



Winchester District Local Plan Review

Adopted 2006

July 2006



Winchester
City Council



The Winchester District Local Plan Review has been prepared by Winchester City Council, together with Hampshire County Council as Highway Authority, in accordance with the Town and Country Planning Act 1990 (as amended).

The Plan was placed on deposit in October 2001 and a revised deposit version was published in May 2003, having been certified by Hampshire County Council as being in general conformity with the Hampshire County Structure Plan 1996 – 2011 (Review).

Objections to the Plan were considered at a Public Local Inquiry held between June 2004 and March 2005. The Inspectors' Report was published in September 2005 and Proposed Modifications to the Plan were produced in January 2006.

On 7th July 2006 Winchester City Council adopted the Plan as modified. The adopted policies form part of the development plan for Winchester District. The development plan forms the basis for decisions on land use planning affecting the area.

Copies of the adopted Plan are available for inspection at Winchester City Council and at local libraries during normal opening hours. Copies of the Local Plan can be purchased from:

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1. INTRODUCTION

About this Plan	1
Functions of the Local Plan	1
Public Comments	1
Format of the Plan	1

2. STRATEGY

Introduction	5
Strategic Context	5
The Local Plan Strategy	6
Objectives of the Strategy	7

3. DESIGN AND DEVELOPMENT

Introduction	11
Development Aims	11
Design & Development Principles for all New Development	12
Specific Design and Development Principles	23

4. COUNTRYSIDE & NATURAL ENVIRONMENT

Introduction	29
General	29
Gaps	29
Essential Services	30
Landscape	31
Nature Conservation	32
Farming and Forestry	34
Rural Economy	37
Housing	40
Recreation	46

5. HISTORIC ENVIRONMENT

Introduction	47
Archaeology	47
Historic Parks, Gardens and Battlefields	48
Conservation Areas	48
Development in Conservation Areas	49
Shop Fronts	52
Historic Buildings	54

6. HOUSING

Introduction	59
Provisions for Housing Development	59
The Housing Strategy	60
Provision for Housing Development	60
Policy Framework	62
Development in the Built-Up Areas	65
Affordable Housing	68
Housing Mix and Density	72
Special Needs Housing	74
Mobile Homes	75

7. EMPLOYMENT

Introduction	77
Strategic Policies	77
Employment in Winchester District	77
Employment Strategy	78
Ministry of Defence Land	83

8. TOWN CENTRES, SHOPPING & FACILITIES

Introduction	88
Overall Approach	88
Town, Village and Local Centres	89
Shops in the Countryside	94
Facilities And Services	94

9. RECREATION & TOURISM

Introduction	97
Protecting Important Open Areas	97
Improving Recreational Space in Settlements	98
Recreational Land in the Countryside	101
Indoor Leisure Uses	105
Tourism	106

10. TRANSPORT

Introduction	109
New Development	109
Transport Related Development	112
Traffic Management	114
Road Schemes	115

11. WINCHESTER

Introduction	117
The Future of Winchester Study	117
Environment	118
Housing	119
Employment	119
Town Centre, Shopping & Facilities	119
Recreation and Tourism	121
Transport	123

12. MAJOR DEVELOPMENT AREAS

Introduction	129
West of Waterlooville	129
Winchester City (North)	138

13. SETTLEMENTS

Introduction	145
Bishop's Waltham	146
Cheriton	148
Curdridge	150
Denmead	151
Kings Worthy	151
Sutton Scotney	152
Whiteley	153

14. IMPLEMENTATION

Introduction	159
Resources	159
Action	160
Compliance and Enforcement	162
Monitoring	162

APPENDIX 1

Other Plans, Guidance and Designations	166
----------------------------------------------	-----

APPENDIX 2

Landscape Character Area Key Characteristics, Landscape Strategies and Built Form Strategies	171
-------------------------------------------------------------------------------------------------------	-----

APPENDIX 3

Sustainability Appraisal	197
--------------------------------	-----

GLOSSARY	211
----------------	-----

MAPS

Map Number

Proposals Map	32
Airport Safety Zones	33
Nature Conservation Areas	34
Landscape Character Areas	35

Settlement Maps

Bishops Waltham	1
Cheriton	2
Colden Common	3
Compton Down	4
Corhampton & Meonstoke	5
Curdridge	6
Denmead	7
Droxford	8
Hambleton	9
Hursley	10
Itchen Abbas	11
Kings Worthy	12
Knowle	13
Micheldever	14
Micheldever Station	15
New Alresford	16
Old Alresford	17
Otterbourne	18
South Wonston	19
Southdown	20
Southwick	21
Sparsholt	22
Sutton Scotney	23
Swanmore	24
Twyford	25
Waltham Chase	26
West of waterlooville	27
West Meon	28
Whiteley	29
Wickham	30
Winchester North	31N
Winchester South	31S

About This Plan

- 1.1 This Local Plan contains the City Council's policies for guiding the use and development of land and buildings in its administrative area. The Plan shows local people, businesses, landowners and developers how the Local Planning Authority intends to guide development within its area, up to the year 2011.
- 1.2 The Local Plan covers the whole of Winchester District, including Winchester itself, the main settlements of Bishop's Waltham, Denmead, New Alresford, Whiteley and Wickham, many smaller settlements, and large areas of countryside.
- 1.3 The Plan is a statutory Local Plan, replacing the earlier Winchester District Local Plan, adopted in 1998. The Plan is required to conform generally with the County Structure Plan Review, and it sets out in detail how the strategic policies will be applied to meet the needs of the District. The Local Plan Review, the Structure Plan Review and the Hampshire Minerals and Waste Local Plan together form the Development Plan for the area in the period to 2011.
- 1.4 The provisions of the Development Plan provide an essential framework for guiding future development and enable everyone to understand the objective criteria against which decisions will be taken. The Council will expect development to comply with these provisions unless material considerations justify an exception being made. Accordingly, the policies do not include the word "normally" so as to avoid uncertainty, although this does not preclude exceptions being made to the Plan in abnormal cases where material considerations justify them, as anticipated by Section 38 of the Planning and Compulsory Purchase Act 2004.

Functions of the Local Plan

- 1.5 The Local Plan has four main functions:
 - To apply the strategic policies of the Structure Plan and relate them to precise areas of land;
 - To provide detailed policies for controlling development;
 - To co-ordinate the development and use of land;
 - To bring detailed planning issues before the public and promote participation and discussion.
- 1.6 The Plan also provides the framework for the preparation of planning briefs for important sites and other supplementary planning documents prepared to amplify particular policies.
- 1.7 The Plan contains policies that can broadly be grouped into:
 - Positive Policies: Promoting development of a particular kind or in a particular location, which is necessary or desirable and likely to be financed and implemented during the life of the Plan;
 - Enabling Policies: These enable certain developments in appropriate locations;
 - Conditional Policies: These provide a guiding framework to ensure that, where development takes place, it is well-sited and carried out in sympathy with its surroundings;
 - Restrictive Policies: These aim to prevent development that would be undesirable or harmful to the public interest.

Public Comments

- 1.8 Before a Local Plan is adopted as a statutory document, there must be extensive public consultation (see Figure 1: The Local Plan Process). Following a number of consultation exercises on general issues and on specific matters, the

1. INTRODUCTION

Winchester District Local Plan Review was placed on deposit in October 2001, for the receipt of formal representations. A number of changes were made to the Plan in response to the representations made, and subsequently the Revised Deposit Plan was placed on deposit in May 2003, when formal representations were invited on the changes. Two independent Inspectors were then appointed to consider objections made to both the Deposit and Revised Deposit Plans, and a Public Local Inquiry was held between June 2004 and March 2005.

- 1.9 The Inspectors' Report to the Council was published in September 2005, and, following consideration of the Inspectors' recommendations, Proposed Modifications to the Plan were published for consultation in January 2006. The comments received were all considered by the Council, and it was decided that only minor changes that did not materially affect the content of the Plan were necessary. The Council therefore adopted the Plan in July 2006.

Format of the Plan

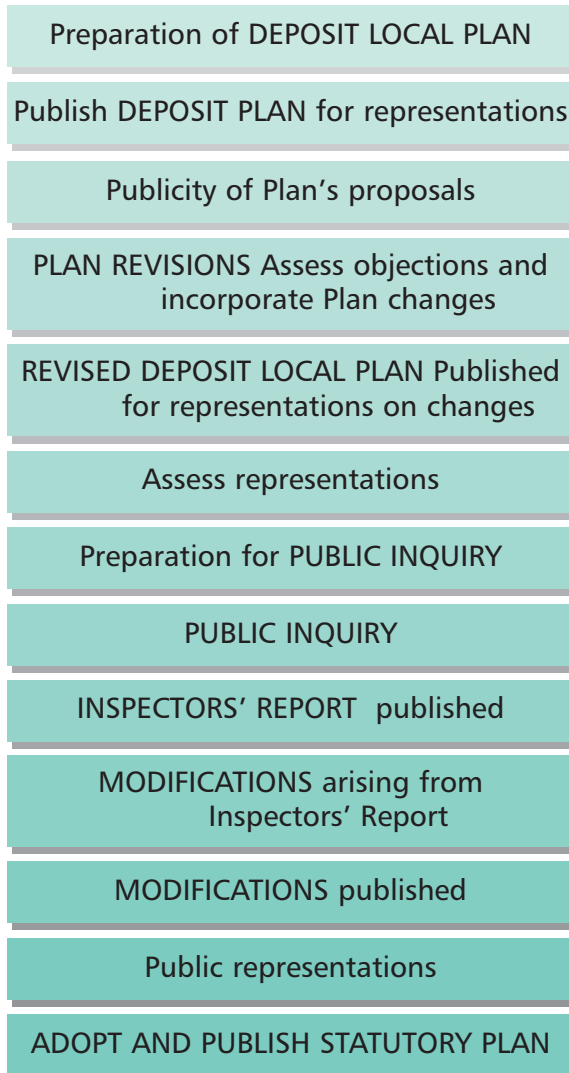
- 1.10 The Local Plan consists of:

- The Written Statement, which sets out the policies and their reasoned justification;
- The Proposals Map, drawn on an Ordnance Survey base at a scale of 1:50,000. The Proposals Map identifies the location of various Inset Maps, which show the settlements in more detail at a scale of 1:5,000.

