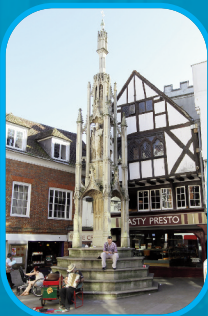


Regulation 18 Consultation Statement

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



Winchester District Local Plan Part 2

Regulation 18 Consultation Statement – Part 1

1.0 INTRODUCTION

Purpose of the Consultation Statement

- 1.1 This Consultation Statement accompanies the first draft of the Local Plan Part 2 – Development Management and Site Allocations (LPP2). It sets out what consultation and engagement has been undertaken to date and how it has influenced the content of the draft plan. It is therefore a ‘part 1’ consultation statement. Following consultation on the draft plan this statement will need to be supplemented to include how people and bodies are notified, who is notified and how their responses influence the formal publication plan that will be published for representations prior to submission for independent examination.

Legislative Requirements

- 1.2 The preparation of LPP2 must comply with the National Planning Policy Framework (NPPF) and the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 18 represents the first statutory stage in preparing a local plan. It specifies the requirements for who must be notified of the preparation of the plan, that they must be invited to comment on its content and that their comments must be taken into account. The purpose of this Statement is to set out how the City Council has also carried out early, meaningful and pro-active engagement with local communities, businesses and other organisations in the preparation of the LPP2, as advised by the NPPF (paragraph 155).

The Town and Country Planning (Local Planning) (England) Regulations 2012

Preparation of a local plan

18.—(1) A local planning authority must—

- (a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and
- (b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are—

- (a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;
- (b) such of the general consultation bodies as the local planning authority consider appropriate; and
- (c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

2.0 CONSULTATION AND ENGAGEMENT

Earlier Consultation

- 2.1 Consultation during the preparation of the Local Plan Part 1 - Joint Core Strategy (LPP1) was documented in the consultation statement that accompanied the LPP1 through to its examination. Active community engagement can be traced back to the Council's award-winning 'Blueprint' exercise in 2010¹. This engagement toolkit was designed in-house and focused around the government's Localism agenda. It was aimed at helping communities tell the Council what they think their communities need now and in the future by asking them to consider the needs of different people and how they may be supported or encouraged into the community.
- 2.2 The *Blueprint* consultation ran between October and December 2010. Encouraged by the City Council, many parish councils and local groups took the lead in organising their own *Blueprint* events and co-ordinating responses. The outcome was an important influence on the content of the LPP1 and more information is available on a dedicated website at www.community-blueprint.co.uk.
- 2.3 The Council's approach of participative engagement has continued beyond the adoption of LPP1 by encouraging communities to be actively involved in the LPP2 process. This reflects the level of community support for the concept of neighbourhood planning and enables communities, with Council guidance, to undertake the necessary research and local engagement, to identify the issues and discuss options. As a result, none of the communities is undertaking its own Neighbourhood Development Plan, except Denmead Parish Council which has been engaged in this process since its successful application for neighbourhood plan 'Front Runner' status in 2011.

Notification of Commencement of LPP2

- 2.4 The LPP2 commenced in December 2012 following a decision by the Council's Cabinet (Local Development Framework) Committee on 17 December 2012. A Notice of Commencement (Appendix 1) was published in accordance with the regulations, on the Council's website (Appendix 2), and circulated to all persons and bodies on the Council's Local Plan Consultation Database (Appendix 3). Those on the mailing list for the Local Plan eNewsletter had already been given advance warning and notice of the report to the Cabinet (Local Development Framework) Committee in the December edition. A press release was also issued.

