associated necessary infrastructure improvements and new open space in terms of development viability with the need to gain acceptability of the Neighbourhood Plan's strategy by the parishioners through a referendum.
- 8.12 The working groups continued their various work streams through the autumn to the end of 2013, reporting into the Steering Group meetings, including further consideration of potential sites. An independent adviser, Neil Homer of rCOH (a professional consulting team specialising in community focused settlement planning) was appointed to advise and to help prepare the draft Neighbourhood Plan. By the end of the year it was agreed that site selection would use the Working Group's criteria. Sites outside the existing settlement boundary would need to meet 3 prerequisites:
- Proximity to existing village services - assessed as excellent or good in the transport assessment;
 - Landscape sensitivity - assessed as least sensitive on its impact on the landscape; and
 - Minimising flood risk - outside of flood zone 2 or 3.
- 8.13 Taking account of those criteria, by January 2014 the emerging strategy for the allocation of sites centred around land to the east of Kidmere (SHLAA site 367) meeting most of the housing needs, with the addition of the adjoining small site (313) and site 2469 with the Baptist Church site also included. Alongside this policies for inclusion in the draft Neighbourhood Plan were being prepared for consideration by the Steering Group and subsequent consultation. Exchanges with statutory consultees, site owners and other organisations were also on-going.
- 8.14 On 5 March 2014 the Parish Council received a briefing from Neil Homer on the process of producing the Neighbourhood Plan and a summary of the content of the Plan. The Parish Council considered the Plan and resolved unanimously to approve the process by which the Pre Submission Neighbourhood Plan had been developed and to approve its release to allow a six week consultation with residents.
- 8.15 The consultation took place from 10 March to 21 April and included five public meetings with exhibitions.
- 8.16 Some refinements were made to the Plan following the comments received from the public consultation and also from information received from the owners / developers of the preferred allocations and statutory bodies / service providers. These were considered by the Steering Group prior to the submission version of the Plan being considered by the Parish Council.
- 8.17 The Steering Group advised that concerns raised at the public consultation had been addressed and Parish Councillors considered the Plan to be good

and easily understandable. It was unanimously resolved that the Plan was ready for submission to WCC and it should be submitted. The Steering Group made some minor amendments to the Plan to correct errors, add graphics and photos and arranged for a Health Check of the Plan prior to submitting it to WCC in early September 2014.

9. Kings Worthy

- 9.1 A sub-group of parish councillors was formed from Kings Worthy Parish Council (KWPC), and including a representative from Headbourne Worthy Parish Council, to liaise with WCC planning and other officers to work on the requirements for Kings Worthy for LPP2. Regular exchanges and meetings took place through the spring and summer of 2013, as noted in the KWPC minutes. At that stage the Parish Councils agreed that rather than identifying sites outside the village envelope or allowing building of affordable housing on rural exception sites they wanted new properties to be built within the village envelope so far as possible, as they did not want to extend the settlement boundary further than necessary to meet the local plan requirements.
- 9.2 A comparative assessment of the sites submitted through the SHLAA and Call for Sites process was undertaken, as set out in the methodology above, with all the supporting documents being available for discussion at the site allocation workshop. The data and evidence base also took account of the Village Design Statement (Kings Worthy and Abbots Worthy VDS adopted February 2007). All KW parish councillors were invited to the workshop, in addition to the sub-group, which took place on 25 September 2013. The workshop consolidated and agreed the evidence base, confirmed the capacity of sites within the settlement boundary and using the evidence worked through the site assessments.
- 9.3 The analysis of housing completions and commitments (outstanding planning permissions), together with an assessment of windfall potential, concluded a remaining need for 22 dwellings, out of the 250 requirement, to be found on additional site(s). Due to the sizes and capacities of the sites outside the settlement boundary this led to a strategy seeking to allocate one site for between 25 – 50 dwellings.
- 9.4 From the analysis of the available sites, 3 sites were identified to be taken forward to the next stage. Lovedon Lane forms a clear settlement edge and 2 of the sites lie beyond it: Site 2510 Down Farm, Lovedon Lane is more remote from facilities and services and poorly related to the pattern of development; site 364 Land off Lovedon Lane is also most sensitive in landscape terms. Site 500 Land at Woodlands Farm is sensitive in landscape terms and also is very large, with constraints including a Scheduled Ancient Monument, part at risk of flooding and protected trees.
- 9.5 KWPC arranged for public consultation on the 3 shortlisted sites to include exhibitions during November 2013, with the promoters of the shortlisted sites invited to present proposals for their sites in accordance with a set of common 'ground rules'. WCC planning officers and landowners were in attendance in addition to parish councillors. The exhibition material included display boards provided by the landowners/developers showing their proposals and the

attributes of their sites. Meanwhile it was acknowledged by KWPC that that ongoing work with the WCC planning team on LPP2, including the public consultation, would be the most suitable means to deal with proposals regarding future housing development, rather than preparing a Neighbourhood Plan.

