

# Winchester District Local Plan - Part 2

## Swanmore 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 and Part 1 was adopted in March 2013. Part 1 sets out the key planning policies for the District for the period 2011 - 2031.

For the settlement of Swanmore this means:-

- A requirement for 250 dwellings to be built in the Village during the period 2011-2031.
- Policies to maintain & improve services.
- Measures to maintain & improve the balance between housing, employment and services where necessary.

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

The purpose of this consultation is to explain 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 Swanmore's needs

During 2013, Winchester City Council worked with Swanmore Parish Council to assess the needs of Swanmore during the Plan period and find suitable sites for the development required to meet the identified needs.

- In early 2013, Winchester City Council drafted 'templates' on housing, employment, and infrastructure provision and needs in Swanmore, and asked Swanmore Parish Council to assist in filling them in.
- In April 2013, Swanmore Parish Council sent out a 'Future Development Questionnaire' to the local community to ask for local opinions on possible locations for development in Swanmore. This was used together with the results of the Parish Plan Survey carried out in September 2010.
- A workshop was held in September 2013 between the Parish Council and Winchester City Officers to pull together the evidence and findings of research undertaken.

### Summary of conclusions:-

- 250 homes are required by Local Plan Part 1, with 18 permitted/committed already (at March 2013) with potential for another 23 within the settlement boundary.
- 40% of homes are to be 'affordable housing' (below market prices/rents).
- Dwellings provided should be 1-2 bed starter homes and 3-4 bed family homes (Preferences stated by Parish Council:3 bed).
- Provision for the elderly is also needed in the village (but no desire for flats).

### Employment/Economy

- No new retail development is needed.
- No strong preference for increasing employment provision.
- Desire for a café.
- Need for high-speed telecommunications.

### Infrastructure

- Drainage and flooding issues in some areas.
- Any new development should provide footpaths to connect to existing footpath network.
- Leisure – greater public use of Swanmore Community College facilities. A number of residents requested an indoor swimming pool.
- Youth facilities required (unspecified).

### Open Space

- Shortfall of open space (using Local Plan Part 1 standards) of 3.75 hectares.
- Need for various types of open space:-
  - Allotments (0.47ha).
  - Equipped Children's & Young People's Play Space (0.69ha) with a gap in provision in the north-west of the village.
  - Informal Green Space (0.84ha).
  - Parks and recreation grounds (1.75ha).