- 1.11 The Written Statement is in four main parts:

- The Local Plan strategy (Chapter 2). The objectives which guide the Plan's approach to new development, within the strategic context of the County Structure Plan;

Fig 1 The Local Plan Process



- The policies dealing with particular topics (Chapters 3-10). These Chapters contain detailed policies for design and development requirements, countryside and the natural environment, historic environment, housing, employment, town centres, shopping and facilities, recreation and tourism, and transport;
- The policies for specific settlements and sites. The strategy and policies for Winchester are dealt with separately because of the size and complexity of Winchester and the planning issues facing it (Chapter 11). The future planning of the Major Development

1. INTRODUCTION



Areas at West of Waterlooville and possibly Winchester City (North) is addressed in Chapter 12. The remaining settlements are addressed in Chapter 13;

- An analysis of how and when the Plan's policies will be implemented and how its progress and effects will be monitored (Chapter 14).

1.12 Appendices to the Plan set out useful background information, for example on the status of existing policies. A Glossary of the main technical terms used in the Plan, and an Index, can be found at the back of the document.

1.13 The Proposals Map and its accompanying Inset Maps show the areas to which the policies apply. The Maps are cross-referenced to the policy numbers in the Written Statement. Some policies are site-specific, while others apply to larger areas, or the whole Plan area. The Proposals Map and Inset Maps list policies that apply to the Plan area generally, or large parts of it. Policies that are specific to particular areas are defined on the Proposals Map and Inset Maps.

1.14 In the Written Statement the policies are shown in italics, to distinguish them from the explanatory text. Many of the Plan's policies contain criteria or qualifications, especially where they promote or enable development. In such cases, development should meet all the criteria, unless it is clear from the wording of the policy that they are alternatives. The policies should also be read with the explanatory text, as both form part of the statutory Plan.

1.15 Copies of the Plan document or a CD-Rom version are available from the Development Directorate at the following address:

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The Plan can also be viewed at these offices, in local Libraries, or on the City Council's web site at www.winchester.gov.uk

1.16 Copies of background documents and other related publications (see Appendix 1 for full list) can also be purchased from or inspected at the above address, and many of them can also be viewed on the Council's web-site.



Introduction

- 2.1 The Local Plan is one of the means by which the Council seeks to ensure that the overall aims of the community are supported. The City Council has developed a local Community Strategy, in partnership with Hampshire County Council and other key organisations. This partnership has produced a joint vision for the District and the Local Plan needs to be consistent with this.
- 2.2 The Human Rights Act 1998 makes it unlawful for the Council to act in a way incompatible with any of the Convention rights protected by the Act, unless it could not have acted otherwise. In preparing this Plan, the Council has considered the Convention rights protected by the Act, in particular Article 8, and Article 1 of the First Protocol, and is of the opinion that either such rights have not been interfered with, or where there has or could be interference, this is justified in accordance with the Convention, being necessary in a democratic society, lawful, and proportionate to the aim in question.

Strategic Context

- 2.3 The Local Plan is in general conformity with the Hampshire County Structure Plan 1996-2011 (Review). This sets the strategic context of the Local Plan, along with Government advice. The County Structure Plan 1996-2011 (Review) was adopted in March 2000 and the Local Plan covers the same period, to 2011.
- 2.4 The County Structure Plan (Review) includes the following vision for the County:
- "A prosperous and attractive area where social and commercial needs are met in ways that, while minimising the need for travel, improve the quality of life and sense of community for present and future generations"*
- The Structure Plan's strategy aims to make the County's towns and cities more attractive locations for housing, commerce

and leisure through regeneration and improvement. This will help to maximise the amount of development that can be accommodated in existing settlements rather than on undeveloped greenfield sites, reduce the need to travel, and make best use of public transport and existing infrastructure.

- 2.5 The Hampshire Local Transport Plan also forms part of the context for the Local Plan. The second Local Transport Plan was submitted to the Department for Transport in March 2006 and sets out the transport strategy for the County for the five years from 2006 to 2011. The majority of Winchester District falls within the Central Hampshire Transport Strategy (CHTS) area. The CHTS area incorporates and supersedes the Winchester Movement and Access Plan which was produced in 1991. The remaining southern part of the District is covered by the Solent Transport Strategy area.
- 2.6 The Structure Plan's strategy reflects the "urban-centred" policies being promoted through Government advice and Regional Planning Guidance for the South East (RPG9). The strategy is carried through to the proposals for accommodating the considerable housing requirements set for Hampshire in previous and current Regional Planning Guidance.
- 2.7 The Structure Plan makes an assumption about the amount of the housing requirement that will be accommodated by new development and redevelopment within existing settlements. Of the remainder, a large part is allocated to four "Major Development Areas" (MDAs). These are large extensions to the existing towns of Waterlooville, Eastleigh, Basingstoke and Andover. The Plan also requires identification of an additional reserve housing provision including a further Major Development Area at Winchester City (North), as well as additional development at three of the original MDAs, if a compelling justification for such a scale of development emerges (see policy H4 of the Structure Plan Review

2. STRATEGY

and “Implementing Policy H4”, adopted as supplementary planning guidance by the strategic planning authorities).

- 2.8 The remaining housing requirements have been apportioned between the Districts and it is for District local plans to determine how and where this provision is allocated within the District. Local plans are expected to reflect the Structure Plan’s strategy of redeveloping land in built-up areas and the Government’s requirement for previously developed land to be used in favour of greenfield sites.
- 2.9 The Structure Plan (Review) also stresses the need to maintain and improve quality of life, and to conserve the attractiveness of the County’s towns, villages and countryside.

The Local Plan Strategy

- 2.10 The County Structure Plan and Government advice firmly promote a “sequential” approach to meeting development requirements. This includes making best use of land within built-up areas, including reassessing the development capacity of sites already allocated for development, before releasing new greenfield sites. However, Winchester is a rural District, with no large urban areas in need of regeneration. Also, not all “previously developed land” (as defined by Planning Policy Guidance Note 3: Housing) is within existing settlements and not all land in these settlements has been previously developed. Therefore the Local Plan applies Government guidance and Structure Plan policies, whilst also ensuring it is relevant to the District’s circumstances and needs.
- 2.11 The extensive “Help Shape Winchester District” consultation exercise, carried out early in the process of reviewing the Local Plan (Autumn 1999), helped identify many of the needs and aspirations within the District. The consultation exercise identified five “Key Principles” for the Local Plan Review, all of which were supported

by over 80% of people responding to a questionnaire sent to all households in the District:

- Plan development and transport together to reduce the need to travel;
- Protect the natural and man-made environment;
- Encourage development in existing built-up areas (brownfield sites);
- Promote economic success;
- Meet the needs of all sections of the community.

The principles attracting the strongest agreement were “protect the natural and man-made environment” and “encourage development in existing built-up areas”. Those with the lowest proportions strongly agreeing were “promote economic success” and “meet the needs of all sections of the community”. The proportional response from across the District reflected very closely the proportions of the population living in each area.

- 2.12 The consultation also indicated how highly people value the District’s countryside, especially its landscape quality, natural beauty and peace and quiet. There was strong support for locating new housing so as to reduce the need to travel and make use of existing facilities and infrastructure. The results showed that car ownership is very high and that, if people were prepared to reduce their use of the car at all, it would be mainly for shopping and leisure trips. Most people saw no need for additional business development sites and would be opposed to relaxing policies to allow for additional leisure development in the countryside.
- 2.13 There is strong support for continuation of the current Local Plan’s strategy of conservation, but also an increasing awareness that there are development needs which it is desirable to meet and pressures to be addressed. Foremost

amongst these is the need for housing which is affordable and meets the needs of those local people who are already in housing need or will be seeking housing in the Plan period. It is acknowledged that the District must provide for substantial housing development to meet wider Hampshire needs, but this housing and other development must also address and resolve local needs.

2.14 The City Council's corporate priorities, as set out in its Corporate Strategy, have been taken into account in developing the Plan's objectives. Other studies and strategies have also been drawn upon, for example, the Future of Winchester Study (Winchester City Council, 1999). The Council has developed a Community Strategy and this Local Plan addresses the land use implications of the Strategy.

2.15 The overall aim of the Plan is therefore:

- To guide development in the District to meet the needs of the local community and the strategic responsibilities imposed on the Local Planning Authority, to ensure that necessary development is located, designed and implemented to protect and enhance the character of its setting, to help sustain a buoyant local economy and to avoid the wasteful use of resources.

Objectives of the Strategy

2.16 The overall aim can be refined by key objectives that the Plan seeks to achieve.

- To ensure that new development helps to conserve and enhance the character and attractiveness of the District by promoting a design-led approach to achieve appropriate development.

2.17 The design-led approach promoted by the Plan requires analysis to identify important and distinctive characteristics, with high quality design to secure their conservation and incorporate them into development proposals. The aim is to achieve a development that makes a positive

contribution to the area and retains or creates a "sense of place", using development and other means to achieve positive improvements to the environment and quality of life of the District.

2.18 In some cases "characterisation" studies have been completed or are on-going, e.g. the Winchester District Landscape Assessment, Winchester City and Its Setting, and Village Design Statements. These help to establish the context for individual site analysis, which should form part of the design statement to be submitted with planning applications for each development proposal. The Plan emphasises the importance of proper site analysis to ensure that where the character of the site and its surroundings is important it can be reflected and, where the area lacks a sense of place, development helps to create it.

- To provide for the development requirements of the Hampshire County Structure Plan (Review) primarily within existing defined built-up areas, and by the allocation of two Major Development Areas (MDAs) as Baseline and Reserve urban extensions.

2.19 In line with Government advice and Structure Plan policies, development potential has been identified using a sequential approach directing it, where possible, to existing defined settlements and, in addition, to urban extensions on greenfield sites. Developments that generate large numbers of visitors need to be located where they can best be served by public transport and where trips can be combined.

2.20 An Urban Capacity Study has been carried out which demonstrates that the Structure Plan Review's development requirements can be met by utilising a combination of sites within the existing defined built-up areas, together with the two MDAs, without the need to allocate significant additional new sites. Nevertheless, a limited number of Local Reserve housing

2. STRATEGY

allocations have been made, with the intention that they may be implemented if the anticipated housing supply does not materialise for any reason. The Plan defines clear settlement boundaries by way of policy boundaries (Policy H.3). In the larger settlements the Plan identifies those town and village centres to which development attracting larger numbers of visitors should be directed.