- 9.6 To ensure everyone had sufficient opportunity to comment the exhibitions were repeated in December 2013 and again in January 2014 with the material being available throughout on WCC's website. People were invited to complete a questionnaire which included asking their opinion on the importance of a number of assessment criteria and how well they thought each site meets the criteria:

Is the site adjacent to the existing settlement boundary and well related to the pattern of development?
Are there physical constraints on the site e.g. is it in a flood zone?
Are there national or local policy designations on the site e.g. Scheduled Ancient Monuments?
Is the site close to Kings Worthy's facilities & services?
Is there good access onto the site?
What will be the impact of development on the landscape of the site and the surrounding area?
Would the development maintain the generally open and undeveloped nature of the Kings Worthy/Abbots Worthy gap?

- 9.7 Following the final deadline for responses of 10 January 2014, a total of 138 responses were received. Further meetings between the sub-group and WCC officers were then held to consider the responses and undertake the final analysis of the sites. A report of the public consultation, its outcome including summaries of the comments made and the basis for final site selection recommendations was prepared. The report indicated what is important locally to the existing community and revealed the Land off Lovedon Lane site (365) scored the best against all questionnaire criteria except for proximity to services. When all comments were taken into account, including those made on the previously rejected sites, the Land off Lovedon Lane site (365) remains the preferred site to be included in the draft LPP2.
- 9.8 The report provides a summary of how this site meets the criteria and confirms that the conclusion of the public consultation does not indicate any significant conflict with the evidence from the detailed technical assessments. As a result WCC officers and the KWPC sub-group concluded it would be appropriate to allocate this site subject to the outcome of further discussions with the landowner and agent regarding the whole site in the face of the lack of open space provision within the settlement and concerns regarding the future of the remaining settlement gap between Kings Worthy and Abbots Worthy.
- 9.9 Subsequently Parish Council representatives and WCC officers met with the developer and agents to discuss site issues including possible layout and the recreation provision in more detail. As a result a report was produced setting out the sub-group's recommendation to go ahead with a revised proposal for the Lovedon Lane site (site 365) as the Parish Council's choice. This involved

developing part of the existing Eversley Park recreation ground to achieve a larger number of dwellings in order to secure open space use of the rest of site 365, thus securing the retention of the Kings Worthy – Abbots Worthy gap. Councillors were unanimous in their agreement with this proposal and the Parish Council agreed at its meeting on 28 April 2014 to inform WCC that it supported the choice of the Lovedon Lane site (site 365).

10. New Alresford

- 10.1 By the time the initial meeting was held between WCC officers and members of the New Alresford Town Council (NATC) the NATC had already established a Town Plan Working Party (TPWP). The TPWP had been undertaking work on the preparation of a town plan and had carried out public consultation, including public meetings, on this during 2012. NATC agreed to suspend preparation of the Town Plan and allocated responsibilities for input to the LPP2 on various topics, research and communication to town councillors to take forward through the Working Party.
- 10.2 The Town Council organised a public meeting for 23 January 2013 to raise awareness of the work being undertaken on the LPP2 and how people could get involved with the working party, rather than to discuss proposed options. The meeting, which included a presentation setting out the context for the LPP2 and the requirements of LPP1 for New Alresford, was reported in the Alresford and Itchen Valley Forum community magazine. An invitation was extended by the Town Council for any interested residents to be involved in a series of 'Needs Groups' that were proposed.
- 10.3 Work on preparing the evidence base on the needs of New Alresford, its population and business was carried out by a series of Needs Assessment Groups through research and meetings held from February through to April 2013. The Needs Groups included members of the public who had volunteered to help following the public meeting. The leaders of each group made reports on progress to the Town Council who agreed that the findings would be presented at a public meeting at the end of April.
- 10.4 On 25th April 2013 a public exhibition and meeting was held by the Town Council to present and review the findings of the Needs Groups' studies prior to the submission of the needs assessment documents for approval by the Town Council. The summary paper and the reports produced by each group on the topics of Infrastructure (including education, health and welfare services, transport and parking, community facilities), Housing, Recreation and Open Space, Employment and Local Economy were published on the Town Council's website.
- 10.5 Although generally happy with the LPP2 needs document, the Town Council deferred approval for submission to WCC at its meeting on 9 May for two issues to be considered further – the requirement for one bedroom properties being too high, and the need for a burial ground. The Town Council at its meeting in on 13th June 2013 approved the LPP2 needs submission to WCC and resolved to disband the LPP2 Working Party.
- 10.6 The next key event was the workshop between WCC officers and the NATC held on 27th September. The site sieving and topic specific assessments and

constraints information, together with other evidence including the NATC's Needs Report and the results of the Older Persons survey (also undertaken by NATC) formed the basis for discussions.