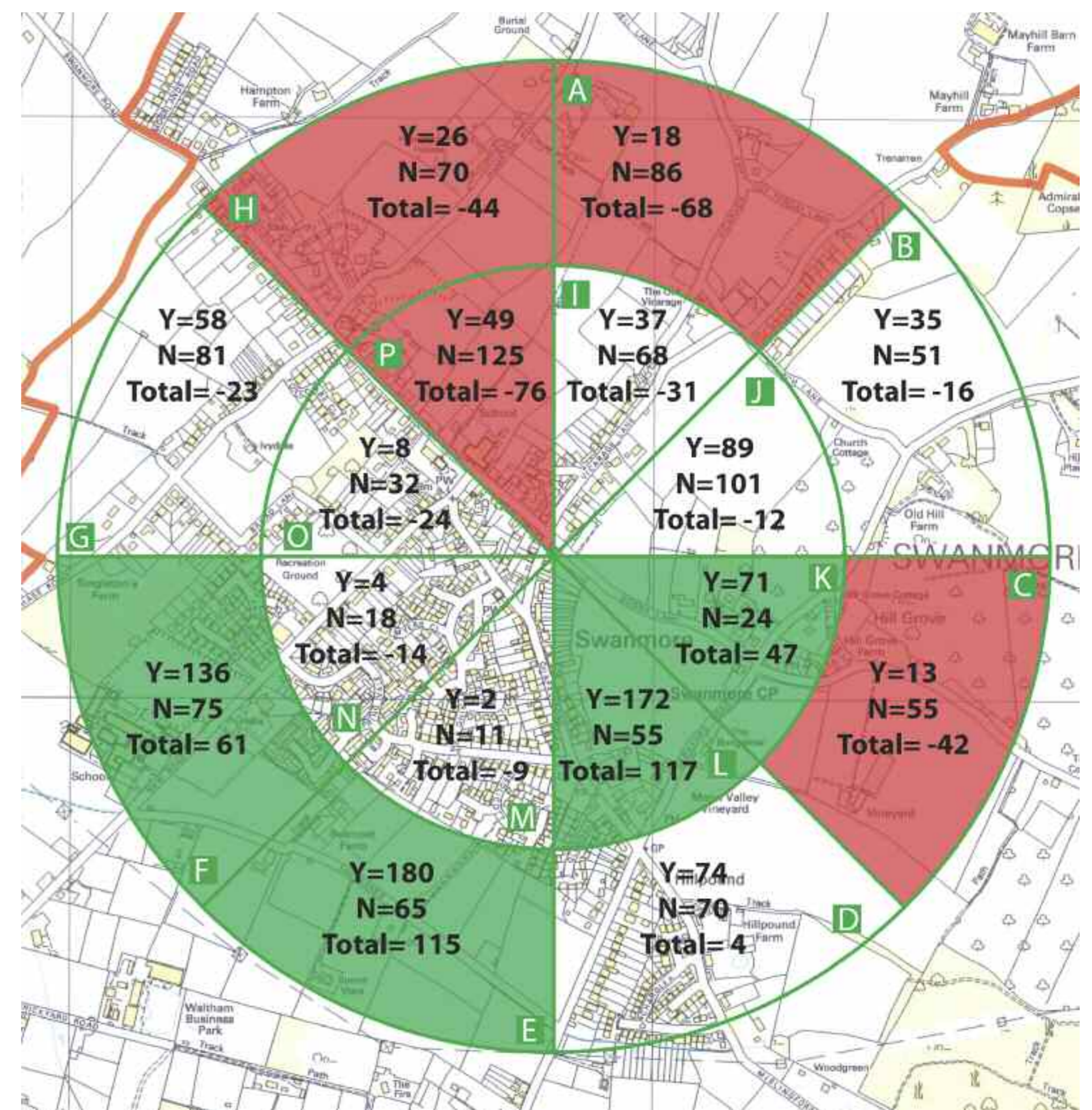
Many of the matters raised will be covered by Local Plan Part 2, such as allocating sites for housing or open space, considering broad access arrangements and setting out policies for managing development. Other needs will be provided through different means, either by businesses, public bodies or voluntary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

### Assessing all the potential sites

Swanmore Parish Council sent out a Future Development Questionnaire in April 2013 asking where the local community did and did not want housing development to take place. The results are shown in Map 1.

### Map 1: Future Development Questionnaire response Q1 & Q2 Where do you think development would be most appropriate? (Total responses 377)

Green indicates the HIGHEST POSITIVE outcome. Red indicates the HIGHEST NEGATIVE outcome.



Swanmore Parish Council stressed to Winchester City Council the importance of taking Swanmore residents views into account as clearly demonstrated by their response to the development questionnaire where their support was shown for development in map sections E,F,K,L.

Within these map sections are 'available sites' being actively promoted by their owners and developers for housing development, details of these are available to the public in the annual 'Strategic Housing Land Availability Assessment' (SHLAA) report.

Land between Dodds Lane and Droxford Road was in the area most favoured by residents in their response to the questionnaire but as they lie within the South Downs National Park the decision does not lie with Winchester City Council but with the Park Authority and they were not prepared to support any development for housing at this time so cannot therefore be included in the Plan Part 2. The sites shown in pink are available sites detailed in the SHLAA.



## Swanmore Development Strategy

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

These available sites form a 'long-list' which was assessed to see whether they were suitable to meet Swanmore's development needs. To assist with the assessment of the sites, a range of technical documents were produced. These included:-