- To promote development which meets local needs, particularly for housing which is affordable and of an appropriate type and tenure, as well as to meet local business, shopping, leisure and facility needs.

2.21 During the review of the Local Plan a variety of local needs have been identified. Of particular importance is the need for affordable housing, both for the increasing number of households that cannot afford to buy on the open market, and for those who could enter or move within the housing market if the available property was better suited to their needs. The high cost of housing in the District and the lack of sufficient affordable housing is leading directly to large numbers of local young people leaving the District and can only exacerbate unsustainable patterns of travel and commuting. The Plan seeks to maximise the provision of affordable housing and requires a better mix of housing to cater for future needs. The level of need, and the inability to meet it under current policies, justifies a more rigorous approach than that suggested in Government advice.

2.22 The Plan also assesses and makes provision for other needs. The allocation and retention of land for employment purposes has been reviewed and appropriate provision made. New sites are allocated to meet shortfalls of recreational land, which in most of the larger settlements are serious and have been exacerbated by development. Policies are put forward to provide new, or retain existing, facilities and services, as necessary.

- To contribute to sustainable development by avoiding the wasteful use of land, natural resources and energy, and by carefully controlling the amount, type and location of development.

2.23 Helping to achieve sustainable development is established as a key aim of the planning system. The Local Plan can contribute by locating development so as to help avoid the need to travel, making walking, cycling and public transport use easier, avoiding unnecessary loss of undeveloped land, and encouraging efficient use of energy and natural resources. The transport policies of the Local Plan and the Hampshire Local Transport Plan have the same aims.

2.24 The Plan adopts a "sequential" approach to locating development. Where development requirements cannot be met within defined built-up areas provision has been made for the development of Major Development Areas. These provide the opportunity for large-scale development which is well related to existing towns and where the scope exists to incorporate features that will help to promote sustainable development. The Plan seeks to ensure that all development contributes to sustainability by reducing reliance on the car, avoiding unnecessarily wasteful use of land, and avoiding undue use of energy and natural resources.

- To protect the District's rural character by avoiding the unnecessary loss of countryside, defining clear limits to settlements and avoiding development that would harm the character of the countryside, towns and villages.

2.25 Winchester District remains primarily a rural area in character and this feature is highly valued by local people and visitors. In general terms, the Plan seeks to restrict non-essential development through its countryside policies, whilst providing scope to maintain and diversify the rural economy and improve recreation and

2. STRATEGY



other opportunities for appreciating the District's varied and attractive rural area.

- 2.26 The settlement policies are based on the definition of clear limits to development, by defining "policy boundaries" (Policy H.3). The designation and limits of each settlement result from a detailed examination of its character. In some cases, specific policies are put forward to enable or promote appropriate development or to identify areas where development needs to be restricted.
- 2.27 In Winchester itself, the pressure for development needs to be controlled and channelled to prevent harm to the town's special character and setting. As well as containing the town within its current limits, the Plan seeks to ensure that development within the built-up area is undertaken sensitively and without detriment to valued features.

- 2.28 The following Chapters address the Plan's objectives by putting forward detailed policies to meet them. These relate firstly to topics that are general to the Plan area, and then deal with specific sites and settlements. The concluding Chapter describes how the Plan will be implemented, and its effects monitored.



Introduction

- 3.1 This Chapter includes policies that address general issues of “sustainability” applicable to all development. Policies are included promoting high quality design, resource efficiency, minimisation of the risk of flooding or other environmental damage, access provision for those with mobility problems, and the adequate provision of physical and social infrastructure. In providing for sustainable development the Chapter also contains more specific policies relevant to unneighbourly uses, uses with significant pollution potential, development on contaminated land, and public utility and renewable energy schemes.
- 3.2 The Local Plan’s strategy (see Chapter 2) places particular emphasis on a design-led approach to new development and redevelopment. Therefore, for all locations where development may be permitted, the Local Plan includes design and development policies intended to secure high quality, whilst delivering the levels of development and residential density required by strategic and Government policy. This strategy has the added potential to support, and strengthen accessibility to, local services, facilities and public transport and thus contribute to patterns of development and movement that are sustainable.

Development Aims

- 3.3 The Local Plan seeks to achieve the maximum amount of development within the existing built-up areas, consistent with protecting the amenity value of important open and recreational space and maintaining and enhancing the character and quality of the environment. The Plan also seeks to ensure that the District’s strategic housing and employment requirements can be accommodated in urban extensions at MDAs West of Waterlooville and a ‘reserve’ MDA, Winchester City (North), in order to comply with the Structure Plan.

- 3.4 The need for more sustainable development is now a cornerstone of the City Council’s Corporate Strategy and of this Local Plan. Key objectives are therefore to:

- achieve a more effective, efficient and sustainable use of land by releasing additional development capacity within the District’s built-up areas, giving priority to the re-use of previously developed land and existing buildings and reducing the overall land-take for development and associated roads and off-street parking;
- maximise accessibility to local services and facilities by alternatives to the private car, including shared trips, to reduce the number and length of motorised journeys. Also, to help reduce emissions and pollution by providing for enhanced public transport services and improved integration between different modes of travel, as well as opportunities for easier pedestrian and cyclist movement;
- deliver high quality development of all types throughout the District. Such development will fully reflect and respond to the existing townscape and landscape character of each locality and, by improving local ‘permeability’, help to connect residential neighbourhoods with local facilities and services;
- improve energy and water efficiency in all development;
- ensure development or change of use does not exacerbate the risks of flooding or adversely affect the function of floodplains and that development is designed to avoid flood risk;
- ensure pollution is controlled to minimise the impact on the environment and neighbouring uses;

3. DESIGN & DEVELOPMENT PRINCIPLES

- ensure adequate social and physical infrastructure provision whilst minimising any harm to amenity or the environment caused by public utility or energy schemes.

Design and Development Principles for All New Development

Design-led approach

- 3.5 The design-led policy approach is needed to realise the potential to increase the use of previously developed land. This is particularly important in the case of housing, allowing significant increases in residential densities, extending the range of housing choice and, at the same time, improving the environmental quality and integration of new development. This will be achieved by an urban design-led approach which will ensure that every development proposal, whatever its scale, responds positively to the particular characteristics of a site and its surroundings and reinforces local distinctiveness.
- 3.6 Such an approach can be most successful when principles of townscape and landscape-driven design are applied to individual sites, rather than by the use of general planning standards, which are subject to varying interpretation and, in previous plans, have required adaptation in their application to particular 'character areas'. Government advice (PPG3: Housing) emphasises the importance of good quality design and layout and imaginative designs that do not compromise the quality of the environment. The Government has produced several 'companion guides' to accompany PPG3, including "By Design" and "Better Places to Live", which provide useful guidance which developers should follow.
- 3.7 All development proposals should identify constraints and opportunities relating to the site and its surroundings and generate a design solution that meets the objectives in paragraph 3.4 above. In pursuing this, the Local Planning Authority will seek to

ensure that development is sensitive to the character of individual locations, the development required and the need for a more productive use of space.

- 3.8 Net residential densities should generally be in the range of 30-50 dwellings per hectare (see Planning Policy Guidance Note 3: Housing). In locations where there is greater accessibility to public transport and services/facilities, good "permeability" for pedestrians and cyclists, and where it is appropriate to the locality, development should utilise the potential for higher densities, allowing more efficient use of land.
- 3.9 No proposal for new development should be considered in isolation. Matters of design and layout should be informed by the broader context, which includes all aspects of townscape and landscape, from both the public and private domains. Local patterns of roads and spaces, together with their pedestrian and cyclist interconnections; methods of defining and enclosing publicly accessible and private areas; locally prevalent design details, materials, construction techniques and traditions, are all elements that combine to create and enhance local townscapes and landscapes. These, in turn, help to underpin the character, distinctiveness and vitality of the District's settlements.
- 3.10 The Local Plan requires all such matters to be taken into account and reflected in the design and implementation of new development. Where appropriate, the Plan policies will be complemented by 'supplementary planning guidance' or 'supplementary planning documents', including 'planning briefs' for individual sites and, in instances where they have been produced and adopted, 'village design statements' and 'neighbourhood plans'. The City Council will encourage and support local communities in the preparation of such guidance documents and will adopt them as supplementary planning documents where they supplement the development plan and have been subject to public consultation.

Planning applications: supporting and explanatory information

- 3.11 Adequate information should be submitted with every planning application, to demonstrate that a proper assessment of how the proposal responds to the site, the locality and the policy framework has been carried out. For straightforward or small-scale proposals sufficient illustrative material will be required to show the development in its context. This will include plans and elevations showing the proposed design and, as appropriate, layout plans, cross-sections and photographs which show the relationship to adjoining development and uses. Details of existing development and features on the site and its surroundings will also be needed. In terms of the design process it may be sufficient, in the case of small schemes, to submit a short accompanying statement which sets out the principles which have been followed and how the proposal responds to the site context. However, the scope and length of such a statement should be appropriate to the nature of the scheme.
- 3.12 For complex or large-scale development, or proposals involving sensitive sites (e.g. within or adjoining Conservation Areas or sites designated for a particular interest), a more detailed explanation of the design principles will be required. Additional illustrative and explanatory information will be needed, including perspective views and models. In cases where specialist information is required (such as for ecology or archaeology), it may be necessary for applicants to employ technical expertise to advise on the appropriate approach and presentation.
- 3.13 Prior to a planning application being submitted for any large or complex site, or one which is situated in a sensitive location, the developer should undertake a full contextual appraisal of the proposed development. This will set out the interrelated stages of the design process and, in so doing, provide the background information which the Authority and other

parties to the decision making process will need in dealing with a subsequent planning application. The appraisal should address and explain the following:

- the purpose of the proposed development and how its design relates to the site and its setting, including surrounding uses and built forms, topography and vegetation;
- the extent to which the proposed development meets the Local Planning Authority's urban design, townscape/landscape and other policy objectives, including any development brief, village design statement or other 'supplementary planning guidance' or 'supplementary planning document' which may be relevant;
- the development's transport and sustainability impacts, the modes of travel envisaged, the accessibility of the site to the public transport network and the degree to which the development proposed might benefit from a "Green Travel Plan" and/or attract improvements to the quality of local services;
- opportunities to connect the proposed scheme with existing open spaces and pedestrian or cycle networks, in order to enhance local 'permeability' and stimulate movement and activity, taking account of "Secured by Design" principles;
- the extent to which the design principles have incorporated the results of initial consultations, including any involving the local community;
- the consideration given to other, related sites and any resultant opportunities for combined or co-ordinated development, including making provision for pedestrian or vehicular links to be established in the future;

3. DESIGN & DEVELOPMENT PRINCIPLES

- opportunities to maximise energy efficiency and appropriately accommodate runoff;
- the consideration given to flood risks, especially in the case of planning applications within, or adjacent to, an Indicative Floodplain, or where there are known local flooding problems.