- 10.7 The housing completions and commitments data was considered and the remaining requirement of housing numbers to be accommodated was agreed. The Transport Assessment indicated that sites 1927 and 2553 have access issues that may affect their delivery. The landscape assessment indicated that part of sites 1927, 2553 and the whole of 2408 as most sensitive. It was noted that site 278 was no longer available for inclusion in the SHLAA.
- 10.8 Sites proposed to be allocated were:
- 277 (Sun Lane): Approximately 320 dwellings; employment at the south of the site (replacement for existing employment land at The Dean); Gypsy and Travellers site; possibly parking. The central area of the site (graded as 'most sensitive' in the landscape assessment) to be open space.
 - 276 (Land to rear of 58 -72 The Dean): Amend settlement boundary to the end of the gardens.
 - 2534 & 2535 (the Dean): Approximately 70-80 dwellings, possibly sheltered accommodation.
- 10.9 During November and December 2013 meetings with the developers and their agents, including representatives of the NATC as well as WCC officers, were held for the sites that were proposed to be taken forward. WCC officers presented the process and outcome to date and the preferred approach for the allocation of the site at Sun Lane to include housing, open space and employment, allowing for the relocation of employment from The Dean site to enable redevelopment for housing.
- 10.10 On the 17 December a meeting was held for the Needs Groups at which WCC officers gave a presentation of the outcome of work to date, to enable consideration of the proposed sites. The presentation explained that following the needs assessment and requirements of the LPP1 that the Sun Lane site is the best to deliver the total range of needs, that spreading the development around smaller sites would not deliver all the needs including open space and employment, and that development of The Dean site would be dependent on the relocation of employment. There was discussion and further refinement of the proposals in advance of the launch of public consultation in January 2014.
- 10.11 A presentation of the proposed strategy was given to a Public Meeting on 7th January 2014 attended by 181 persons. The meeting, which also included a discussion session, had been arranged and publicised in advance by the NATC, including the distribution of leaflets. The public meeting was preceded by an exhibition which explained in more detail the information summarised in the presentation – the findings of the needs assessments, the locations and merits of all the sites considered, the nature of the technical assessments of the sites and the reasons behind the proposed strategy for the Sun Lane site, including the new access from the A31 to the employment area. The exhibition boards were also made available to view via WCC and NATC's websites and the public were given 6 weeks to comment, until 21 February 2014.

- 10.12 The NATC submitted its own comments on the LPP2 proposals. Their comments were also published on the NATC website and in the Alresford and Itchen Valley Forum (monthly local community magazine), March 2014 edition.
- 10.13 The analysis of the responses from the January-February public consultation was undertaken by WCC and published in June 2014. The document summarised the concerns and issues raised by the 236 respondents. The document also responded to the comments stating that, "The alternative sites that are potentially available and suitable could not accommodate all the necessary housing, so a substantial proportion would still need to be at Sun Lane. An alternative 'dispersed' option would also not be able to secure new land for business growth or some other local needs that could be achieved at Sun Lane and The Dean."
- 10.14 Meanwhile, following the comments made at the Annual town meeting on 27 March, the NATC at its meeting on 10 April 2014 agreed to convene and advertise a public meeting for late May early June in order that all SHLAA site options can be reviewed on an equal footing. The NATC also resolved for the Town Council to reconsider alternative sites should the Sun Lane site be found impracticable.
- 10.15 Arrangements were made by the NATC for the Public Meeting to be held on 27 May 2014 including various forms of publicity - leaflet distribution, banners, and the website and Facebook pages were updated. Afterwards a note of the meeting was prepared and published on the NATC website. The meeting challenged the overall level of housing development set in the LPP1 for reasons of infrastructure sustainability and made observations on the criteria used to assess the needs. The members of the public attending overwhelmingly felt that the suitability of the Sun Lane site had been pre-determined by WCC and objected for a number of reasons including the access to the site from the A31, the proposal for an industrial site that would erode town centre businesses and the proposal for a traveller's site was inappropriate.
- 10.16 The NATC at its meeting on 12 June considered that the objective of the public meeting – to review alternatives to the Sun Lane site – had not been met. The NATC therefore resolved to approve the cost of leaflets for distribution, a banner and the for a 2 day exhibition on 27/28 June at the Community Centre, a press release in that month's Forum, and Facebook updates. The Town Council also resolved to hold a Public Meeting at the Perins Sports Hall, in order for "the public to understand the alternative to having development on Sun Lane and The Dean and have the opportunity to evaluate the advantages and disadvantages of the alternatives".
- 10.17 The updated NATC web pages set out the Town Council's analysis of the alternatives, the current proposals and how they were arrived at. The exhibition material is also published on the website, setting out what the impact would be of spreading the development around a number of sites which would still need to include a part of the Sun Lane site, and comparing the multi-site proposals with the Sun Lane proposal. A questionnaire was

prepared and anyone wishing to respond was given until 22 July 2014 to make their submission to the Town Council.

- 10.18 The further Public Meeting held on 18 July 2014 took the form of a question and answer session, with attendance by the WCC Head of Strategic Planning. The meeting notes, published on the NATC website, cover the procedures undertaken to date, including the site selection, and what would happen if the Town Council and the public did not agree to the proposals. Issues discussed also included the size of the housing allocation, traffic, the industrial site and flooding.
- 10.19 Following the recent public meeting and after reviewing all the comments received, the Town Council agreed at a special meeting held on 29 July, to endorse the resolution passed in February 2014 in favour of the Sun Lane site (site No. 277) and to campaign for a number of features associated with the development as the Local Plan 2 progresses. The Town Council also agreed to work with residents on an alternative draft plan.