¹ RTPI Planning Awards 2011: 'Planning Process' category

Working with the Parish Councils and other Organisations

- 2.5 From the start of 2013, Winchester City Council officers have worked with the Parish Councils in assessing the potential sites for allocation to meet development needs and in developing policies for the market towns and larger villages. As well as arranging specific and individual meetings at various times, to which Parish representatives were invited, officers have also attended Parish Council meetings including those of their steering or working groups to advise and receive feedback. The approach for Winchester Town involved some Parish Councils on the periphery but also other organisations as most of the town is un-parished.
- 2.6 During January 2013, City Council officers held meetings with the parish councils representing the settlements which were identified in LPP1 for growth (LPP1 policy MTRA2), to determine the specific development needs of the market towns and larger villages, following the development parameters established by the relevant policies in LPP1. Data sheets/ profiles, site assessment checklists and other technical guidance were provided to analyse local development needs and to evaluate site options with the Parish Councils being asked to supplement the information from their local knowledge. The exercise has not just been about housing however: it has also sought to determine amounts and locations (if required) for other forms of development and open space.
- 2.7 Parish Councils were also encouraged to carry out consultation to ascertain the views of their local communities on, or preferences for, development options. WCC officers offered help with the community engagement and attended many of the Parish Council's consultation meetings, events and exhibitions.
- 2.8 In September 2013, a series of meetings (workshops) were held with the parish councils (or neighbourhood planning steering groups where they were set up), the purpose of which was mainly two-fold –
- (i) to pull together evidence and findings of research undertaken by the City Council and local communities; and
 - (ii) to determine the spatial development strategy for the settlement, including sites to be allocated for development.
- 2.9 Discussions between Council officers and Parish representatives included the merits of suitable and available sites that have been promoted through the Council's Strategic Housing Land Availability Assessment (SHLAA) and 'Call for Sites'. Key inputs included the latest information on net housing requirements and technical assessments, such as open space, landscape sensitivity and transport accessibility and other background reports and assessments. The results of previous community consultation and feedback also had an important influence on deciding site preferences. In general there was agreement in principle between the Parish representatives and City Council officers on a shortlist of preferred sites or alternative options to accommodate each settlement's development needs, including the residual net housing requirement.

- 2.10 The workshops also discussed the suitability and/or availability of land in each parish for permanent sites for travellers' pitches. The Hampshire Travellers' Accommodation Assessment (2013)² identified the need to provide for around 30-35 pitches in Winchester District over the Local Plan period (to 2031). The parish councils recognised this requirement and acknowledged that, in some cases, traveller sites already existed in their area. The workshops sought to suggest or identify specific new (or expanded) sites to accommodate the identified need and sites were identified for travellers in, or close to, some of the settlements.
- 2.11 In late 2013/early 2014, parish councils consulted with their communities on the results of the workshops in terms of the preferred sites / options. Officers (both with and on behalf of parish councils) contacted the owners/promoters of the preferred sites to discuss further details of their proposals, including the delivery of associated community benefits required by LPP1, e.g. open space, affordable housing, transport accessibility and Code for Sustainable Homes standards. Officers also continued to liaise with the Denmead Neighbourhood Forum on its Neighbourhood Plan.
- 2.12 In addition to the Parish Councils and their local communities engagement with key public bodies, neighbouring authorities, service and utility providers has also taken place in the preparation of the draft LPP2. This has included liaison with various agencies to gain further understanding of the implications of potential allocations on highways and other services and on environmental issues, so as to include mitigation in policy criteria. In addition to information being sought at the data collection stage by both WCC and the Parish Councils, letters were sent to a range of bodies requesting their comments on the emerging draft site allocations. These bodies included the Environment Agency, English Heritage, Natural England, the water companies and Hampshire County Council. Liaison with the South Downs National Park Authority and other neighbouring planning authorities has taken place, as set out in the Duty to Co-operate Statement, which also forms part of the evidence base to the Plan.
- 2.13 Meetings and correspondence has taken place between WCC officers and officers of Hampshire County Council representing various services including the education authority, the highway authority and the countryside service. Liaison with Children's Services officers provided further information on the latest position regarding schools and requirements to increase capacity arising from the proposed housing allocations. Meetings with transport officers discussed the access options and requirements of the sites. Suggestions were also received about where proposals could assist with access improvements and routes for cycling and footpaths.
- 2.14 Portsmouth Water and Southern Water provided some site specific comments, including clarification of the situation at Wickham regarding waste

² www.winchester.gov.uk/planning-policy/evidence-base/housing/travellers-accommodation-assessment-hampshire-2013/

water and flooding issues. English Heritage confirmed the Historic Environment Assessments and made some specific amendments and comments regarding historic features associated with some site allocations. The Environment Agency referred to the need for buffer zones to sites where land in flood zone 3 adjoins, e.g. at The Lakes, Swanmore. Natural England made general comments and site specific comments including reference to public rights of way, Sites of Special Scientific Interest, soil quality and wildlife that may be affected by the proposed site allocations. Comments were also received from the National Health Service regarding GP services in Winchester.