3.14 As well as informing the design process and providing the Local Planning Authority with the basis for more informed decision making, preliminary information of this sort can highlight shared, or diverging objectives. It can also provide more scope for the creative resolution of potential conflicts and help to avoid more time consuming obstacles or difficulties arising in the formal stages of any subsequent planning application.

3.15 Accordingly, in order to carry forward the Review Plan's objective of high quality design and development, the Local Planning Authority will require a design statement for any application for planning permission. Development proposals for large sites, sites in sensitive locations, or which will significantly affect the locality will require a full site analysis (as set out in paragraph 3.13 above). For smaller or less sensitive schemes an appropriate design statement will be required, as described in paragraph 3.11 above.

~~Policy DP-1~~ This policy expired on 20th March 2013

The Local Planning Authority will only permit development where planning applications are supported by a design statement. Plans, sketches and other explanatory information should be included, as appropriate to the site and the scale of development, to set the proposal in its full context, indicating where important existing features are to be retained and enhanced where appropriate, justifying the removal of any such features and explaining how the site and its context have influenced the design of the proposal. Particularly in the case of more sensitive sites, those exceeding 0.5 hectare in size, or development proposals which

will have a significant impact on the local area, design statements should include a full site analysis identifying, as appropriate, the following:

- (i) the significant townscape, landscape and natural features and designations;*
- (ii) an accurate site survey which includes the location of existing buildings, trees, hedgerows and other landscape features on the site and details of site levels;*
- (iii) the relationship of the site to surrounding development and/or countryside, including other neighbouring uses and open spaces within both the public and private domains;*
- (iv) existing rights of way and accesses for pedestrians, cyclists and vehicles, both within the site and the surrounding area;*
- (v) any known elements of historic importance which may be affected by the development, including archaeological remains, ancient monuments, historic buildings, important historic parks and gardens or other historic landscape features;*
- (vi) opportunities for maximising energy efficiency and appropriately dealing with drainage issues;*
- (vii) any areas known and/or designated for their nature conservation importance/ interest.*

3.16 Winchester District contains a number of large public or private institutions that control and influence large areas of land. Development proposals put forward by these bodies should illustrate how they relate to any wider strategy for the land holding concerned. Therefore, the Local Planning Authority encourages major land owners/users to prepare master plans for the future of their holdings, particularly where programmes of development are envisaged.

3. DESIGN & DEVELOPMENT PRINCIPLES

- 3.17 Such master plans will enable the Local Planning Authority, when considering development proposals by major landowners, to be aware of any wider implications or strategy.

Policy DP.2

In order to encourage major landowners/users within the District to produce long term master plans for their contiguous land holdings, proposals for significant development will not be permitted in the absence of such plans, or where the wider implications or cumulative benefits are not apparent or cannot be secured.

General design criteria

- 3.18 All new development proposals throughout the District, which involve the construction of new buildings or the replacement, adaptation, conversion or extension of existing buildings, will be judged against all the following principles and criteria, where relevant.

Policy DP.3

Development which accords with other relevant policies of this Plan will be permitted, provided it:

- (i) makes efficient and effective use of land or buildings;*
- (ii) in terms of design, scale and layout, responds positively to the character, appearance and variety of the local environment;*
- (iii) keeps parking provision to a minimum;*
- (iv) provides for ease of movement and local 'permeability';*
- (v) maximises access to public transport;*
- (vi) facilitates the development of adjacent sites;*
- (vii) does not have an unacceptable adverse impact on adjoining land, uses or property;*

(viii) includes within the development sufficient amenity and recreational space, appropriate to its size, design and function;

(ix) makes appropriate provision for the storage of refuse and recyclables.

- 3.19 New development should be appropriate to the site, achieve a high quality of design and efficient use of land and buildings, and should respond creatively to the character and distinctiveness of the surrounding area.
- 3.20 All new development should also reflect the area's distinctive development form and patterns of building, spaces, means of enclosure, townscape and landscape and incorporate in the design those features which are important to the history and form of the area. Account should be taken of local character, especially as identified within any adopted supplementary planning guidance or supplementary planning document (e.g. Village/ Neighbourhood Design Statements) or technical studies (e.g. "Winchester City and its Setting").
- 3.21 New development should have safe vehicular and pedestrian access and the minimum appropriate levels of parking, in conformity with the Highway Authority's latest adopted standards. Account should be taken of the level of accessibility of the site by non-car modes, other parking available in the locality and whether on-street controls are available or proposed (see Policy T.4). As part of the Plan's intention to promote maximum access to the public transport network, new development likely to generate a large number of journeys will be expected to provide a choice of travel mode, in order to reduce the need to travel by car (see Policy T.1).
- 3.22 The design of new development should be compatible with the means of circulation on site, including servicing and emergency access, whilst providing for ease of movement and local 'permeability'. Pedestrian and cycle links should be provided, within the site, which are safe and subject to natural surveillance and

3. DESIGN & DEVELOPMENT PRINCIPLES

include additional links (or provision for future links) to surrounding footpaths, cycle routes, open spaces and sites (see also Policies T.1 and T.3). Recreational space for residential development should always meet the required minimum standard (see Policy RT.4 and accompanying text).

- 3.23 In instances where it would be appropriate to facilitate the development of adjacent sites (where the policies of this Plan provide for this), or other combined/coordinated schemes, new development should, wherever possible and using a suitable design layout, provide for future access to be gained to them. The amenities and operations of neighbouring properties and other lawful uses should be taken into account and protected. Wherever possible, opportunities should be taken to enhance the overall appearance and amenities of the area. In larger schemes, the Local Planning Authority will encourage the development and enhancement of streets which, in accordance with the principles of "Secured By Design", assist in providing a safer environment and allow the natural surveillance of footpaths, cycle routes and public spaces. The aim, overall, is to reduce the opportunity for, and fear of, crime and antisocial behaviour.
- 3.24 The Crime and Disorder Act 1998 places a duty on the Council to exercise its various functions having regard to the need to do all that it reasonably can to prevent crime and disorder in its area. This duty has been taken into account in preparing this Plan.
- 3.25 Many occupiers of existing buildings wish to create extra space by adding an extension. This can provide useful space, often as an alternative to moving to a larger property. It is, however, important that any extension is carefully designed to respect and relate to the original building and integrate with the character and appearance of the surrounding area. Proposals to extend properties in the countryside are subject to additional considerations (see Policy CE.23).

Access for people with limited mobility

- 3.26 It is important that buildings and the external environment are accessible to all members of the community. This includes parents with pushchairs, elderly people, people temporarily disabled as a result of accident or illness, those with sensory problems and people confined to wheelchairs or with mobility problems.
- 3.27 Although the main instrument for enforcing the regulations for meeting the needs of people with disabilities and other special needs remains the Building Regulations 2004, it is also a matter of planning concern. The application of these links with the provisions of the Disability Discrimination Act 2005, other current legislation and Codes of Practice, and is intended to include external access arrangements for all developments used, or visited by, the public.
- 3.28 In order to achieve development accessible to all members of the community, proposals will only be permitted if there is adequate access and appropriate facilities for people with disabilities and other special needs. Where there is an identified local need for mobility housing, the Local Planning Authority will seek to negotiate elements of housing, accessible to the disabled, on suitable sites.

Landscape and the built environment

- 3.29 The townscape, spaces around buildings and the wider landscape of the countryside provide a framework for existing and proposed development. The treatment of such spaces is important if an attractive environment is to be created. This should be designed and implemented with as much care as buildings.

Policy DP.4

In order to maintain or enhance the District's townscape and landscape, development will not be permitted where it would detract from, or result in the loss of:

- (i) *important public views and skyline features, both in the immediate vicinity and long-range, where site analysis identifies these as being of recognised importance;*
- (ii) *slopes;*
- (iii) *trees and hedgerows;*
- (iv) *open areas important to the townscape or the setting of buildings, including Listed Buildings;*
- (v) *the landscape framework, including those 'key characteristics', landscape and built form strategies listed at Appendix 2;*
- (vi) *water features, river corridors and other waterside areas;*
- (vii) *areas of ecological importance.*

Proposals in areas with special landscape designations, such as the East Hampshire Area of Outstanding Natural Beauty should, in particular, avoid harm to, and be in sympathy with, both the immediate and wider landscape setting.

- 3.30 Any important landscape, ecological, historical or archaeological features should be retained and, where possible, enhanced. Important townscape and landscape features may, for example, include important open areas or recreational areas/facilities, subject to Policy RT.1 or RT.2, or locally important features such as trees, walls, banks, hedges, and views. Important features may be those identified as part of the Design Statement required by Policy DP.1, or they could be those identified in supplementary planning guidance or supplementary planning documents (such as Village/Neighbourhood Design Statements) or other studies (such as "Winchester City and its Setting").
- 3.31 For major proposals, a full "environmental assessment" of the effect of the proposals may be required, including a full evaluation of the impact on the landscape. The requirements are set out in the Town

and Country Planning (Assessment of Environmental Effects) Regulations, 1999. Under these Regulations it is, initially, for the Local Planning Authority to decide whether or not a proposed development requires Environmental Assessment. Projects of more than local importance, which are of such a scale or in a particularly sensitive environment, may require such an assessment. However, the Regulations provide for the Authority or, ultimately, the Secretary of State to decide whether, in the circumstances of a given proposal, such an assessment is necessary.