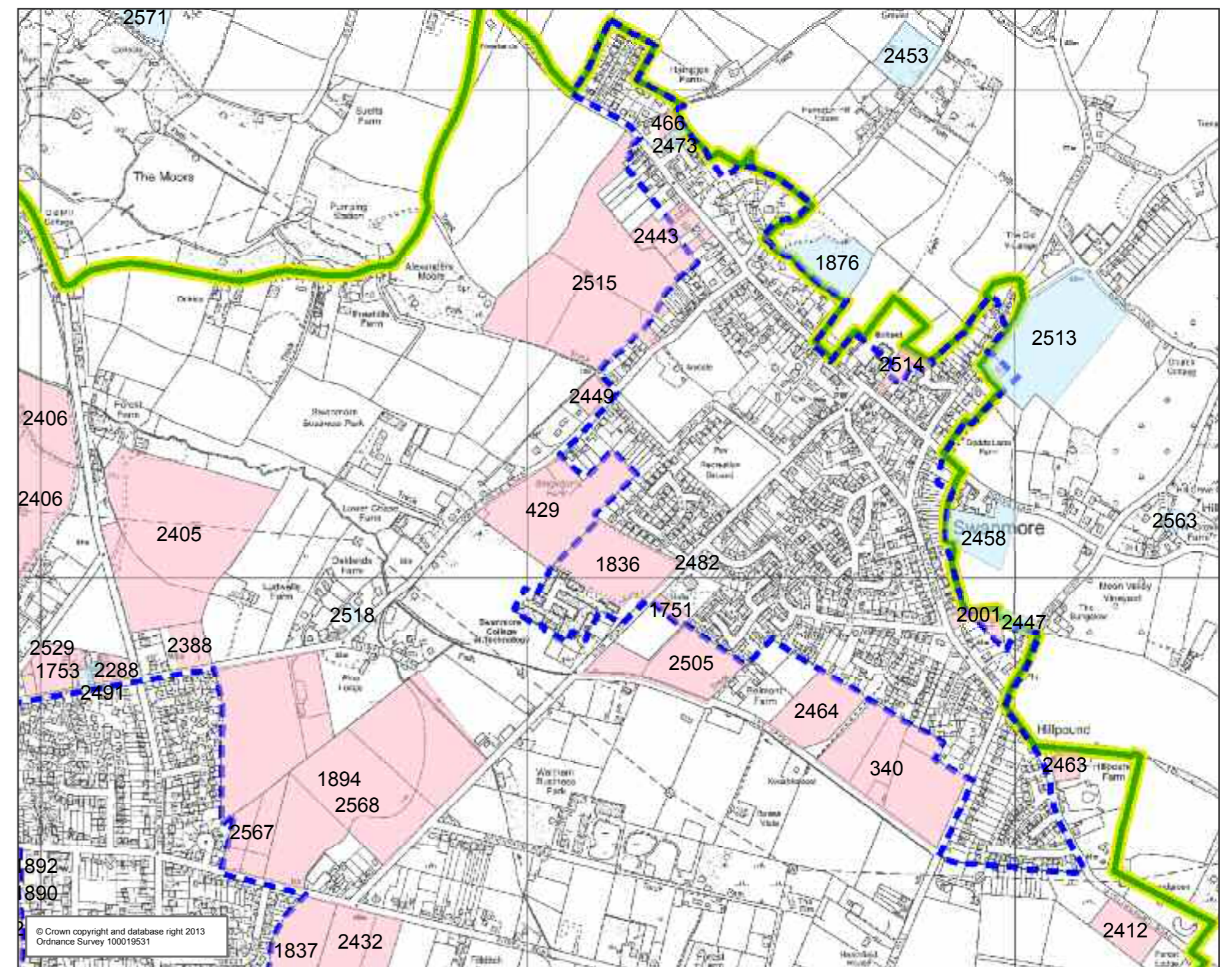
- Initial site sieve.
- Constraints maps.
- Landscape Sensitivity Assessment.
- Windfall Trends & Potential.
- Open Space Assessment.
- Historic Environment Assessment.
- Transport / Accessibility Assessment.
- Initial Sustainability Appraisal.
- Traveller needs assessment.

Full details can be viewed at: <http://www.winchester.gov.uk/lpp2sites>

Using the maps and the technical information, Winchester City Council and Swanmore Parish Council considered the merits of each site also taking the following issues into account:-

- 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?
- How did the site rate in the Future Development Questionnaire results?
- 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 Swanmore's facilities & services?
- Is there good access onto the site?
- What will be the impact of development on the landscape and historic environment of the site and the surrounding area?

Map 2: 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.



### Choosing the Development Strategy for Swanmore

Local Plan Part 2 provides the opportunity to put together a broad development strategy for Swanmore that considers the range of needs identified by all parties. 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. The strategy needs to be about meeting a range of needs, not just housing. However, 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 Swanmore needs as possible, such as open space.

#### The Proposed Strategy

The City and Parish Councils considered the responses to the Future Development Questionnaire. Three areas of development were more favoured than others:-

1. Land in the South Downs National Park between Dodds Lane and Droxford Road;
2. Development along the south western edge of the settlement (north of 'The Lakes'); and
3. The northern edge of the lakes and proposed land swap with Swanmore College of Technology site.