Summary of Community Consultations on LPP2

2.15 The parish councils for the market towns and larger villages have undertaken at least one round of consultation or other form of community involvement, usually in conjunction with the City Council, to establish parishioner's views. This includes Denmead, through its Neighbourhood Plan procedures, and Winchester Town which has been subject to a different process due to being largely un-parished. The table below lists the consultation events and dates and the following section sets out a summary of the process and outcome for each settlement. Separate reports have been produced by the Parish Councils or the City Council and been published on their websites. A list of these can be found in the references section at the back of this report.

Table: Summary of Community Consultations on LPP2

Settlement	Events and dates
Bishop's Waltham	<ul style="list-style-type: none"> • Community Survey, July 2013 • "Design Bishop's Waltham" Event, 17 July 2013 • Bishops Waltham Development Plan consultation with exhibitions, 24 Jan – 7 March 2014
Colden Common	<ul style="list-style-type: none"> • Community workshop, 9 February 2013 • Community Engagement Event, 21 July 2013 • Community drop-in event, 29 September 2013 • Development Strategy Consultation, Oct - Nov 2013
Denmead	<ul style="list-style-type: none"> • Consultation One ('Likes and Dislikes' questionnaire), 2012 • Consultation Two ('Drop-in' surveys), February 2013 • Consultation Three (Options for allocations), August 2013 • Draft Neighbourhood Plan Consultation, 10 March – 21 April 2014
Kings Worthy	<ul style="list-style-type: none"> • Public consultation on shortlisted sites, November 2013, December 2013 and January 2014
New Alresford	<ul style="list-style-type: none"> • Public Meeting – awareness of LPP2, 23 Jan 2013 • Public Exhibition and Meeting – findings of 'Needs Groups' studies, 25 April 2013 • Public Meeting with exhibition boards on New Alresford Development Strategy, 7 January 2014 • Public Meeting, 27 May 2014

	<ul style="list-style-type: none"> • Exhibition of Alternatives, June 2014 • Public Meeting, 18 July 2014
Swanmore	<ul style="list-style-type: none"> • Future Development Questionnaire, April 2013 • Public Consultation on Swanmore Development Strategy including exhibitions, 24 January to 7 March 2014
Waltham Chase	<ul style="list-style-type: none"> • Residents' Survey, July 2013 • Consultation on Housing Development in Waltham Chase – proposed settlement boundary and preferred development sites, November 2013 – 10 January 2014
Wickham	<ul style="list-style-type: none"> • Community event, 27 June 2013 • Consultation on Wickham Development Strategy, including exhibition, 17 January – 28 February 2014
Winchester	<ul style="list-style-type: none"> • Meeting for invited representatives of various organisations, 23 January 2013 • Display stand at Winchester Business Conference, Intec, on 14 February 2013 • Meeting with Vision for Winchester Group – 6 January 2014 • 24th Feb 2014 7.30 p.m. at St Barnabas Church Hall (meeting focusing on St Barnabas Ward and Harestock). • 24th Feb 2014 7.30 p.m. at St Marks Church, Oliver's Battery (meeting focusing on Badger Farm & Oliver's Battery Parishes). • 27th Feb 2014 3.30 p.m. – 7.30 p.m. at Stanmore Primary School (drop-in session focusing on St Luke Ward). • 1st March 2014 1.00 pm to 5.00 pm at Winchester Library / Discovery Centre (drop in session focused on St Bartholomew Ward) • Meeting with City of Winchester Trust – 3 March 2014 • 4th March 2014 7.30 p.m. Westgate School (meeting focused on St Paul Ward). • 5th March 2014 7.30 pm at St Faith's Parish Hall, Back Street, St Cross (meeting focused on St Michael Ward) • 10th March 2014 6.30 pm at Winnall Community Centre (drop-in session from 6.30 pm focused on Winnall part of St John and All Saints Ward) • 13th March 2014 6.00pm at All Saints Church Hall, St Catherine's Road (drop-in session from 6.00 pm followed by presentation at 7.00 pm focused on Highcliffe part of St John and All Saints Ward) • Meeting with Winchester Business Improvement District and Winchester Chamber of Commerce – 18 March 2014