11. Swanmore

- 11.1 An initial meeting with the Parish Council representatives in January 2013 discussed the scope of the evidence needed to determine housing requirements and other development needs including employment and community facilities. The process of site sieving and the need for involvement of the community and developers was also discussed. WCC provided the templates for needs and the site assessments, also assistance with information held by the City Council, and asked Swanmore Parish Council fill them in.
- 11.2 In April 2013, the Parish Council sent out a Future Development Questionnaire to the local community via the Parish Newsletter to ask for local opinions on possible locations for development. Specific sites were not referred to: instead the questionnaire included a map divided into segments and respondents were invited to put a tick in up to 3 segments where development would be most appropriate. A total of 377 responses were received and the results were published on the Parish Council's website.
- 11.3 A workshop was held in September 2013 between WCC officers and the Swanmore Parish Council to explain the outcome of the initial site sieve process and the additional information being provided on the assessments of the sites (transport, historic environment, landscape etc). The transport assessment had two aspects: distance to existing services and the potential for obtaining physical access to the sites. The landscape assessments took account of whether a site was located in a settlement gap, or surrounded by other development. There is an existing shortfall for most types of open space against the standards. The Parish Council's survey work on needs and infrastructure had also been incorporated into the templates and the key issues raised by this work were discussed.
- 11.4 The outstanding amount of housing development needing to be accommodated was agreed as just over 200 dwellings. Estimates of capacities of sites, based on the SHLAA, were provided to the Parish Council.

- 11.5 The residents' preferences for the broad locations for development, in response to the Parish Council's questionnaire, were also discussed. The results as summarised in the quadrant diagram, when compared with the available sites, indicated a local preference for the area of site 2458, followed by the area around sites 2505, 2464 and 340.
- 11.6 The constraints and merits including the potential capacities of the sites were then discussed. An update was provided on the latest position and capacity of the land adjoining Swanmore College of Technology for inclusion in the plan through a land swap allowing development of the area within the existing settlement boundary.
- 11.7 Discussion also included sites within the SDNP for liaison with the SDNP Authority. The SDNP was represented at the workshop and its officer considered that there would need to be no better alternate sites outside the SDNP before sites within the SDNP could be considered for allocation. Mapping therefore showed the sites that were not expected to be taken forward to the next stage, due to being located within the SDNP, or below the minimum size threshold, although assessments were provided for most of them. This included site 2458, which although in a location preferred by the community lies within the SDNP.
- 11.8 Comparing other sites on the basis of their known constraints and public preferences found the more suitable sites to be between The Lakes and the current settlement boundary (excluding the area of a SINC) to meet the remaining requirement. A strategy thus emerged for concentrating development to the south and south west of the village.
- 11.9 The Parish Council was given time to consider the sites and strategy and to prepare for public consultation. Meanwhile discussions with landowners and their agents were on-going to ascertain the availability of sites and their owners' intentions. The views of the SDNP landscape officer were also sought with regard to potential sites in the National Park and these confirmed objections to the impact of developing site 2458 and other land in that 'quadrant'.
- 11.10 The resolution to progress public consultation was agreed at the Full Parish Council meeting in January 2014: "that the public consultation for the Winchester District Local Plan Part 2 (Swanmore) begin on 24th January for a period of 6 weeks and that a public exhibition be arranged for 24th/25th January 2014 in the village hall. The exhibition will be available in the parish council office for the remainder of the 6 week consultation period."
- 11.11 Public consultation took place from 24 January to 7 March 2014 and included exhibitions in the village hall, and was a joint event staffed by WCC officers and SPC councillors. The exhibition material, published on WCC's website set out the development strategy and proposals, including potential site allocations and their options. It explained the basis for the proposed strategy options that had been derived from the outcome of the first consultation and the analysis of sites from the various technical studies. It also explained that the land between Dodds Lane and Droxford Road, one of the areas most favoured by residents at the previous consultation, lies within the South

Downs National Park. And was not supported by the SDNP officers, so the site cannot therefore be included in Winchester's LPP2.

- 11.12 The resultant strategy for the development of land along the south western boundary of the village, north of The Lakes and including the land swap with Swanmore College of Technology involving relocation of the playing fields, was put forward with two options shown for the land between the new playing fields and the existing village boundary (showing no development or a small amount of housing with open space). The public were invited to comment on these and to send their responses to the Parish Council.
- 11.13 SPC prepared an analysis of the consultation responses, published a summary in the May 2014 parish newsletter and provided the results to WCC. Overall, residents supported the proposed location of the new housing developments. Strong support was received for limited housing behind the new school playing fields providing that the land locked area behind the existing housing is made available to the community as open space (Option 1).
- 11.14 Following a recommendation from the Planning and Highways Committee on 17 June, the full Parish Council on 1st July 2014 agreed, "That the results from the Swanmore Public Consultation on the Winchester District Local Plan Part 2 be accepted by Swanmore Parish Council."

12. Waltham Chase

- 12.1 A steering group with a committee was formed to work on the composition of The Parish Plan and The Village Design Statement for the three villages that comprise the Parish; Shedfield, Shirrell Heath and Waltham Chase. The Shedfield Parish Plans website, in conjunction with the Parish Magazine, includes reports on the outcome of residents surveys that extend back to 2012.
- 12.2 Following an initial meeting to introduce the LPP2 in January 2013 with representatives from the Shedfield Parish Council, initial work was undertaken on completing a draft of the templates for housing and infrastructure. A meeting was held in April 2013 to consider this information where the need to update the open space assessment was also discussed and the need for information on the needs of businesses in the area for new premises or expansion. A further meeting was held in June 2013.
- 12.3 The workshop held on 16 September 2013 with parish council representatives considered the outcome of resident's survey that was circulated with the Parish Magazine in July. The key findings included a preference for small development on the edge of the settlement boundary and against development in the north east towards Swanmore. Taking account of this and the various assessments including transport, landscape and open space a development strategy emerged to spread the development around the settlement on a number of sites adjoining the settlement boundary.
- 12.4 The Parish magazine circulated in November 2013 included an update on the preparation of the LPP2 with a map showing the proposed revised settlement boundary to include the preferred development sites. This was followed up by

a note setting out the main points of discussion and the outcome of the September workshop, published on the Shedfield Parish Council website, with the local community encouraged to comment on the proposed changes by 10 January 2014.