These areas were considered alongside the technical reports. The land in the South Downs National Park between Dodds Lane and Droxford Road was most favoured by residents based on the responses to the development questionnaire. However, site 2458 is in the South Downs National Park Authority's administrative area and they did not support its development as it was felt to have unacceptable impacts on the landscape. Therefore the City and Parish Councils concluded that the best way to provide for most of the needs identified is to develop along the south western edge of the settlement, including the proposed land swap at Swanmore College of Technology. This can provide the housing needed together with much of the required open space provision.



### Swanmore Proposals

The proposed strategy is therefore to allocate land along the south western edge of the settlement for housing and open space development, including the land swap at Swanmore College of Technology. As part of this strategy, there are two further possible options for the land to the north of the new proposed playing fields, marked as 'Limited Additional Housing' and 'Northern Area' in Map 3.

**Option 1** is to allow for a small number (about 4 or 5) of additional dwellings outside the settlement boundary at Singletons Farm (marked 'Limited Additional Housing') to encourage the owner to provide land to the east, behind properties in Lower Chase Road, Broad Lane and Crofton Way (marked 'Northern Area') for allotments and open space.

**Option 2** is to exclude both additional areas to the north of the new proposed playing fields from the settlement boundary, which would prevent development but leave the future of the area uncertain.

The proposed strategy options are shown in Maps 3 and 4.

#### Housing:

- Approximately 70 homes could be provided on the area of the current school playing fields marked 'The School Site'. The playing fields will be moved to the site to the West and improved playing fields and school facilities will be provided.
- Approximately 140 dwellings could be provided along the south western edge of the settlement, to the north of 'The Lakes' marked 'South Western Area'. These sites are large enough to ensure a good mix of housing to meet a variety of needs, including 40% affordable housing. Land around Belmont Farm (shown hatched) was not put forward in the SHLAA but would be suitable for inclusion within the development, subject to the landowners' intentions.
- The remaining housing need will come through sites within the settlement boundary identified in the SHLAA, but studies have shown that limited allowance should be made for this and the proposed strategy does not promote infilling or back garden development (although this cannot be refused if they meet all of the planning requirements).

#### Open Space:

- In Option 1 the area to the north of the school would be developed for allotments and open space, to link with the housing on the School Site. This area is not included in Option 2.
- The two SINC's will be protected and where possible enhanced through suitable management secured through the development process.
- Children's play areas and other open space will be provided within the area identified for development along the south western edge as part of the development strategy.

#### Access to the site:

To deliver the site along the south western edge, new access points will need to be created from Gravel Hill and New Road. The exact location and layout of these is still to be determined and the impact on the junction with the School will need to be considered. There is no requirement to provide a link through the site.