3. Settlement Specific Summaries

Bishops Waltham

- 3.1 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.
- 3.2 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 |
| Stage 2 - Requirements Assessment | <ul style="list-style-type: none">• Assess existing plans and strategies• 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 |
- 3.3 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.
- 3.4 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.
- 3.5 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.

- 3.6 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.
- 3.7 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.
- 3.8 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.
- 3.9 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.
- 3.10 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.
- 3.11 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.

- 3.12 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.
- 3.13 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.”
- 3.14 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.
- 3.15 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.
- 3.16 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.

Colden Common

3.17 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.

3.18 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.

3.19 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 Statement³ considered most important across the village to be applied to new development. They were then asked to consider three hypothetical resident types, using the Blueprint⁴ 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.

³ Adopted by Winchester City Council on 17 December 2012

⁴ Community Engagement Toolkit designed by WCC. See also <http://www.community-blueprint.co.uk/>

- 3.20 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.
- 3.21 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.
- 3.22 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.
- 3.23 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.
- 3.24 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.
- 3.25 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.
- 3.26 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.
- 3.27 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.
- 3.28 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.

- 3.29 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.
- 3.30 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.

Denmead

- 3.31 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.
- 3.32 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.
- 3.33 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%).
- 3.34 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).

- 3.35 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.
- 3.36 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.
- 3.37 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.
- 3.38 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.

- 3.39 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.
- 3.40 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.
- 3.41 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.
- 3.42 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.
- 3.43 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.
- 3.44 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.

- 3.45 The consultation took place from 10 March to 21 April and included five public meetings with exhibitions.
- 3.46 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.
- 3.47 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 should be submitted to WCC. 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.

Kings Worthy

- 3.48 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.
- 3.49 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.
- 3.50 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.

- 3.51 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.
- 3.52 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.
- 3.53 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?

- 3.54 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.

- 3.55 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.
- 3.56 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).

New Alresford

- 3.57 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.
- 3.58 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.
- 3.59 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.

- 3.60 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.
- 3.61 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.
- 3.62 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.
- 3.63 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 deliverability. 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.
- 3.64 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.
- 3.65 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.

- 3.66 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.
- 3.67 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.
- 3.68 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.
- 3.69 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."
- 3.70 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.
- 3.71 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.

- 3.72 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".
- 3.73 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.
- 3.74 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.
- 3.75 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.

Swanmore

- 3.76 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.

- 3.77 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.
- 3.78 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.
- 3.79 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.
- 3.80 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.
- 3.81 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.
- 3.82 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.
- 3.83 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.

- 3.84 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'.
- 3.85 The resolution to progress to 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."
- 3.86 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.
- 3.87 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.
- 3.88 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).
- 3.89 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."

Waltham Chase

- 3.90 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.
- 3.91 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.
- 3.92 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.
- 3.93 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.
- 3.94 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.

Wickham

- 3.95 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.

- 3.96 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.
- 3.97 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.
- 3.98 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.
- 3.99 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.
- 3.100 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.
- 3.101 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.

- 3.102 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.
- 3.103 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.
- 3.104 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.
- 3.105 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?
- 3.1 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.

- 3.2 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.
- 3.3 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.
- 3.4 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.
- 3.5 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.
- 3.6 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.
- 3.7 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.
- 3.8 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 site 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.

- 3.9 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.
- 3.10 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."
- 3.11 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."

Winchester

- 3.12 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.
- 3.13 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.
- 3.14 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.

- 3.15 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.
- 3.16 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.
- 3.17 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.
- 3.18 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.
- 3.19 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.
- 3.20 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.

