

# Winchester District Local Plan - Part 2

## What has happened so far? - assessing all the potential sites

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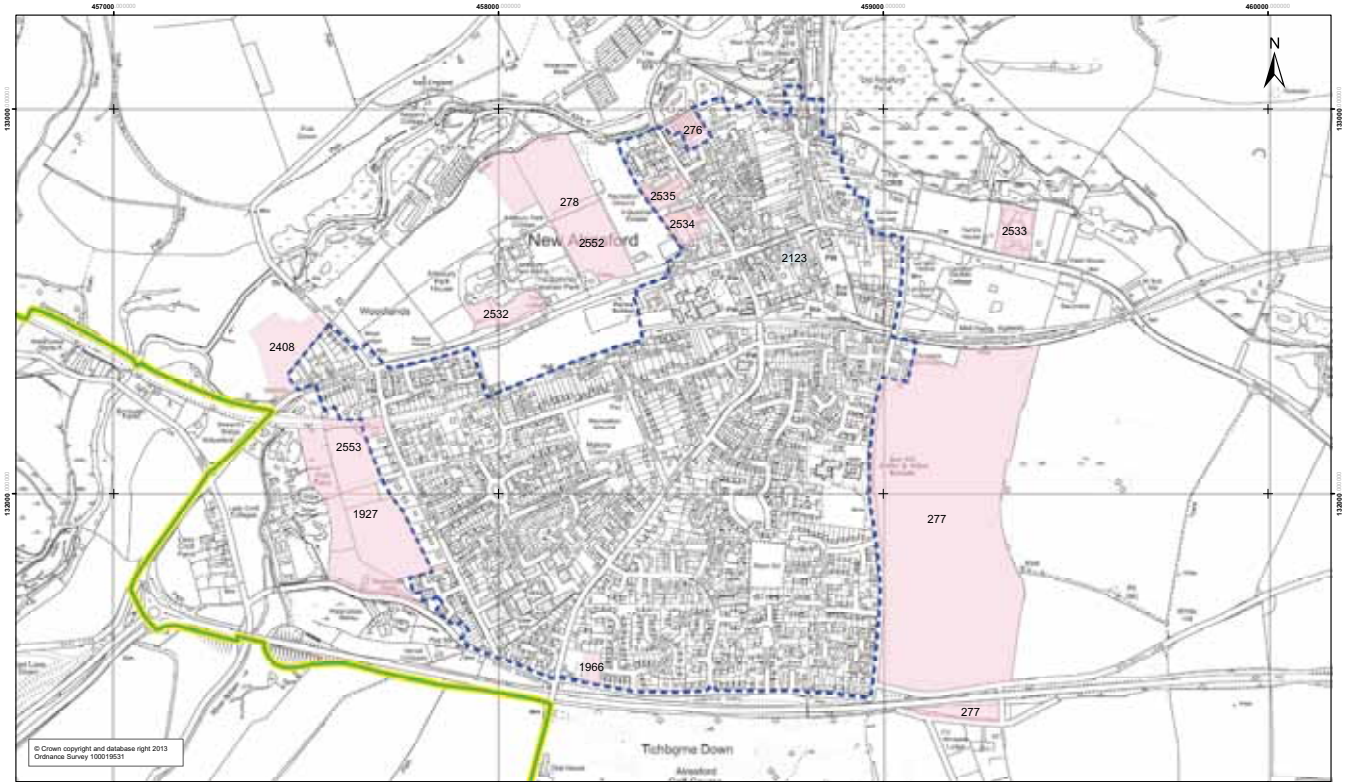
Every year WCC publish the 'Strategic Housing Land Availability Assessment' (SHLAA) which shows land being promoted for housing development. These form the 'long-list' of sites that need to be considered to meet Alresford's development needs, together with additional sites submitted last year in a 'Call for sites' exercise. All the sites submitted are shown in pink on map 1. These are the 'available' sites, which have been assessed for the needs identified.

#### Sites considered for Local Plan Part 2

As several sites were promoted for development, Winchester City Council and New Alresford Town Council have considered the merits of each site. The issues considered included:

- Is the site inside the settlement boundary? If not, is it 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. Site of Special Scientific Interest (SSSI)?
- Is the site close to Alresford'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?

Map 1 Sites considered for Local Plan Part 2



Local Plan Part 2 Sites Submitted showing sites no longer under consideration for one or more of the following reasons

- Sites which are under 0.3 hectares;
- Sites within the current boundaries of settlements listed in policy MTRA 3 of the Local Plan Part 1 (these sites may be able to be brought forward for development/ redevelopment under current planning policy);
- Sites which are distant from the settlements of Winchester Town, New Alresford, Bishops Waltham, Kings Worthy, Colden Common, Swanmore, Waltham Chase, Wickham, or Denmead.
- Sites within the South Downs National Park (if the site is adjacent to one of the settlements listed above then Winchester City Council may approach the National Park if it is considered that the site is more suitable for allocation than alternative sites outside of the National Park).

The other sites will be short-listed in due course to determine which should be allocated in Local Plan Part 2



To assist with the assessments, a range of technical documents were written. These included:

- Initial site sieve
- Constraints maps
- Landscape Sensitivity Assessment
- Windfall Trends & Potential
- Open Space Assessment
- Historic Environment Assessment
- Transport / Accessibility Assessment
- Initial Sustainability Appraisal
- Traveller needs assessment

The above maps and documents are a sample of the assessments. Full details can be viewed at

[www.winchester.gov.uk/LPP2/Alresford](http://www.winchester.gov.uk/LPP2/Alresford)

### Choosing the development Strategy for Alresford

Local Plan Part 2 provides the opportunity to put together a broad development strategy for Alresford that considers the range of needs identified. This means that we are not just assessing sites individually, or for single uses, but developing a strategy to meet all requirements set out by Local Plan Part 1 and the 'Needs Groups'. The strategy needs to be about meeting a range of needs, not just housing.

Taking account of all the technical information and local views, the City and Town Councils concluded that there are two alternative approaches which could be developed:

1. One large mixed-use site or,
2. Spreading development around several smaller sites

When looking at appropriate sites for housing development, it is important to ensure that housing is provided in places that are accessible to facilities and services and in ways that will achieve as much infrastructure and other items that Alresford needs as possible e.g. open space requirements such as tennis courts and a new burial ground.

Another important factor is the location of employment in the town, given the aim of maintaining Alresford as a 'working town'. Ideally commercial premises at The Dean would be better located on the edge of the town, given the nature of the businesses and to allow for both the expansion of existing businesses and to provide for the additional employment needs identified.

Although more than one of the sites assessed could potentially be suitable for housing development, using one larger site would help to ensure that development provides more of the local needs outlined earlier in this display.



New Alresford  
Town Council



Winchester  
City Council