- 12.5 The Shedfield PC Planning Committee minutes of the meeting on 6 January 2014 refer to the community comments received being provided to Winchester City Council Strategic Planning. The minutes of the 17 February 2014 meeting refer to due process having been taken to consider available sites for development under the guidance of Strategic Planners, Winchester City Council.

13. Wickham

- 13.1 Wickham Parish Council agreed during 2012 to investigate the possibility of preparing a Neighbourhood Plan and set up a Neighbourhood Planning Steering Group (NPSG) in February 2013 to engage with the community and WCC during the preparation of the LPP2. The NPSG made reports to the Parish Council at every meeting on progress with the strategy and sites for Wickham for inclusion in the LPP2 and the minutes of the NPSG are published on the parish council's website.
- 13.2 Following the initial meeting between WCC officers and Wickham Parish Councillors in January 2013 the NPSG reviewed the profile document for Wickham and commenced work on filling in the evidence base templates for housing, employment and jobs, community and infrastructure. To assist with this the NPSG approached various stakeholders for information. The list included estate agents, the Community Land Trust, affordable housing providers, infrastructure and service providers, schools, health services. In addition the NPSG held a meeting on 16 April 2013 for invited representatives of Wickham's associations, societies and groups. The feedback from these events fed into the topic based reports.
- 13.3 The NPSG was provided with a revised site assessment template following the experience of other parish groups in undertaking the site sieving. A Community Event was held on 27 June 2013 and the exhibition posters at this drop-in session included one on the basic principles for sites outside the current settlement boundary, although not site-specific information at this stage.
- 13.4 The event presented the conclusions from the evidence gathered to date and invited comments. An overarching principle was that development should be managed to maintain and if possible enhance the compact nature of the village, its surrounding countryside and rural environment. For sites outside the current boundary this means that priority should be given to sites adjoining the boundary and that the total number of dwellings should be accommodated over 3-4 sites for a number of reasons. Information also referred to the community's previously expressed desire for development to be phased and the issues with this, including the need for justification in planning terms and restrictions resulting from the capacity of infrastructure to cope with drainage and waste water treatment.

- 13.5 The comments received from this event were put together with all the information collected to date into a written report by the NPSG called "Wickham Needs Assessment for LPP2" dated July 2013. The report sets out the evidence gathered from January to July 2013 and the sources for the information. It presents conclusions on the need to increase employment provision and to expand the primary shopping area boundary. There is an assessment of the community and social infrastructure looking at the needs of the local groups and clubs and the ability of the community and social infrastructure to meet them. The issues associated with waste water and drainage are reiterated and a discussion of traffic, parking and Wickham Square is also included.
- 13.6 A Developers Briefing, to which representatives of all the SHLAA sites were invited was held on 14 August. It was explained that WCC officers are working with the NPSG to meet the needs and preferences of the community and the process and findings so far were conveyed. Individual meetings in the autumn were offered.
- 13.7 The Workshop held on 23 September 2013 was attended by WCC officers and Wickham Parish Councillors, including those on the NPSG and WCC ward councillors. The workshop considered the evidence gathered to date, including the accessibility, landscape sensitivity and other assessments carried out by WCC specialists.
- 13.8 The analysis of existing completions and commitments revealed the need for about 200 dwellings outside the settlement boundary. The pros and cons of the various sites were discussed as were the merits and disadvantages of one large site or 3-4 smaller sites. As several site options emerged, it was agreed to meet with landowners to seek confirmation of what might be provided for the village if their sites are allocated. A strategy based on options for the inclusion of a shortlist of sites that were of low sensitivity (least sensitive or moderately sensitive) in landscape terms, with parts of them including open space and recreation provision, emerged from the discussion.
- 13.9 Preparations were then made for a series of meetings with the developers / landowners and their agents of the potential shortlisted sites. These meetings took place in November 2013, included the NPSG and gave the site owners the opportunity to clarify their proposals.
- 13.10 Following this, further work was undertaken on the assessment of sites by the NPSG working together with WCC officers and a draft development strategy prepared. The strategy and site options aimed to strike a balance between the aims and needs of the community and practical planning solutions to meet the planning criteria.
- 13.11 In assessing the sites the following criteria were taken into account:
- Is the site adjacent to the existing settlement boundary/built environment so as to maintain the compact nature of the village?
 - Will it avoid concentrating development on one or two sites and assist with phasing of development?
 - Is it well related and integrated with the pattern of development?