- 3.21 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.
- 3.22 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.
- 3.23 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.
- 3.24 Comments 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.
- 3.25 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.

- 3.26 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.

4. Conclusion

- 4.1 Winchester City Council has engaged positively with parish councils, local communities, public bodies, neighbouring authorities, and many other organisations in the preparation of the LPP2 in order to guide the allocations, policy content and detail. Criteria included within the site allocations and development management policies have taken on board comments made by local community representatives, statutory consultees and service providers. Whilst total agreement with local communities may not be reached in every case the aim has been to raise awareness and understanding of the need to make allocations for new development and to achieve consensus as far as possible.
- 4.2 Engagement has brought out a range of views, opinions and technical information that the LPP2 has sought to balance in meeting the requirements of the LPP1. Consultation with neighbouring authorities has taken place as necessary, taking account of the more localised nature of LPP2, and is described in the Duty to Co-operate Statement.

Appendix 1: Notice of Commencement (December 2012)

Commencement of Preparation of Winchester District Local Plan Part 2 – Development Management and Allocations Notification under the Town and Country Planning (Local Planning)(England) Regulations 2012

Winchester City Council wishes to hear from local communities, individuals and commercial businesses – in fact from anyone with an interest in the area, as the Council is about to commence preparation of Local Plan Part 2 (formerly known as the Site Allocations and Development Management Development Plan Document).

Local Plan Part 2 – Development Management and Allocations must follow the development strategy set out in [Local Plan Part 1 – Joint Core Strategy](#), which is nearing adoption following an examination in late 2012. That document sets out the overall strategy for the amount of new development across this District and where this will occur, but it only allocates three key sites for development and has a limited number of more general policies.

Local Plan Part 2 will follow a similar structure to Part 1 and will include policies under the three area headings of:-

- Winchester Town
- South Hampshire Urban Area
- Market Towns and Rural Area

Policies under these sections will allocate further land for development where necessary, whether for housing, employment or other purposes – all under the guidelines established by the policies in Part 1 and following the National Planning Policy Framework. Through the allocation of further land for development, there will also be a need to review some existing settlement boundaries.

Therefore, part of this notification process is to enable further sites to be submitted to the Council for consideration whether for housing, employment, retail or any other uses. If you have a site you wish us to consider please submit these details using the following form: [Call for sites form](#). If you have already submitted a site for consideration under the Strategic Housing Land Availability Assessment (SHLAA) then we already have this and there is no need to complete the 'call for sites' form.

In addition to allocating smaller sites for development, Local Plan Part 2 will also include more detailed development management policies. Also where boundaries are defined for the application of particular policies, such as settlement gaps and the definition of town centre/primary shopping frontages, this Plan will provide the opportunity for these to be reviewed to ensure that they are up-to-date and resilient to change given that the Plan period will extend to 2031.

Local Plan Part 1 includes a list of policies saved from the 2006 Local Plan Review and Part 2 will focus on replacing and updating these as necessary.

Appendix 2: Web page text (December 2012)

Notification of start of LPP2

In addition to the Local Plan Part 1 – Joint Core Strategy which is the overarching document of the Local Development Framework, the Council will also prepare a further planning policy document. This is the Development Management and Allocations DPD now known as Local Plan Part 2. This will incorporate both detailed development management style policies and will also allocate (non-strategic) sites to meet the objectively assessed development needs including retail, housing, employment, community, gypsy and traveller, leisure and transport. This DPD is required to be in conformity with Local Plan Part 1 and the National Planning Policy Framework.

At its meeting on 17 December the Council's Cabinet (Local Development Framework) Committee agreed to commence preparation of Local Plan Part 2 and publish notification under the Town and Country Planning (Local Planning)(England) Regulations 2012.

- [Notice of Commencement of Preparation of Winchester District Local Plan Part 2](#)

The Council has been collecting information about potential sites through its [Strategic Housing Land Availability Assessment \(SHLAA\)](#) which is updated annually. However, there may be other sites suitable for other purposes than housing and we would like to hear about these. It is important that we know about these sites at an early stage so we can assess them against sustainability criteria and consult on them. Please note that for these reasons, it will not be possible to consider confidential responses.