Trees and development

- 3.32 Planning applications should, where applicable, be accompanied by a full tree survey showing position, species, spread, height, condition and recommendations for management. Trees adjacent to a site should be included if they are likely to be affected. Trees to be removed should be clearly indicated.
- 3.33 Where trees are to be retained, their relationship with the development should be carefully considered to ensure their future wellbeing. In particular, there should be no intrusion on the canopy or root spread and adequate space should be allowed for future growth. Proposals that could lead to subsequent pressure for removal, or the premature demise of trees, should be avoided. Similarly, new planting should have adequate space to mature.
- 3.34 Guidance on trees in relation to construction is given by BS5837, as updated. Conditions may be imposed on planning consents, or planning obligations sought, to protect trees, which will be rigorously monitored. Trees currently protected by Tree Preservation Order legislation or within Conservation Areas, on or adjacent to the site, should be retained and not adversely affected by development.
- 3.35 The management and protection of trees and hedgerows in the District will be given high priority. The City Council will continue to serve Tree Preservation Orders where appropriate and, in the countryside areas

3. DESIGN & DEVELOPMENT PRINCIPLES

of the District, will also use the powers provided by the Hedgerow Regulations to protect important countryside hedgerows. Where the removal of any countryside hedgerow is contemplated and before any action is taken, advice on the requirements contained in these Regulations should be obtained from the Planning Authority. The Local Planning Authority will also seek to encourage greater public awareness and responsibility for trees by continuing to promote such ventures as the Parish Tree Warden Scheme and developing a tree strategy.

- 3.36 Where trees contribute significantly to the character of an area, and there is a perceived problem of a declining tree population, replacement and supplementary tree planting using appropriate species is likely to be required, to ensure continuity of tree cover. Adequate land should be set aside for this purpose.

Design of amenity open space

Policy DP.5

In order to ensure an attractive environment, development which accords with other relevant policies of this Plan will be permitted, provided it includes adequate on-site amenity open space which should:

- (i) be of a high standard of design, appropriate to the use and character of the development and its location and reflecting relevant supplementary planning or design guidance;*
- (ii) contribute to maintaining or enhancing the visual and environmental character of the area;*
- (iii) incorporate appropriate hard landscaping and planting;*
- (iv) locate and design car parking areas sensitively;*
- (v) include arrangements for the future management and maintenance of all areas.*

- 3.37 Amenity space, landscaping or open space provided on-site should be designed as an integral part of the development. These should be located and laid out in such a way as to maintain or enhance the local environment, incorporating existing natural vegetation and features wherever possible, for the benefit of the appearance of the development and for all potential occupiers. In submitting detailed drawings and specifications, planting plans should clearly indicate retained vegetation; the position, species, density and size of proposed planting (which should wherever appropriate use native species); means of protection; and management intentions. Services (water supply, drainage, electricity supply, etc) should also be indicated on landscape drawings.

- 3.38 Where open space is for public use, it should be appropriately designed for informal use by the community. Visually, it should help to create a sense of place and use natural features to advantage. Where a developer wishes open space to be publicly adopted, a planning obligation will normally be required to cover future maintenance costs. Submitted plans should clearly indicate the areas concerned.

- 3.39 Open space provided on-site may be public or private. The design of both needs equal care. Where the development includes housing, private gardens should be particularly carefully considered, as they form an outdoor extension to the living space of dwellings.

Efficient use of resources

- 3.40 Sustainable development requires efficient use of resources to meet the needs of existing and future generations. Inefficient use of resources also generates 'waste' which raises disposal issues and affects the global environment.

- 3.41 More sustainable patterns of development help to reduce the demands on resources, especially energy and water. This Plan includes policies that seek to promote more sustainable patterns of development

3. DESIGN & DEVELOPMENT PRINCIPLES

by promoting mixed use, locating development near existing facilities and services, centres of employment, and integrating development with public transport. The design of individual developments also influences their sustainability. Aspects of sustainable design for resource efficiency include:

- use of waste prevention and minimisation techniques;
- installation of pollution abatement technology to reduce emissions to air and water;
- measures for disposing of surface water drainage as close to its source as possible;
- building design which facilitates the use of renewable energy;
- energy efficient installations, including passive solar design for buildings (to reduce heating costs and maximise natural light) and improved insulation;
- water efficient installations and water recycling;
- use of renewable and recycled materials during construction and design to facilitate recycling systems, including combined heat and power and community heating schemes;
- building design and construction which aims to extend the useful life of the building and ensure it is adaptable;
- use of 'soft' construction and maintenance techniques harnessing natural processes.

3.42 Whilst some of these considerations are beyond the scope of the planning system, development proposals which consider all aspects of sustainable design will be encouraged.

~~Policy DP6~~ This policy expired on 7th July 2009

In order to promote sustainable forms of development and avoid wasteful use of

energy and natural resources, permission will be granted for development that accords with other policies of this Plan where the Local Planning Authority is satisfied that it is appropriate in terms of:

- the layout, siting and landscaping of new buildings to maximise energy-efficiency, utilising natural shelter and opportunities for passive solar gain;*
- incorporating renewable energy production equipment, where appropriate, to provide a proportion of energy requirements from renewable sources;*
- measures to reduce water consumption and to safeguard the sources of water supply;*
- sustainable drainage systems;*
- waste minimisation during construction including the use of renewable and recycled materials, locally sourced where possible;*
- balancing cut and fill on site, where possible, to minimise the import and export of material;*
- the planned life of the building and its adaptability.*

3.43 Policy DP.6 seeks to ensure that development would not be wasteful in its use of energy or in its depletion of natural resources (e.g. groundwater supplies). Development should not threaten groundwater supply or conflict with the Environment Agency's "Groundwater Protection Policy". It should also ensure that soil structure is not destroyed by compaction, thereby protecting natural surface water drainage, oxygen content and the potential of the ground to support wildlife. Conditions will be used where appropriate to ensure that topsoil is protected in-situ or stored for re-use following development.

3.44 With regard to energy efficiency, Government advice provides for policies to be included in development plans that

3. DESIGN & DEVELOPMENT PRINCIPLES

require a percentage of the energy used in residential, commercial or industrial developments to come from on-site renewable energy sources, where the installation of energy generation equipment is viable and avoids placing an undue burden on developers. Whilst it has not been possible to incorporate a detailed policy on integrated renewable energy into the Local Plan Review, the local planning authority will have regard to Government advice and best practice in implementing Policy DP.6 (ii). For example, the Council notes that a number of local authorities include policies in their development plans which seek to ensure that, for large developments of more than 10 dwellings or 1000m², 10% of energy requirements are supplied from on-site renewable energy sources. Such policies have been found to be consistent with Government advice.

- 3.45 The District is particularly reliant on groundwater as a source of water supply, and to maintain river flows, along with the protection of the Special Area of Conservation (SAC) habitat and target species of the River Itchen. The chalk downland in the north and east of the District is an important aquifer. In order to protect groundwater from the threat of over-abstraction or pollution, the City Council consults the Environment Agency on certain categories of planning applications, and will be guided by its advice about the extent to which development accords with its policies.

Aerodrome Safety

- 3.46 The Civil Aviation Authority has prepared 'Safeguarding Maps' around civil aerodromes. Within these areas, certain forms of development may potentially cause a hazard for the safe operation of the aerodrome. The safeguarding maps are used to advise local authorities where certain types of development may potentially be a threat. There are several different zones of safeguarding depending on the form of development proposed and the distance from the relevant aerodrome.

- 3.47 Some south-western parts of the District are subject to the safeguarded areas surrounding Southampton Airport, and the National Air Traffic Service (NATS) has prepared additional safeguarding maps which also fall into the District. These are shown on the Proposals Map. The whole of the District is subject to a safeguarding area in relation to wind turbine development. The Airport operator will be consulted on planning applications relating to the developments specified (see paragraph below) within these areas.

- 3.48 The forms of development which may cause concern within the Winchester District are:

- Developments over 90 metres, 45 metres, or 15 metres in height within the appropriate safeguarded zones (see Proposals Map);
- Development involving intense lighting (within 4.8km radius of the airport);
- Developments that attract large numbers of birds (such as landfill sites, sewage works, reservoirs and nature reserves) or applications connected with aviation uses (within 13km radius from the airport);
- Wind turbines, which may affect the operation of electrical equipment in addition to any issues related to their physical size (within 30 km radius of the airport).

- 3.49 The regulations require Local Planning Authorities to consult with the relevant aerodrome operator before giving planning permission for certain prescribed forms of development within the safeguarded areas. The Policy below is included in accordance with the requirements of the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002, but the safeguarded areas shown are neither the responsibility nor the proposal of the Local Planning Authority.

3. DESIGN & DEVELOPMENT PRINCIPLES

~~Policy DP.7~~ This policy expired on 20th March 2013

The Council will consult the operator of Southampton Airport on planning applications for certain types of development (summarised above) within the officially safeguarded areas established for the Airport (shown on the Proposals Map). Additionally, separate consultation will be required with NATS in the case of wind turbine proposals that fall within the safeguarded area approximately 10km around the site, as shown on the Proposals Map. This may result in a refusal of planning permission, or in restrictions being placed on the proposed development, in the interests of securing the safe operation of the Airport.

Flood risk

- 3.50 Flood risk is a material planning consideration. In accordance with Planning Policy Guidance Note 25: Development and Floodrisk, Policy DP.8 seeks to avoid inappropriate development in areas at highest risk from flooding. Most development will require an assessment of flood risk, which should consider the threat to the proposed development and the potential for the development to lead to flooding elsewhere. Particular regard for flood risk should be had where development proposals:

- generate significant runoff from the site;
- impede (or impede the maintenance of) flood defences or existing structures which may serve as a flood defences;
- reduce water storage areas, either natural or manmade.

- 3.51 A particular characteristic of Winchester District, given the high proportion of chalk downland and relatively high water tables, is groundwater flooding. What are normally dry valley bottoms can become functional waterways during periods of intense or prolonged rainfall. Development proposed in these 'dry' valley bottoms should also include an assessment of risk.

- 3.52 The Environment Agency produces 1 in 100 Year Floodplain Maps, which are shown on the Local Plan Proposals Map. They provide additional information but are under constant review and do not preclude the need for flood risk assessments. Therefore, independent assessments of flood risk will need to be provided, the responsibility for which lies with the developer.

