

# Winchester District Local Plan - Part 2

## New Alresford Development Strategy

### Introduction

Winchester City Council's Local Plan will set planning policies and allocate land for future developments. It is being written in two parts. Part 1 was adopted in March 2013. This sets out the key planning policies for the District for the period 2011 - 2031.

For the settlement of New Alresford this means:

- A requirement for 500 dwellings to be built in the town during the period 2011-2031
- Policies to maintain & improve shopping, services and tourism
- Measures to maintain & improve the balance between housing, employment and services

The City Council and New Alresford Town Council are now working together to write Local Plan Part 2 which will show in detail how the policies in Local Plan Part 1 will be implemented. This includes allocating the necessary sites to meet the needs of the town over the next 20 years.

The purpose of this consultation is to explain both the work which has been undertaken so far and the reasons for choosing the development strategy shown later in this exhibition, and to ask for your thoughts on what has been proposed.



### What has happened so far? - defining Alresford's needs

During 2013, Winchester City Council have worked closely with New Alresford Town Council and the local community to assess the needs of Alresford during the Plan period, and find suitable sites for the development required to meet these identified needs.

- In early 2013, Winchester City Council drafted 'templates' on housing, employment, and infrastructure, and asked NATC to assist in filling them in
- A NATC public meeting 23 Jan 2013 invited volunteers for 'Needs Groups' to assist with this process
- 4 'Needs Groups' were formed and met from January – April 2013. They covered: Housing, Employment & Economy, Infrastructure, Open Space & Recreation
- Each Group's conclusions on needs were presented at a public exhibition & meeting 25 April 2013



#### Summary of Needs Groups / Winchester City Council conclusions:

##### Housing

- 500 homes are required by Local Plan Part 1, with 80 permitted/committed already (at March 2013)
- 40% of homes are to be 'affordable housing' (below market prices/rents)
- The 75+ age group may double in size by 2031
- Half of dwellings provided should be 1-2 bed (2 bed preferred)
- There will be a need for a sheltered/nursing facility
- Use sites close to centre for higher density development
- Explore the possibility of using industrial or school sites for housing

##### Employment/Economy

- Retain Alresford as a 'working' town
- Provide 200 new jobs (to maintain the proportion of residents working locally – currently 38%)
- Need 1.5 – 3 hectares of land for new / relocated businesses, with good access & parking
- Need for high-speed telecommunications
- No significant new retail development is needed
- Tourism is important to the local economy

##### Infrastructure

- Any expansion of Perins School is likely to be on the existing site, so no need to consider relocation.
- Need for pre-school places
- Need to safeguard the future of town centre car parks (sites leased)
- Future need for extra care / nursing / dementia accommodation
- Need for further burial ground / space
- New developments to provide safe routes connecting to the town
- Various detailed highway/pedestrian/cycling improvements suggested

##### Open Space

- Shortfall of open space (using Local Plan Part 1 standards) of 15+ hectares, rising to 20+ hectares by 2031
- Need for various types of open space:
  - allotments (0.5ha)
  - cricket ground (1.5ha)
  - rugby pitches (2ha)
  - tennis courts (0.5ha)
  - children's play
  - BMX park

##### Summary of needs assessments – what land is required?

- Housing \* 14 ha
- Commercial 3 ha
- Open Space – new development 5 ha
- Open Space – existing population 15 ha
- Burial ground 0.5 ha \*\*
- Total 37.5 hectares (93 acres)

\* Assuming 420 houses are to be built at a density of 30 houses per hectare beyond the town centre and at higher densities in the centre

\*\* Reduced from original recommendation of 5 ha.

Many of the matters raised by the Needs Groups will be covered by Local Plan Part 2, such as allocating sites for identified needs, considering broad access arrangements and setting out policies for managing development. Other needs will be provided through different means, either by businesses, public bodies or voluntary organisations.



New Alresford  
Town Council



Winchester  
City Council