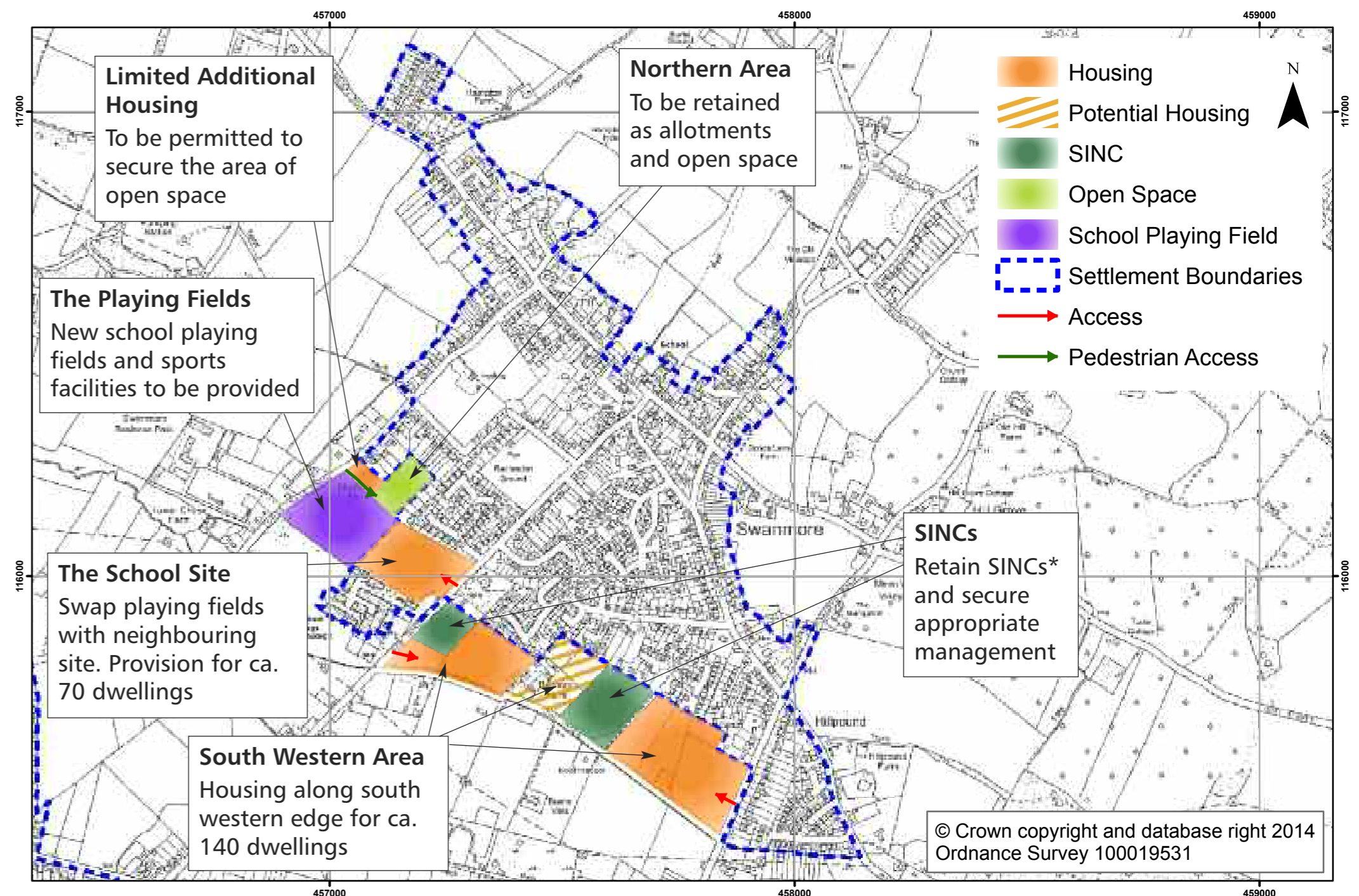
#### Gypsies and Travellers:

As part of the housing requirements for the District, there is a need to provide additional sites for Gypsies and Travellers. Each main settlement (including Swanmore) has been asked to identify a small site (about 5-6 'pitches') for Gypsies, Travellers or Travelling Showpeople close to, but not necessarily directly adjoining, the settlement.