- Would development detract from the landscape of Wickham and important views?
 - Can it contribute to meeting other needs identified in Wickham?
 - Are there physical constraints on the site e.g. is it in a flood zone?
 - Are there national or local policy designations on the site e.g. Scheduled Ancient Monuments?
 - Is the site close to Wickham's facilities & services?
 - Is there good access to the site?
 - Would development maintain the generally open and undeveloped nature of the Welborne/Knowle/Wickham gap?
- 13.12 WCC officers met with the NPSG to discuss the assessments and agreed on the sites to be taken forward to public consultation. The promoters of the sites were notified of the conclusions of the WCC officers and the NPSG. Arrangements were made for the consultation, which started on 17 January with the details from the report, as agreed by the NPSG, set out on the display boards. The display boards set out what had happened so far, the principles of development, and specific needs for housing, employment and the economy, infrastructure and open space.
- 13.13 On 20 January 2014 the NPSG presented a summary of the strategy with site options for public consultation to the Parish Council meeting. The report included an explanation of the process including the shortlisted sites and why other sites had been rejected and why the final proposed allocations were chosen for inclusion in the development strategy.
- 13.14 The site assessment process is described including the reasons why some sites (SHLAA sites 297, 295, 2020 and 1910) were rejected during the initial site sieve. The attributes of the shortlisted potential site options (SHLAA sites 1909, 1908, 2438 and 2488) is set out. The proposed development strategy is explained, including the reasons why two of the shortlisted sites were eventually rejected, as to meet the remaining requirement for 205 dwellings not all the shortlisted sites will be needed, and the remaining two (sites 1909 and 2438) selected. The strategy also includes allocations for open space.
- 13.15 Other requirements of the LPP1 are explained including the need for affordable housing and to provide for travellers. The display boards were published on WCC's website and available to view in person at an exhibition on 29th January at the Wickham Community Centre. Both the consultation and the exhibition were advertised by Wickham Parish Council including a leaflet to every household in the parish and on the parish council's website. The consultation period ran for 6 weeks with responses invited until 28th February 2014.
- 13.16 A report of the consultation responses was prepared by WCC officers and provided to the NPSG for discussion at a meeting in April 2014. This showed that the consultation event was attended by 160 people who signed the attendance register and many others who did not leave their contact details. A total of 66 responses were received, 3 of which came from site promoters.
- 13.17 The majority of respondents agreed that the proposed development strategy is the best way of providing for the needs identified in Wickham over the next 20 years (61% in favour). From the responses to the consultation, there is

clear support for land at Winchester Road (site 1909), with just two objections (3%) to the inclusion of this site (other than those not wanting any further development in Wickham). The largest single reason for people opposing the development strategy was objection to the development of land at The Glebe (13 people, 20%), although not all those opposing the strategy objected for this reason.

- 13.18 Similarly, whilst site 1908 was the alternative suggested by the largest number of those objecting to the strategy (9 respondents/14% suggested this site directly with 3 others suggesting it in combination with other land), this was not the only site suggested. All of the other sites were assessed and rejected for the reasons set out in the consultation information and no new information was submitted to change those assessments.
- 13.19 The main option for changing the proposed strategy would be to replace The Glebe site allocation (site 2438) with the Mill Lane site (site 1908), creating a large development area to the north of the village. Whilst there are some planning merits to site 1908, which is why the site was included on the short list at the early stages of site assessment, and both sites perform similarly on several criteria, site 1908 rarely performs any better than The Glebe, and sometimes worse. Nevertheless, the majority of respondents supported the proposed strategy and allocation of the Mill Lane site would particularly conflict with the NPSG's aim, expressed again by several respondents, of avoiding a single large development.
- 13.20 At the Annual General Meeting on 19th May 2014 the Parish Council considered a report from the NPSG on the public consultation. The report set out the NPSG's vision and the process of site selection and strategy formulation, including the background from LPP1, the outcome from the collection of evidence presented in the Needs Assessment document, and the public consultation.
- 13.21 Members of the public, representatives from the Wickham Society, landowners and developers were allowed to address the parish council prior to presentations and comments from parish councillors. The proposal from the NPSG was to support the Development Strategy that: "The proposed site allocations are at Winchester Road (125 homes) and the southern end of The Glebe (80 homes), along with associated provision of public open space, community facilities and infrastructure."
- 13.22 The Parish Council resolved to support the proposal subject to the following amendment. "On condition that: It is subject to the existing sewage, drainage and flooding issues for Wickham being resolved, it is not all built at the same time. The open space provided is protected as open space with the ownership to be decided."

14. Winchester

- 14.1 As most of Winchester Town is unparished, the initial meeting followed a different format from that for the other settlements. Invitations were issued to Winchester Town ward councillors, the parish councils of Littleton and Harestock, Badger Farm and Olivers Battery, residents associations and neighbourhood groups, the City of Winchester Trust, Winchester Action on

Climate Change (WinACC) and organisations representing business and the economy (including the Chamber of Commerce and the Local Enterprise Partnership (LEP)), to attend a meeting on 23 January 2013.