~~Policy DP.8~~ This policy expired on 7th July 2009

Development in areas at risk of flooding should follow a sequential approach to site selection, locating development in the lowest available flood risk area, unless this would compromise other sustainability objectives, including the priority to be given to the use of land within defined built-up areas, or other policies of this Plan. Subject to this, development or change of use will be permitted, provided that:

- (i) *appropriate measures are taken to ensure that the rate of runoff from the site will not be significantly increased;*
- (ii) *in all areas with potential risk of flooding, access is maintained for essential civil infrastructure in times of emergency;*
- (iii) *buildings are located away from 'dry' valley floors and other areas where there is a risk of groundwater flooding, and do not add to flood risk up or down stream.*

In already developed floodplains at high risk of flooding (1 in 100 years or greater), development will only be permitted if an adequate level of flood defence already exists and can be maintained, buildings are designed to resist flooding, there are suitable warning and evacuation procedures existing, and development does not add to flood risk up or down stream. Civil emergency infrastructure will not be permitted in these areas but, where it exists, provision for continued access at times of emergency should be made.

3. DESIGN & DEVELOPMENT PRINCIPLES

In underdeveloped or sparsely developed floodplains at high risk of flooding (1 in 100 years or greater), development will only be permitted where, exceptionally, there is an overriding need for the location proposed, such as for essential infrastructure.

Development or change of use in functional floodplains will not be permitted other than for sport, recreation, amenity or conservation, or essential transport and utility infrastructure, in which case adequate warning and evacuation procedures should be in place. Such development should be designed to an appropriate standard of safety, to avoid increasing flood risk elsewhere or inhibiting the essential maintenance of the river system (including flood defences).

- 3.53 For the purposes of Policy DP.8 "development" includes redevelopment or the raising of ground levels. It has become increasingly evident that development can significantly affect the volume and rate of surface water run-off. This is usually a result of permeable surfaces being replaced by impermeable surfaces (e.g. roads and buildings). The harmful results of such changes can often appear some distance from the development and could include increased risk of flooding, silting and pollution, damage to watercourses and their environments, and a reduction in river base flows and aquifer recharge capability. The Local Planning Authority will encourage the provision of sustainable drainage and surface water disposal systems, where appropriate.
- 3.54 In some new developments it may be necessary to provide flood protection and mitigation measures, including the provision of long term monitoring and management. Under such circumstances, developers will be expected to identify, implement and fund the necessary measures, with advice as necessary from The Environment Agency and the City Council, as Land Drainage Authority. In some circumstances, these Authorities may need to undertake specialist work. In such cases, the cost should be met by the developer.

- 3.55 Recent flooding events have highlighted the need in some areas for strategic or site-specific studies to be carried out to determine the causes and solutions to flooding problems. Such a study is proposed in Winchester due to the potential flooding threat to the town. In view of the large number of potential development proposals in the town (including potentially substantial developments), there are significant benefits in adopting partnerships to resolve flood risk constraints. Where proposed development contributes to the need for such studies, or where the need for flood defence or alleviation works can be attributed to proposed development, contributions may be sought from developers towards the costs involved, in accordance with Policy DP.8., Alternatively, developers will be expected to undertake appropriate studies themselves.
- 3.56 Developers who are in any doubt as to whether their proposals are subject to the provisions of Policy DP.8 should contact The Environment Agency. The Agency holds information identifying the areas already known to be at risk from flooding and is in the process of updating and expanding this information. Regard may also be had to Local Environment Agency Plans covering the rivers in the District (rivers Test, Dever, Arle, Meon, Itchen, Hamble and Wallington).

Infrastructure for new development

- 3.57 It is necessary to ensure that development does not overload physical or social infrastructure (e.g. local roads, schools, health and welfare provision or sewage works). In many cases inadequacies in infrastructure can be overcome by providing new or improved facilities. Where such provision results directly from proposed development, developers will be expected to ensure that development makes a fair contribution towards its cost.

~~Policy DP.9~~ This policy expired on 20th March 2013

Development proposals which fail to make appropriate provision for the social and physical infrastructure necessary to serve them will not be permitted. In suitable cases reasonable and equitable financial contributions from developers may be accepted in lieu of the actual provision of physical and social infrastructure required as a result of development. In addition developers are encouraged to subscribe to the "Percent for Art" initiative.

- 3.58 In addition to meeting the general requirements of Policy DP.9, it will be necessary for development to fulfil the more specific requirements of other relevant policies of the Plan, relating to the provision of adequate recreational space, transport infrastructure, etc, as appropriate.
- 3.59 The requirements arising from Policy DP.9 are not specified in detail, as they will vary from case to case. It may be necessary for developers to enter into planning obligations ("Section 106" agreements), prior to the grant of planning permission, to ensure the provision of infrastructure or other works necessitated by their proposals. Prospective developers should therefore consult with the Local Planning and Highway Authorities at an early stage to ascertain the likely obligations. These can then be properly reflected in the purchase price of land or property, prior to entering into commitments.

Specific Design and Development Principles

- 3.60 This section details Design and Development Principles for:
- pollution-generating development;
 - unneighbourly uses;
 - pollution-sensitive development;
 - development on contaminated land;
 - public utility development;
 - renewable energy schemes.

Pollution generating development

- 3.61 When formulating development proposals, early consideration should be given to the potential for pollution from a proposed use. Guidance should be sought from the appropriate pollution control authorities on the standards of environmental quality required and features that need to be incorporated in the design process. Where possible proposals should strive to exceed statutory standards and show how they contribute to sustainable development.
- 3.62 For advice on acceptable noise levels, standards of air quality, and other measures to avoid adverse environmental affects or nuisance, developers should consult the Environmental Protection Team of the City Council's Communities Directorate. For proposed uses listed in Part A of the Environmental Protection (Prescribed Processes and Substances) Regulations 1991, applicants will need to consult the Environment Agency. Developers also should consult the Environment Agency for advice on standards of water quality, waste disposal and contaminated land.
- 3.63 All planning applications for development with potential to cause pollution should include a statement setting out how the proposed location and design minimises the problem, and how the effects are to be mitigated.

Policy DP.10

Development which may generate air, land, light, surface water or groundwater pollution, and which accords with other relevant policies of this Plan, will only be permitted where the Local Planning Authority is satisfied that it has been designed to reduce the impact to an acceptable level. Proposals should comply with statutory standards of environmental quality and environmental protection policies required by the pollution control authorities, and include a statement setting out how the requirements have been met in designing the proposal.

3. DESIGN & DEVELOPMENT PRINCIPLES

- 3.64 Developers who are in doubt as to whether their proposals are likely to cause pollution should contact the Environmental Protection Team of the City Council before submitting a planning application.

Unneighbourly uses

- 3.65 Development proposals which generate unneighbourly nuisances e.g. dust, noise, or smell, will not normally be acceptable within or adjacent to developed areas. Uses performing a necessary local function, where the levels of pollution cannot be controlled sufficiently for the use to be accommodated in the settlements, may exceptionally require a suitable location in the countryside.
- 3.66 Suitable locations should be contained within a clearly defined area and have minimum impact on the locality. It will be necessary for proposals to comply with the requirements of the relevant pollution control authorities and to demonstrate how their design minimises the impact on the local area.

Policy DP.11

Development which would create, consolidate or expand noisy or noxious uses, or which would generate volumes or types of traffic unsuited to the local area will not be permitted. Exceptionally, if such development needs to be provided in a local area, it may be permitted where it can be designed to the satisfaction of the Local Planning Authority, and is:

- (i) *remote from existing housing or other pollution-sensitive development;*
- (ii) *well screened by landform or vegetation that will withstand the pollution;*
- (iii) *accessed by a means suitable for heavy vehicles;*
- (iv) *capable of containing the land use within a defined area.*

- 3.67 Where the Local Planning Authority grants planning permission for the use of such

sites it may, where it is considered necessary and in consultation with the relevant pollution control authority, place conditions on the use of the site to control the occupier, the hours worked, and the arrangements made for minimising disturbance (including the routing of heavy lorry movements) and maintaining landscape works.

Pollution-sensitive development

- 3.68 In addition to uses which have potential for generating pollution, it is important to consider the effects of accommodating new development adjacent to existing uses which generate pollution, particularly noise and smells. Proposals for new development in such locations will need to include measures to control the impact of the particular form of pollution. Such measures will always be necessary when housing, educational establishments or hospitals are proposed adjacent to a noise-generating use.
- 3.69 Developers should seek guidance from the appropriate pollution control authority at an early stage. This will establish the appropriate environmental quality to be achieved and the measures to be incorporated to reduce the impact of pollution.

Policy DP.12

Pollution-sensitive development which accords with other relevant policies of this Plan will only be permitted provided the Local Planning Authority is satisfied that it achieves an acceptable standard of environmental quality and minimises levels of pollution affecting the development, both within buildings and in spaces around them.

- 3.70 In advising developers on maximum levels of pollution, the City Council will have regard to the latest Government advice. For noise, this is currently contained in Planning Policy Guidance Note 24 "Planning and Noise". More general advice is contained in Planning Policy Statement 23 "Planning and Pollution Control".

Contaminated land

- 3.71 Within the District, there is likely to be land that has been subject to a degree of contamination as a result of previous land uses. It is important to identify these sites before any planning proposals are made. The responsibility for identifying the presence and extent of contamination, and dealing with it, lies with the landowner or other persons identified under the appropriate legislation. It is essential to establish the history of a site and the surrounding area before a planning application is submitted. In view of the potential liability for cleaning up a contaminated site, developers are strongly advised to undertake initial enquiries, searches, desktop assessments, investigations and, where necessary, site surveys prior to purchasing a site that may have been subject to a contaminative use.
- 3.72 Contamination becomes a problem if there are "receptors" (i.e. people, the environment or property) that may suffer from its effects and if there is a link or pathway between the source of contamination and "receptors". Therefore, not only is it essential that development does not cause contamination directly or disturb previous contamination, but it is also important to ensure that it does not establish a pathway or link between "receptors" and existing contamination. If a previous land use indicates the possibility of contamination, further investigations should be carried out and adequate information submitted to show that the assessment has been carried out effectively.