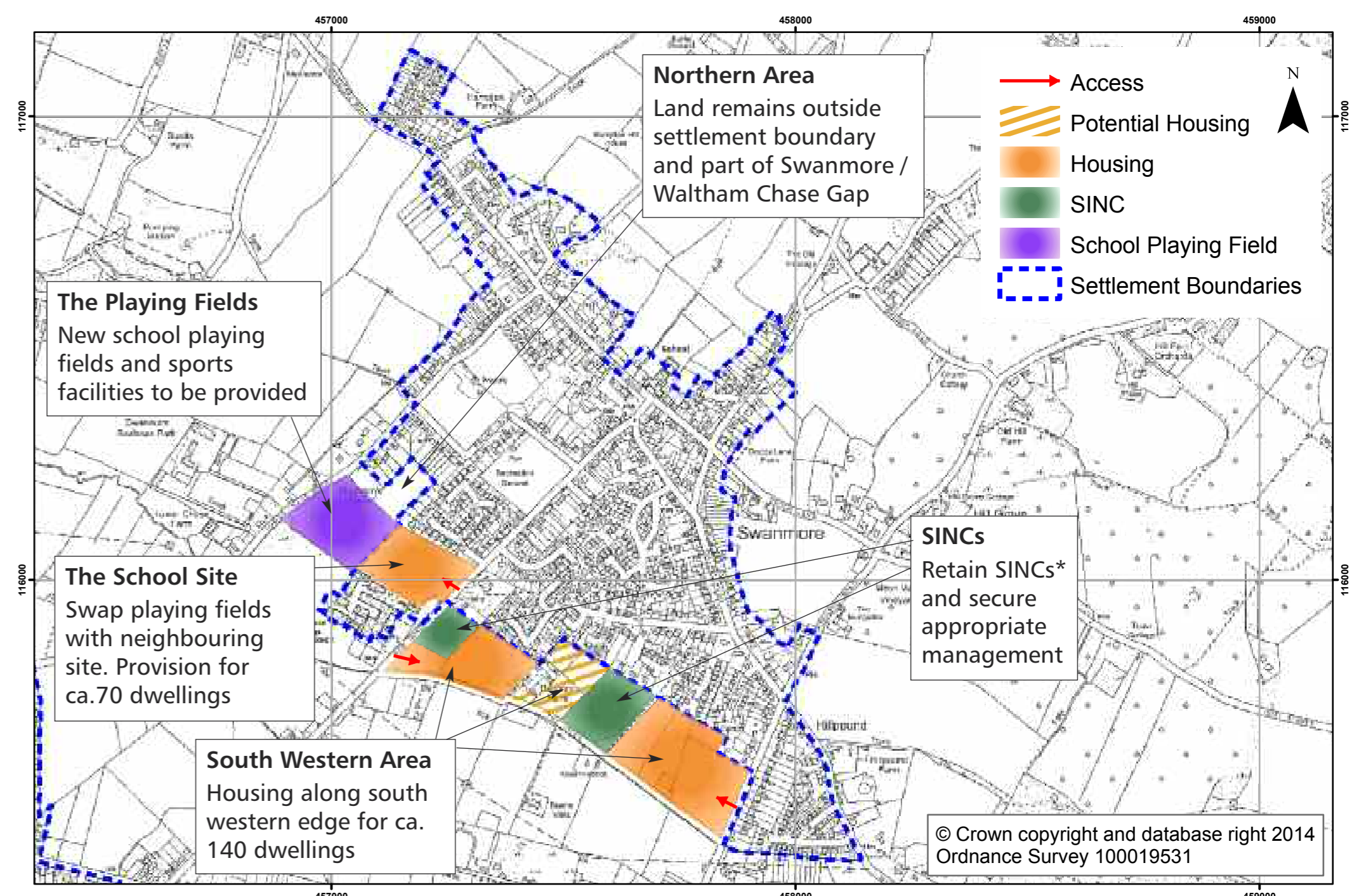
There are a number of existing Gypsy and Traveller sites around Swanmore, but none of the SHLAA sites are thought to be particularly suitable for this use. This consultation allows residents and landowners the opportunity to help identify a suitable site, rather than responding to planning applications on sites as they arise. Therefore, we are seeking your views on where a Gypsy or Traveller site should be located, bearing in mind it needs to be separated from existing/proposed housing but still easily accessible to facilities and services in Swanmore.

Provision of a site from all the main settlements in the Winchester District would mean that WCC is able to meet its site requirements and therefore be able to allocate pre-agreed land for Gypsies and Travellers rather than having to permit planning applications.