- 14.2 The purpose of the meeting was to explore the degree of involvement that the attendees and the organisations they represented wished to have, to explain the Plan production process and the documents produced to guide involvement. This information included the settlement profile datasets with data and information on population, housing, employment, community and social infrastructure and an analysis of the town's strengths weaknesses opportunities and threats.
- 14.3 A presentation explained the housing numbers; that the residual requirement, taking account of completions, the capacity of Barton Farm and other commitments, is about 600 dwellings. The presentation posed the question: could this be found within the built-up area or are greenfield allocations needed? The other topic areas of employment, retail, physical and social infrastructure were also raised. The presentation also pointed out that much is already being planned in terms of development projects at different stages for various locations in the town. These include Planning Frameworks for Stanmore and Abbott's Barton, Development Assessment for Station Approach, and changes to the permitted Silver Hill Scheme.
- 14.4 The Winchester Business Conference took place at Intec on 14 February 2013 and the Strategic Planning Team set up a display stand, handing out flyers, to encourage interest in the preparation of the LPP2 by the business community.
- 14.5 The Winchester Town Forum was also consulted to engage with the 18 town councillors who represent the 6 Winchester Town wards. A revision of its terms of reference in 2007 gave the Forum increased powers to better represent the Town area. This includes acting as a consultative and advisory body regarding issues which affect the town, such as commenting on the emerging Local Plan documents. At its meeting on 21 March 2013 the Forum received an oral report on the LPP2 and considered how the Forum could be consulted. The Forum resolved to establish an Informal Working Group of 6 members to consider the possible redevelopment of the area around Winchester Railway Station.
- 14.6 Analysis of the potential housing supply for Winchester town shows that much of the development needed to meet the requirements in the LPP1, including 4,000 new homes, is already committed or in the planning process. This analysis combined completions to April 2013, with planning consents (including 2,000 dwellings approved at Barton Farm, 2 former local plan reserve allocations at Pitt Manor and Worthy Road/Francis Gardens, the Police HQ and Silver Hill sites), small sites with planning permission, SHLAA sites within the existing urban area, and redevelopment opportunities identified through planning frameworks and assessments (Station Approach, Stanmore and Abbotts Barton). The addition of a cautious estimate of windfalls means that no further sites would be needed outside the existing settlement boundary.

- 14.7 An initial assessment was undertaken for the SHLAA sites but, as a result of the analysis of commitments and other sources within the urban area, it was concluded that further assessment of greenfield sites outside of the existing settlement was not necessary in order to meet the LPP1 requirement.
- 14.8 The Winchester Town Forum continued to receive reports on the Station Approach Development and agreed to hold a public consultation on this in January 2014.
- 14.9 On 15 January 2014 a further workshop was held to provide an update on the LPP2. The purpose was to review the main land-use requirements for Winchester Town which need to be addressed in the LPP2, together with a discussion on the options for their delivery. The invited audience included WCC ward councillors, WCC councillors for the adjoining parishes, HCC councillors, parish councillors, residents groups, business and other key organisations (including Winchester Chamber of Commerce, WinACC, Winchester University, M3 LEP). The presentation included updates on recent evidence studies – the retail study, the station approach development assessment, the town parking strategy and the planning framework for Stanmore. The presentation also explained the requirements for employment, retail and open space, as well as housing, and that no new greenfield allocations are likely to be needed to meet these requirements.
- 14.10 At its meeting on 22 January 2014 the Forum resolved that Town Ward councillors be offered the option of one meeting in their ward during February 2014 to discuss the LPP2.
- 14.11 These consultations were undertaken from 21 February to 4 April 2014. This included a series of events; a combination of meetings with presentations, questions and answer sessions and drop-in sessions with exhibitions. While these events were primarily Ward based, in order to identify issues of particular concern to local areas, they also considered issues which affected the whole town. Therefore, the events were publicised across the whole of the town and were open to all. A total of 8 meetings/ exhibitions were held during February and March 2014 covering each Winchester Ward and the adjoining areas of Harestock, Badger Farm and Oliver's Battery. Separate meetings were also held from January through to March with the Vision for Winchester sub-group of the Winchester Town Forum, the City of Winchester Trust and WinAcc, also the Winchester Business Improvement District (BID) and the Chamber of Commerce representing businesses in the town.
- 14.12 The exhibition boards include material on the overall requirements from LPP1, the housing requirements, the locations of identified sites, the approved Barton Farm masterplan, employment and retail needs, the proposals for Stanmore and Station Approach, the Winnall Economic Framework Study, the shortages and surpluses in open space types, and infrastructure issues.
- 14.13 Comment forms were made available to visitors to the meetings/exhibitions, and via the website, and people were encouraged to provide feedback on the emerging strategy – whether it meets the needs of the town - and to raise any local issues which they felt the LPP2 should address. In total 127 responses were received, together with 21 copies of a standard letter regarding the

Cattlemarket site objecting to the potential loss of the car-parking and car boot sales through the proposed redevelopment of the Cattlemarket site.