Policy DP.13

The development of land which is known or suspected to be contaminated, or which is likely to be affected by contamination in the vicinity, will only be permitted where:

- (i) the full nature and extent of contamination is established;*
- (ii) appropriate remedial measures are included to prevent risk to future*

users of the site, the surrounding area and the environment (including water supplies and aquifers);

- (iii) all site investigations, risk assessment, remediation and associated works are carried out to current industry best practice guidelines (attention is drawn to BS10175: "Investigation of Potentially Contaminated Land", 2001).*

Exceptionally, development which does not accord with other policies of this Plan may be permitted where the Local Planning Authority is satisfied that:

- (a) contamination is causing demonstrable harm or risk to human health, the environment or property, such that action is needed to prevent it;*
- (b) the type and scale of development proposed is the only way of dealing effectively with the harm being caused, or of removing the risk, taking account of all other options and the costs of remediation;*
- (c) the development will not cause undue harm or risk to health, the amenities of the area, the environment, property or the protection of the countryside;*
- (d) the Local Planning Authority is satisfied that the remediation works proposed will achieve the long-term suitability of the site for its intended use and overcome the problems identified.*

- 3.73 Parts of the District may be affected by "natural hazards", such as the emission of radon gas. The requirements of Policy DP.13 will be applied to development affected by natural hazards, as well as man-made contamination.

- 3.74 To enable the significance of contamination and the associated risks to be assessed, advice will need to be obtained from Winchester City Council's Environmental Protection Team, the

3. DESIGN & DEVELOPMENT PRINCIPLES

Environment Agency, or the Health and Safety Executive, as appropriate. The Government's Department of Environment, Food and Rural Affairs' publication "Model procedures for the Management of Land Contamination" also contains relevant advice. Particular attention should be paid to developments which are sensitive to contamination, such as housing or educational establishments, or those that may impact directly or indirectly on water supplies, including water bearing aquifers. If planning permission is granted on a site where contamination is known or suspected to be present, it is the applicant's responsibility to ensure that the development is, and will remain, suitable in terms of end use, risk to health, impact on the environment and property (including ground and surface waters and gaseous emissions).

- 3.75 Any proposed future use should take account of the type and extent of contamination and be designed to minimise the risks to health, property or the environment. Development can help to facilitate cleaning up of a site and will be permitted where it accords with other policies of the Plan.
- 3.76 There may exceptionally be cases where development that would be permitted by this Plan is either inappropriate or would not be viable due to the clean up costs involved. In such cases an exception to the Plan's policies may be justified. The applicant would, however, need to demonstrate an overriding need for remedial measures and that development is the only way to achieve remediation, and that an exception to planning policy is necessary for environmental or health reasons (taking account of the costs of appropriate remediation).

Public utilities

- 3.77 Although many forms of development for the purposes of the public utilities, and the installation of some telecommunications apparatus, enjoy permitted development rights, the environmental impact of such development should be minimised. Policy

DP.14 applies to development in the countryside as well as in the settlements.

Policy DP.14

Public utilities or radio and telecommunications development will be permitted (where planning permission or 'prior approval' is required), provided that:

- (i) alternative sites have been examined and there is evidence that these are not suitable or not available;*
- (ii) where technically possible, existing buildings, structures, apparatus and/or sites are shared;*
- (iii) having regard to essential operational requirements, the impact is minimised by appropriate routing, siting, materials and colour, particularly where development would affect listed buildings, Conservation Areas, the East Hampshire Area of Outstanding Natural Beauty, or sites of archaeological or ecological importance. Proposals that harm sensitive environments or the amenities of a residential area will not be permitted;*
- (iv) where viable, all cables and pipelines are placed underground, having regard to any archaeological or ecological constraints;*
- (v) where appropriate, a satisfactory landscaping/restoration scheme is included, including provision for management.*

- 3.78 A wide range of development is covered by the provisions of Policy DP.14, such as the laying of pipelines, cables and transmission lines, the provision of electricity substations and gas governor stations, and the installation of radio and telecommunications apparatus (for both domestic and non-domestic purposes). Agencies responsible for development to which the Policy applies are encouraged to liaise with the Local Planning Authority at an early stage to ensure that proposals can be accommodated in a satisfactory manner and that important constraints, such as

archaeology, are identified. Particular care is needed in Conservation Areas or in the vicinity of listed buildings. Where services are placed underground or new landscaping is proposed, the site should be restored/landscaped with appropriate indigenous species.

- 3.79 Radio and telecommunications is a rapidly expanding industry and the requirements for fixed and mobile systems vary. Certain telecommunication masts, masts on buildings, antenna, satellite dishes and equipment cabinets are "permitted development" but require "prior approval" to be given by the Planning Authority for siting and appearance (refer to General Permitted Development Order, Schedule 2, part 24 [as amended] for specific criteria). Planning Policy Guidance Note 8: Telecommunications has been reviewed and sets out the most recent Government policy on the subject. All mast proposals now need to undergo the same publicity as a normal planning application, with the period for determining prior approval applications now 56 days.
- 3.80 Proposals should include sufficient information to enable the Local Authority to understand the technical requirements/constraints of the installation and its role within the network. To prevent the proliferation of various aerials, structures and masts, site sharing is strongly encouraged, subject to the visual impact of the proposal. The Local Planning Authority holds details of existing telecommunications equipment within the District, which prospective developers are encouraged to consult. Where new installations are essential, they should avoid the most environmentally sensitive parts of the District. The apparatus and structures tend to be very utilitarian, and their visual impact should be reduced wherever possible by appropriate use of materials and colours, appropriate design solutions, sensitive siting and landscaping.
- 3.81 Telecommunications masts in particular require sensitive siting, especially for new installations. Account should be taken of public concern about the impact of such

development, where it is a relevant planning consideration, and the Mobile Operators Association's 'Ten Commitments for Best Siting Practice' should be followed. Planning applications and 'prior approval' submissions should include evidence that those commitments that are relevant have been met, particularly that local communities have been consulted where appropriate.

Renewable energy schemes

- 3.82 The Government has a target of meeting 10% of electricity requirements from renewable sources by 2010. In order to promote sustainable development and contribute to meeting national and regional targets for increasing the proportion of renewable energy consumption, the Local Planning Authority will encourage renewable energy schemes. Opportunities for renewable energy schemes in the District include combustion plants, biogas plants, wind turbines, geothermal sources and photovoltaic installations. Renewable energy schemes can have positive and negative impacts on:
- the emission of green house gases;
 - the District's landscape, nature conservation, heritage value and character;
 - the quality of life for local people.
- 3.83 Schemes are generally more suitable if they are directed at the local level to power individual buildings or sites i.e. linked to on-site use. Schemes that propose to link to the electricity grid, although not precluded, are generally larger and more difficult to accommodate acceptably.

~~Policy DP.15~~ This policy expired on 7th July 2009

Proposals for renewable energy schemes will be permitted provided:

- (i) *they are appropriately designed and located, having regard to the desirability of using the best available technology and the need to minimise visual or other intrusion;*

3. DESIGN & DEVELOPMENT PRINCIPLES

(ii) the Local Planning Authority is satisfied that the benefits for the environment, local economy and the local community outweigh any harmful effects.

3.84 The ease with which proposals may be satisfactorily accommodated within their surroundings is likely to depend on:

- the technology and, therefore, the type and size of plant and equipment to be used;
- the nature of any associated activities or development such as lorry movements or power lines;
- its relationship to surrounding development and environmental constraints.

3.85 In principle, renewable energy schemes are to be encouraged but, as with other kinds of development, account will be taken of

related environmental impacts, for example increased noise levels (especially from wind turbines) or smoke pollution (from wood, etc burning plants). The benefits of achieving renewable energy will in some cases be outweighed by the potential adverse local environmental impacts. For this reason, the Local Planning Authority will need to be satisfied that sufficient information is available to ensure that a proper analysis of a scheme can be undertaken. Furthermore, the Authority will need to be satisfied that any proposals accord with Policy DP.3 and other relevant policies of this Plan. Some proposals will require the submission of a formal Environmental Assessment under the Town and Country Planning (Assessment of Environmental Effects) Regulations 1999. Account may also need to be taken of decommissioning arrangements for plant and equipment.

Introduction

- 4.1 Winchester District is mainly countryside, a complex combination of contrasting landscapes, land uses and activities. Changes necessary to sustain a prosperous and multi-purpose countryside must be carefully managed. The Plan's countryside and natural environment policies are intended to guide and control such changes.
- 4.2 The main objectives of these policies are to accommodate change in the countryside by:
 - maintaining or enhancing the character of the countryside and its natural resources, for local people and visitors;
 - providing for the economic and social needs of people who live and work in rural areas;
 - improving services in existing villages, making them living communities, and reducing the need for increased car commuting to urban centres.

General

Control of development

- 4.3 Government policy requires that the countryside should be safeguarded for the sake of its intrinsic character and importance as a natural resource, and that any necessary change should maintain or enhance the quality of the environment. The Local Planning Authority aims to protect and enhance the character of the countryside and the setting of the settlements in the District.
- 4.4 Development will not be permitted in the countryside unless it accords with Policies CE.5 – CE.27 of this Plan. Inappropriate development threatens the character of the countryside. Only essential new development will be permitted within the area defined as countryside in the Plan (land which is outside the policy boundaries defined on the Proposals and Inset Maps).

Gaps

Strategic Gaps

- 4.5 The Hampshire County Structure Plan (Review) designates Strategic Gaps where areas of open or rural land provide substantial breaks between built-up areas. These areas will be protected from built development and their boundaries will only be altered in exceptional circumstances. Much of the Meon Gap lies within the District, but it is contiguous with land in the adjoining Borough of Fareham. In this District it comprises land between Whiteley to the west and the River Meon to the east.
- 4.6 The function of a Strategic Gap is to prevent the coalescence of urban areas and protect their separate identities. In defining the extent of the Meon Gap within the District, only the land necessary to achieve these objectives has been included. The Local Planning Authority has considered adjacent developed areas, the visual perception of the Gap, and the need to maintain significant separation between the settlements. Within the Strategic Gap permission will not be granted for development which could be more suitably located elsewhere, or where the development would, either on its own or in association with other development, compromise the integrity of the Gap.

Policy CE.1

Development that would undermine the appearance or functions of the Meon Strategic Gap (as defined on the Proposals and Inset Maps) will not be permitted.

Local Gaps

- 4.7 The Hampshire County Structure Plan (Review) also allows the definition of Local Gaps, to preserve the separate identities of smaller settlements at risk of coalescence. These are locally important areas of open and undeveloped land.