Map 3 Potential site allocations – Option 1

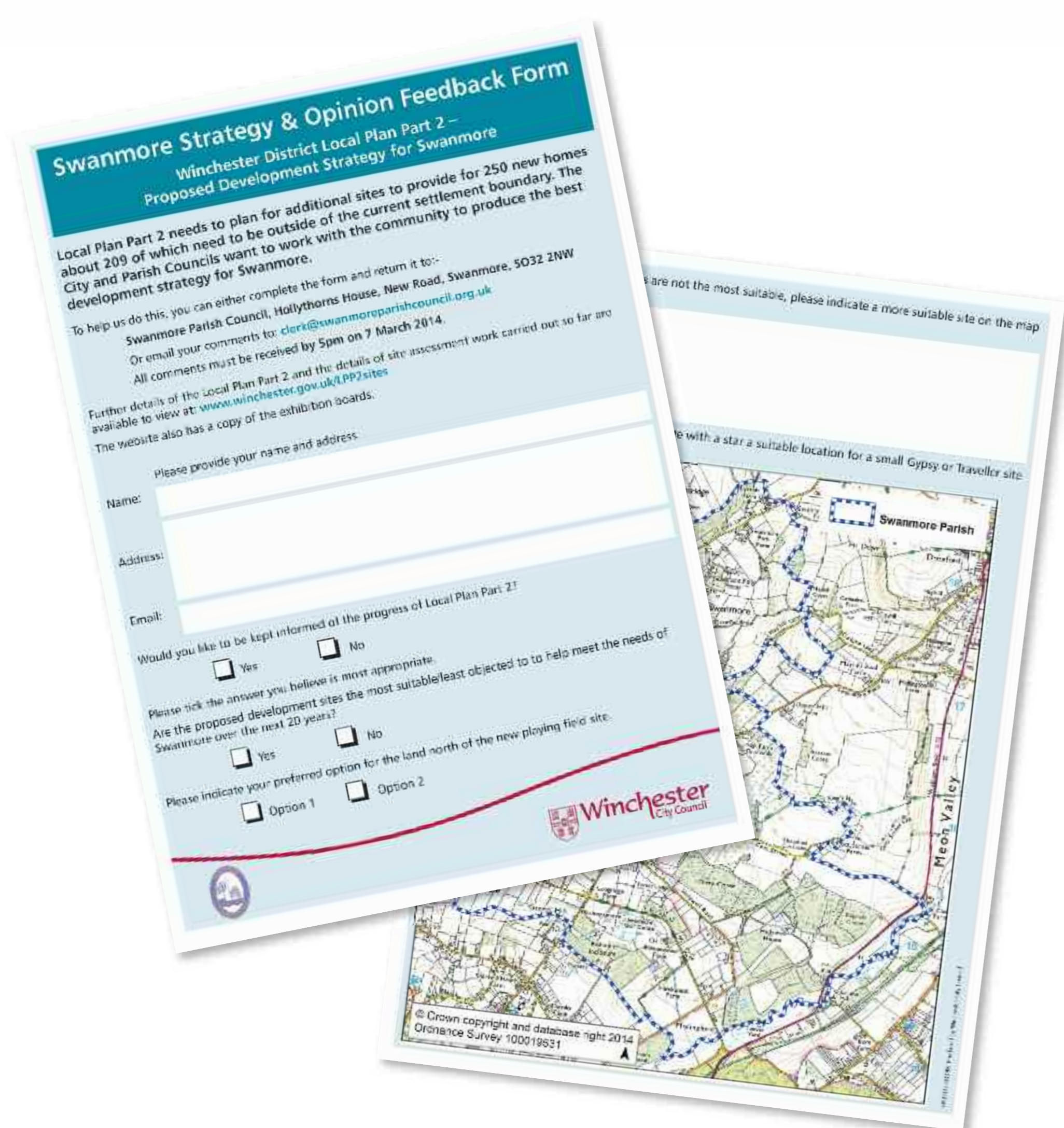


Map 4 Potential site allocations – Option 2



\*SINC's are Sites of Interest for Nature Conservation. These are sites that have high nature conservation importance but are not covered by statutory national and international designations. These sites are identified by Hampshire County Council.





### Feedback/How to comment

We would like to know your thoughts on the proposed strategy and options. Please use the feedback form to answer the following questions:-

1. Are the proposed development sites the most suitable/least objected to to help meet the needs of Swanmore over the next 20 years?
2. Is Option 1 or 2 your preferred option for land north of the new Playing Fields site?
3. If the proposed strategy/sites are not the most suitable, what is the best solution?
4. Where would be a suitable location for a small Gypsy or Traveller site close to Swanmore?

Please note that failure to plan for further development is not an option. If Winchester City Council does not plan for development, we will have to allow planning applications irrespective of whether they are the best sites or not for Swanmore. The City and Parish Councils want to work with the community to plan for the best strategy for Swanmore and will discourage site owners from making early planning applications (although we cannot prevent this).

Please take the time to let us know your opinion on the feedback form which contains all the detail on how to respond.

### Next Steps

1. 7 March 2014:  
Consultation closes. Swanmore Parish Council will send the responses or analysis of responses to Winchester City Council.
2. March – June 2014:  
WCC will consider the consultation responses which will form part of the evidence base for the development of the 'Swanmore Chapter' in Local Plan Part 2.
3. July 2014:  
There will be a formal consultation on the whole of Local Plan Part 2 on which you will also be able to comment.
4. January 2015:  
A 'Pre-Submission' version of LPP2 will then be published. Formal representations can also be made on this document.
5. May 2015:  
The LPP2 will then be submitted to the Secretary of State.
6. July - October 2015:  
There will be an Examination of LPP2 by an Independent Inspector.
7. December 2015:  
Adoption of LPP2.

### Glossary

LPP2	Local Plan Part 2
SHLAA	Strategic Housing Land Availability Assessment
SINC	Site of Importance for Nature Conservation
WCC	Winchester City Council