If you have a site to suggest, please complete the site submission form below, together with a map showing the location of the site:-

- [Call for sites form](#)

Sites for housing purposes should still be submitted to us through the SHLAA process, although there is no need to complete the 'call for sites' form if you have recently submitted a SHLAA site. Please note LPP2 will only cover that part of the Winchester District that lies outside the South Downs National Park.

The form can be printed and sent to us at Strategic Planning, Winchester City Council, Colebrook Street, Winchester, SO23 9LJ. Alternatively, it can be sent to us by email to ldf@winchester.gov.uk. Please ensure you include a location map of the site.

All sites need to be with us by 12 pm Friday 22 February 2013.

A number of Parish Councils have shown an interest in actively participating in LPP2. To assist, the Council has produced the following documents to guide the gathering of relevant evidence and to ensure that matters are considered consistently.

- [Guidance Note – How You Can Get Involved in Preparing the Plan](#)
- [Site Assessment Checklist](#)
- [Settlement Boundary Review – matters to take into consideration](#)

Appendix 3: Notification emails and letters

Example text of email to Parish Councils (December 2012)

Dear Parish Clerk

Following a presentation to Parish Councils in October, I am now writing to inform you that the City Council is now starting work on the Council's Local Plan Part 2 – Development Management and Allocations document, which will cover that part of the Winchester District that lies outside the South Downs National Park.

The Council is in the process of contacting all Parish Councils with larger settlements which have a housing target, including the Parish Councils within Winchester Town, with the intention of holding 1:1 meetings in the New Year to discuss how to proceed.

Whilst there is no requirement for other parishes (without a housing target) to be actively involved in Local Plan Part 2, some indicated a wish to take the opportunity to review their settlement boundary or to allocate sites for local needs housing.

Therefore the purpose of this email is to advise you of the start of the preparation of Local Plan Part 2 and that the Council has produced a range of advice notes for those who wish to be more involved, these can be viewed on the Local Plan Part 2 pages of the Councils website : <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/>

I hope this email is self explanatory, but please contact LDF@winchester.gov.uk with any queries.

**Strategic
Planning**

City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ

tel 01962 840 222

fax 01962 841 365

telephone calls may be recorded

website www.winchester.gov.uk

Your Ref: ■

Our Ref: SO/eb

Enq to: Steve Opacic

Direct Line: 01962 848101

Email: LDF@winchester.gov.uk

Name
Address
Postcode

19 December 2012

Dear Sirs

We are writing to notify you of the start of work on Local Plan Part 2 as follows:

**Commencement of Preparation of Winchester District Local Plan Part 2 –
Development Management and Allocations
Notification under the Town and Country Planning (Local Planning)(England)
Regulations 2012**

Winchester City Council wishes to hear from local communities, individuals and commercial businesses – in fact from anyone with an interest in the area, as the Council is about to commence preparation of [Local Plan Part 2](#) (formerly known as the Site Allocations and Development Management Development Plan Document).

Local Plan Part 2 – Development Management and Allocations must follow the development strategy set out in [Local Plan Part 1 – Joint Core Strategy](#), which is nearing adoption following an examination in late 2012. That document sets out the overall strategy for the amount of new development across this District and where this will occur, but it only allocates three key sites for development and has a limited number of more general policies.

Local Plan Part 2 will follow a similar structure to Part 1 and will include policies under the three area headings of:-

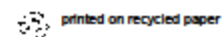
- Winchester Town
- South Hampshire Urban Area
- Market Towns and Rural Area

Policies under these sections will allocate further land for development where necessary, whether for housing, employment or other purposes – all under the guidelines established by the policies in Part 1 and following the National Planning Policy Framework. Through the allocation of further land for development, there will also be a need to review some existing settlement boundaries.

Therefore, part of this notification process is to enable further sites to be submitted to the Council for consideration whether for housing, employment, retail or any other uses. If you have a site you wish us to consider please submit these details using the following form:



Steve Opacic Head of Strategic Planning



[Call for sites form](#) .If you have already submitted a site for consideration under the Strategic Housing Land Availability Assessment (SHLAA) then we already have this and there is no need to complete the 'call for sites' form.