- 14.14 A number of respondents raised concerns regarding the scale of development, its potential harm to the town's character and inadequate infrastructure. In particular, that further development will exacerbate the current lack of certain types of open space in parts of the town, particularly to the north. Some of the comments concerning locations outside the existing town boundary came from those promoting sites, including offering to provide open space with additional housing developments. Taking account of the comments received and the analysis of the sites within the town boundary the conclusion remains that sufficient provision can be made without the need for greenfield sites or extension of the town boundary.
- 14.15 Individual projects on the main development areas have been the subject of feasibility studies, reports from planning consultants and some project based community consultation:
- A Development Assessment for Winchester Station Approach was produced by Tibbalds Planning and Urban Design in November 2013 and formed the background to the LPP2 ward level consultation material.
 - The Stanmore Planning Framework has undergone consultation with residents, community groups and other stakeholders the feedback from which is summarised on the Stanmore Combined website.
 - The Abbots Barton Planning Framework produced by WCC and Architecture PLB in February 2013 sets out the community consultation undertaken in preparing the framework.
 - The Silver Hill development received planning consent in 2009, was the subject of a Compulsory Purchase Order Inquiry in 2012 and the scheme is in the process of being updated (revised application submitted Sept 2014).
 - The Barton Farm Forum (WCC councillors, HCC councillors and Headbourne Worthy PC) continues to meet in public to receive reports and make comments on matters relating to the character and form of the development, provision and management of infrastructure, issues of community development and to monitor the progress of construction.

List of References

Parish Council documents and publications from Parish Council websites

Parish Council Minutes

Parish Council Working/Steering Group notes of meetings

Bishop's Waltham Community Survey - July 2013

Bishop's Waltham Development Plan Exhibition Boards

Bishop's Waltham Development Plan Process

Bishop's Waltham Development Plan Site Descriptions

Bishop's Waltham Development Strategy Housing Commitments within the Settlement Boundary

Bishop's Waltham Development Plan – Results of Community Consultation – 3 April 2014

Bishop's Waltham Development Plan – Submission by the Steering Group, as approved by the Parish Council 15 April 2014

The Aims of Commonview (Colden Common Parish Council website)

Feedback collected from Colden Common Community Engagement Workshop 9th February 2014

Colden Common Residents' Views of Which Sites to be Developed on Local Plan Part II – report from Community Engagement Day 21st July 2013

A Development Strategy for Colden Common - Colden Common Community Engagement Group Commonview (October 2013)

Report to Colden Common Parish Council 3rd March 2014, report by Commonview (Community Engagement Group) Winchester District Local Plan Part 2: Village Development Strategy

Oikos Place Analysis – Denmead Parish Neighbourhood Plan Evidence – April 2013 – URS

Denmead Neighbourhood Forum – Report on the second phase of community engagement – data obtained from the 'Drop-In' Sessions (V3.2 Final) 10th June 2013

Denmead Neighbourhood Forum – Report on the third round of community engagement – Options for allocating development (V2.0) 17th September 2013

Denmead Neighbourhood Plan 2014-2031 Pre-Submission Plan (March 2014) and Inset Maps

Winchester District Local Plan Part 2 - Report of Public Consultations on Kings Worthy Site Allocations

Alresford and Itchen Valley Forum community magazine

New Alresford Infrastructure Needs Group Report, Housing Needs Group Report, Recreation and Open Spaces Needs Group Report, Employment and Local Economy Needs Group Report, & Needs Summary

New Alresford Town Council's response to WCC's LP2 proposals (Feb 2014)

Site Review Meeting 27th May 2014 – notes of meeting published by New Alresford Town Council

New Alresford Alternative Plan exhibition and consultation material

Notes of Public Meeting Friday 18 July - New Alresford Town Council

Swanmore Parish Council Newsletter – May 2014

Parish Magazine for Shedfield, Shirrell Heath and Waltham Chase – November 2013

Housing Development in Waltham Chase – Shedfield Parish Council (November 2013)

Waltham Chase LPP2 Proposed Settlement Boundary & Preferred Development Sites map

Wickham Neighbourhood Plan Steering Group – notes of meetings during 2013

Wickham Community Event Posters – 27 June 2013

Wickham Needs Assessment for LPP2 – Wickham Neighbourhood Plan Steering Group, Wickham Parish Council – July 2013

Wickham Site Selection Exercise – Summary of Site Assessment and Recommendations⁶

Winchester City Council documents on WCC website:

Initial Site Sieve – summary schedules for MTRA2 settlements and Winchester

LPP2 Sites Submitted - maps for MTRA2 settlements and Winchester

Constraints Maps for MTRA2 settlements

Community and Social Infrastructure Templates

Employment Templates

Housing Templates

Housing Requirements 2011-2031

Assessment of Windfall Trends and Potential for MTRA2 settlements and Winchester

Profile Datasets – August 2013

Historic Environment Site Assessments for MTRA2 settlements

Open Space Assessment 2013

Transport Accessibility Assessments for MTRA2 settlements

Landscape Sensitivity Appraisals for MTRA2 settlements

Initial Sustainability Appraisal of Potential Allocations for MTRA2 settlements

LPP2 Site Allocation Workshops – notes of meetings with Parish Councils – September 2013 (unpublished)

Exhibition Display Boards: Kingsworthy – November 2013

⁶ Not currently on website but presented to WPC 20 Jan 2014 and published in form of exhibition boards on WCC website

Planning for Alresford's Future –presentation 7 January 2014

Report of Alresford Proposed Development Strategy Consultation Jan – Feb 2014
(including Jan 2014 Consultation Exhibition Boards at Appendix 2)

Swanmore Development Strategy – Exhibition Boards

Wickham Development Strategy – Exhibition Boards

Report of Wickham Proposed Development Strategy Consultation Jan – Feb 2014

Report of 'Planning for the Future of Winchester Town' Consultation Feb- Apr 2014

Stanmore Combined website:

http://www.stanmorecombined.org.uk/stanmore_planning_framework/