In addition to allocating smaller sites for development, Local Plan Part 2 will also include more detailed development management policies. Also where boundaries are defined for the application of particular policies, such as settlement gaps and the definition of town centre/primary shopping frontages, this Plan will provide the opportunity for these to be reviewed to ensure that they are up-to-date and resilient to change given that the Plan period will extend to 2031.

Local Plan Part 1 includes a list of policies saved from the 2006 Local Plan Review and Part 2 will focus on replacing and updating these as necessary.

Local Plan Part 2 will only cover that part of the District the lies outside the South Downs National Park. The National Park Authority has commenced preparation of its own local plan with a view to adoption by 2016.

The Council considers that by including the matters referred to above in Local Plan Part 2 the Plan, together with Part 1, will provide comprehensive planning policy coverage for the Winchester District up to 2031.

If however, you feel Local Plan Part 2 should cover matters not referred to above, should exclude some matters referred to, or you wish to submit a site to be considered, please write to:-

Head of Strategic Planning
Winchester City Council
City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ

or email LDF@winchester.gov.uk

by 12 pm Friday 22 February 2013.

Yours faithfully



Steve Opacic
Head of Strategic Planning

Organisations Notified

Abbotswood Properties
Adjutant General Corps
Age UK
Albion Water
Aldi Stores (Swindon)
Alresford Society
Ampfield Parish Council
Army Training Regiment
Avington Associates
BAA Southampton
Badger Farm Parish Council
Bargate Homes
Barratt Homes Southampton
Barrett David Wilson
Barton Stacey Parish Council
Barton Willmore LLP
Basingstoke & Deane Borough Council
BBC Pension Trust
Beauworth Parish Meeting
Bellway Homes
Bewley Homes
Bewley Homes Plc & R Morgan-Giles
Brighton Parish Council
Bishops Sutton Parish Council
Bishops Waltham Gardening Club
Bishops Waltham Parish Council
Bishops Waltham Society
Bishopstoke Parish Council
Boarhunt Parish Council
Botley Parish Council
Bovis Homes and Heron Land
Developments
Braishfield Parish Council
Bramdean and Hinton Ampner Parish
Council
British Telecommunications Plc
Bryan Jezeph Consultancy
BST Group
Bullington Parish Council
Burton Property
Byng's Business Development Ltd
CALA Homes
Candovers Parish Council
Cavendish and Gloucester PLC
Centrica Plc
Chalkbank Estates Ltd
Cheriton Parish Council
Chilbolton Parish Council
Chilcomb Parish Meeting
City of Winchester Trust
Civil Aviation Authority
Clanfield Parish Council
Colden Common Parish Council
Community Action Hampshire
Compton and Shawford Parish Council
Corhampton and Meonstoke Parish
Council
CPRE Hampshire
Crawley Parish Council
Crest Strategic Projects Ltd
Curbridge Preservation Society
Curdrige Parish Council
David Wilson Homes
Defence Science and Technology
Laboratory (DSTL)
Denmead Parish Council
Denmead Village Association
Droxford Parish Council
Drum Housing Association Ltd
Durley Parish Council
E.on Energy
Eagle Star Estates Ltd
East Hampshire District Council
East Meon Parish Council
Eastleigh Borough Council
EDF Energy Networks
Edgehill Battersea Ltd
English Heritage
English Welsh and Scottish Railway
Ltd
Environment Agency
Equality and Human Rights
Commission
Exton Parish Meeting
Fair Oak and Horton Heath Parish
Council
Fareham Borough Council
Forest Holidays
Forestry Commission
Frobisher Ltd
Froxfield Parish Council
Funtley Village Society
Gleeson Developments Ltd
Gleeson Homes
Grainger Plc
Hambleton Parish Council

Hampshire and Isle of Wight Wildlife Trust
Hampshire Chamber of Commerce
Hampshire Constabulary
Hampshire County Council
Hampshire Police Liaison
Hampshire Primary Care Trust
Harley (Winchester) Ltd
Havant Borough Council
Headbourne Worthy Parish Council
Health and Safety Executive
Heine Planning
Heron Land Developments
Highbridge Properties
Highways Agency
Holmes & Sons
Holmes & Sons
Homes and Communities Agency
Hordean Parish Council
Horn & Son
Humphrey Farms Ltd
Hursley Parish Council
Hurstbourne Priors Parish Council
Huxley (UK) Ltd
International Group
Itchen Stoke and Ovington Parish Council
Itchen Valley Parish Council
J S Bloor (Newbury) Ltd
Kebbell Homes
Kilmeston Parish Council
Kings Somborne Parish Council
Kingsworthy Parish Council
Laishley Developments Ltd
Landmark Development AG
Laney Properties
Laverstoke Parish Council
Leckford and Longstock Parish Council
Linden Homes
Little Somborne Parish Council
Littleton and Harestock Parish Council
London & Henley (Winchester) Ltd
Lone Star Land Ltd
Mapledean Developments Ltd
Marwell Wildlife
Marwell Wildlife
Medstead Parish Council
Micheldever Parish Council
Mobile Operators Association
Natural England
Network Rail
New Alresford Town Council
NHS South Strategic Health Authority
North Hedge End Consortium
North Whiteley Consortium
Northington Parish Council
Npower
Old Alresford Parish Council
Olivers Battery Limited
Olivers Battery Parish Council
Orchard Homes
Otterbourne Parish Council
Overton Parish Council
Owslebury Parish Council
PC Ltd
Persimmon Homes
Peter Symonds College
Planning Inspectorate (PINS)
Popham Parish Council
Portico Property
Portsmouth City Council
Portsmouth Water Company
Prudential Property Inv Managers and Buckland Dev Ltd
PUSH
Residents of East Stratton
Robert Tutton Town Planning Consultants Ltd
Romberg Investments Ltd
Ropley Parish Council
Rotary Club of Winchester and District
Royal Mail Group
Royal Winchester Golf Club
RSPB
Save Barton Farm Group
SBFG
Seaward Properties and the Pearson family
Shawford Village Residents Association
Shedfield Parish Council
Sleepers Hill Association
Soberton Parish Council
South Central Ambulance Service
NHS Trust
South Downs National Park Authority
South East Water
South West Defence Estates
South Wonston Parish Council
Southcott Homes

Southern Electric Plc
Southern Gas Networks
Southern Water
Southwick and Widley Parish Council
Sovereign Housing Association
Sparsholt Parish Council
Sport England (South East Region)
St Giles Hill Residents Association
St Swithun Street & Symonds' Street
Resident's Ass
Stanmore and District Community
Centre
Steeple Court Estate
Steventon Parish Council
Summerbrook Ltd
Swanmore Parish Council
Swifts Property Ltd
Taylor Wimpey - Re Waterlooville
Taylor Wimpey UK Ltd (PUSH)
Teg Down Residents Association
Test Valley Borough Council
Thames Water
The Alresford Surgery
The Church Commissioners
The Coal Authority
The Grange Estate
The Gray Family
The Lawn Tennis Association
The National Trust - London & South
East Region
The Theatres Trust
Tichborne Parish Council
Tichbourne Estate
Transco
Trehaven Group Ltd
Trustees of Tier
Twyford Parish Council
Twyford Residents Association
University of Southampton, Estates
and Facilities
University of Winchester
Upham Parish Council
Weatherstone Properties Ltd
Welbeck Land LLP
West Meon Parish Council
West Tisted Parish Meeting
Whitchurch Parish Council
Whiteley Co-Ownership
Whiteley Parish Council
Wickham Parish Council
Wickham Society
Wield Parish Council
Winchester and Eastleigh NHS Trust
Winchester Business Improvement
District
Winchester Chambers
Winchester City Residents Association
Winchester College
Winchester Friends of the Earth
Winchester Meadows Conservation
Alliance
Winchester Town Forum
Wonston Parish Council
WYG Planning

And about 200 private individuals who had asked to be kept informed

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 Recommendations⁵

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

⁵ Not currently on website but presented to WPC 20 Jan 2014 and published in form of exhibition boards on WCC website

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
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