4. COUNTRYSIDE & NATURAL ENVIRONMENT

Policy CE.2

Development that would physically or visually diminish a Local Gap and thus undermine its function will not be permitted. The following Local Gaps are defined on the Proposals and Inset Maps:

- *Bishop's Waltham – Swanmore – Waltham Chase – Shedfield - Shirrell Heath*
- *Denmead – Waterlooville*
- *Kings Worthy – Abbots Worthy*
- *Otterbourne – Southdown*
- *Winchester – Compton Street*
- *Winchester – Kings Worthy/ Headbourne Worthy*
- *Winchester – Littleton*

Development in Gaps

- 4.8 Development proposals in either a Strategic or Local Gap should consider particularly their effect on the Gap's function. The Local Planning Authority will not permit development that would diminish such gaps physically or visually. Policy CE.3 controls changes of use and the erection of structures that would be intrusive.

~~Policy CE.3~~ This policy expired on 20th March 2013

Development (including changes in the use of land) in the Strategic and Local Gaps, which would otherwise be acceptable in the countryside, will only be permitted if they do not physically or visually diminish the Gap and thus undermine the Gap's function and:

- (i) *do not require substantial buildings or structures or, where buildings are necessary, they are small-scale, ancillary to the proposed use, and sited unobtrusively, preferably as part of an existing group;*
- (ii) *do not include extensive hard surfaced areas or open storage;*

- (iii) *retain and incorporate appropriate management of areas of open land, woodland, hedgerows and trees.*

Essential Services

Criteria for development

- 4.9 In exceptional circumstances, it may be necessary to locate or expand some facilities or services in the countryside. These may include community or educational facilities, premises for emergency services, or development by statutory undertakers and public utility providers. Each proposal should have special justification and applicants should submit a supporting statement demonstrating a need for the facility and the absence of a suitable site in a settlement. Such development should not prejudice the countryside conservation objectives of the Local Plan. Where such proposals involve public utilities or telecommunications apparatus, the provisions of Policy DP.14 will also apply.

~~Policy CE.4~~ This policy expired on 20th March 2013

In the countryside, the development of essential facilities and services to serve local communities may exceptionally be permitted where the Local Planning Authority is satisfied that it complies with Policy DP.3 and other relevant policies of this Plan and that:

- (i) *a location on a particular site in the countryside is essential for operational reasons; or*
- (ii) *there are no suitable alternative sites for the proposed development within the defined built-up area of the settlement(s) which the development is intended to serve; and*
- (iii) *an acceptable landscape scheme is submitted as part of the application.*

Landscape

Landscape character

- 4.10 The District's distinctive landscape character derives from a combination of natural and man-made elements. Its conservation relies on retaining these elements. The landscape of the central-eastern part of the District is of national importance and designated as part of the East Hampshire Area of Outstanding Natural Beauty (AONB).
- 4.11 The first Winchester District Landscape Assessment was published in 1995 as a background document to the Winchester District Local Plan, to identify the different landscape character types found within the District outside the AONB. These were used as a basis for identifying Areas of Special Landscape Quality that were then the subject of a policy in the County Structure Plan. It complemented a similar landscape appraisal that was carried out for the East Hampshire AONB ("The East Hampshire Landscape" Countryside Commission 1991).
- 4.12 The County Structure Plan (Review) provides a framework for assessing changes to the landscape. This emphasises the need to identify and take account of local landscape distinctiveness. "The Hampshire Landscape: A Strategy for the Future" (HCC August 2000) defines broad Landscape Character Areas providing the basis for identifying distinctive Landscape Character Areas in the District.
- 4.13 The Council has carried out a comprehensive review of the landscape of the District, including the AONB, using the Landscape Character Area approach. The District Landscape Character Assessment has identified 23 Landscape Character Areas, each of which has a recognisable local identity. It is important to note that, whilst Landscape Character Area boundaries are necessarily defined on the map by a line, there is frequently a more gradual transition between these Areas. Where a Landscape Character Area flows over a settlement, there is obviously a

localised change of character between the settlement and the adjacent countryside, which forms the landscape setting / context for it.

- 4.14 Development proposals should respect local landscape character by protecting, enhancing, and restoring the key characteristics of the landscape. They should also be consistent with the strategies for the relevant Landscape Character Areas, by incorporating measures to maintain and enhance the features that create its distinctive sense of place. Conditions may be used and/or planning obligations sought to achieve landscape and built form improvements in accordance with the proposed strategies. The key characteristics and strategies for each Landscape Character Area are set out in the District Landscape Character Assessment and summarised in Appendix 2.

~~Policy CE.5~~ This policy expired on 20th March 2013

Development which fails to respect the character of the landscape, or harms the key characteristics of the Landscape Character Area concerned (as set out in Appendix 2) will not be permitted.

Area of Outstanding Natural Beauty

- 4.15 The East Hampshire Area of Outstanding Natural Beauty (AONB) is a national designation of a higher order than other "countryside" areas of the District. Policy CE.6, along with Policy CE.5, prevents development likely to harm the character of this area. The main aim within the AONB is to protect and enhance the environment to retain its special scenic quality and the character of the landscape.

~~Policy CE.6~~ This policy expired on 20th March 2013

Development that would harm the natural beauty, amenity, tranquillity and distinctive character of the landscape of the East Hampshire Area of Outstanding Natural Beauty (as defined on the Proposals and Inset Maps) will not be permitted, unless it is essential for the economic or social wellbeing of the area.

4. COUNTRYSIDE & NATURAL ENVIRONMENT

In considering development proposals within the AONB, particular attention will be given to the need to conserve and enhance:

- a) *the landscape character of the countryside;*
- b) *the settlements and their setting;*
- c) *the character of the built environment.*

Major development proposals will only be permitted if they are justified by proven national interest and there are no alternative sites outside the AONB.

National Park designation

- 4.16 The Countryside Agency has begun the process that could lead to designation of a South Downs National Park and the establishment of a National Park Authority. The National Park area may include some or all of the area within the District currently in the AONB, and some adjoining areas. National Parks have the same landscape conservation objectives as AONBs, but also aim to encourage recreational opportunities appropriate to the Park.
- 4.17 The Agency has submitted a Designation Order to the Secretary of State, with the recommendation that a National Park should be established. However, as a result of objections to the Order, a Public Inquiry has been held, and a formal decision by the Secretaries of State, taking into account the Inquiry Inspector's findings and recommendations, is currently awaited. While this process is still ongoing, the existing Local Plan policies will continue to apply to the AONB.

Countryside management

- 4.18 Countryside management can help to resolve local conflicts arising from the demand for different uses. Its success depends on partnership between local communities, landowners, businesses and other organisations with an interest in the countryside. Currently the City Council participates in countryside management

projects for the AONB and will participate in other projects in the District where appropriate.

Nature Conservation

Wildlife habitats

- 4.19 The District has a substantial number of areas that are important for their wildlife and nature conservation interest. These include areas of international, national and local importance recognised by special designations. Other undesignated areas may also have features that are ecologically important and all these areas should be protected from harmful development. Policies CE.7 - CE.10 set out how the Local Planning Authority will protect such areas. A map showing all the sites of international, national and local importance may be found loose in the folder of this Plan. In view of the small scale of many of the areas within the District, more detailed information on them is published separately from this Plan. This includes a schedule of locally designated sites, which can be inspected in the Development Directorate. Developers should refer to these to establish the location and quality of these areas, and whether any of the following policies should apply.
- 4.20 In addition to the protection of existing habitats, where appropriate, the creation or improvement of areas of nature conservation value will be encouraged in association with development, as set out in Policy CE. 11.
- 4.21 The Local Planning Authority will expect development proposals to have regard to the need to conserve important wildlife habitats in accordance with the requirements of their designation, and to respect other areas of existing or potential nature conservation interest. Where development is permitted that is likely to harm a designated site, conditions will be used and/or planning obligations sought to minimise the damage and provide compensatory measures.

4. COUNTRYSIDE & NATURAL ENVIRONMENT

- 4.22 Although most of these areas are in the countryside, some important nature conservation sites or areas of potential nature conservation value are within the settlements. Policies CE.7 - CE.11 apply also to such areas, where relevant.

International sites

- 4.23 The Local Planning Authority will use Policy CE.7 to protect sites of international nature conservation importance, and sites proposed for such designations.
- 4.24 Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) are statutory designations of European importance, and Ramsar Sites are wetland sites of international importance. These designations apply in addition to the national designations as Sites of Special Scientific Interest (see below).
- 4.25 Within the District, the Itchen Valley is a designated SAC, as is part of the Hamble Valley within the District. Areas subject to international designations have the highest nature conservation importance, and are effectively irreplaceable. Development should therefore avoid damage to, or the loss of, such sites.

~~Policy CE.7~~ This policy expired on 7th July 2009

Development likely to harm a European site, a proposed European site or a Ramsar site (either individually or in combination with other plans or projects) will not be permitted, unless:

- (i) it is directly connected with or necessary to the management of the site for the particular features giving rise to the designation, or*
- (ii) there is no alternative solution, and*
- (iii) there are imperative reasons of overriding public interest for the development.*

Where the site hosts a priority habitat or species (listed in the EC Habitats and Birds Directives), development will not be permitted unless it is needed for

imperative reasons of human health, public safety or for benefits of primary importance for the environment.

Where development is permitted that is likely to result in harm to a European site, the Local Planning Authority will require appropriate compensatory measures.

National sites

- 4.26 Within the District, 17 Sites of Special Scientific Interest (SSSIs) have been designated entirely or partly within the District, and these are of key importance nationally. Some of them have also been designated as National Nature Reserves (NNRs). Development proposals in or likely to affect these areas will be subject to special scrutiny.

~~Policy CE.8~~ This policy expired on 20th March 2013

Development likely to harm a Site of Special Scientific Interest (SSSI) will not be permitted unless the reasons for the development clearly outweigh the harm to the special nature conservation value of the site.

Where development is permitted that is likely to result in harm to a national site, the Local Planning Authority will need to be satisfied that there is sufficient provision to minimise the damage and to provide appropriate compensatory measures.

Locally designated sites

- 4.27 The District also has numerous locally designated Sites of Importance for Nature Conservation (SINCs). SINCs are those sites that the City Council, Hampshire County Council, English Nature and the Hampshire Wildlife Trust jointly agree are additional areas of particular importance for nature conservation in the District, conforming to an agreed set of criteria. These sites are shown on a map base on the map which may be found loose in the folder of this Plan, and more details of the sites may be found in the County Council's schedule of important nature conservation areas within the District, published in 2004.

4. COUNTRYSIDE & NATURAL ENVIRONMENT

Further SINC's may be identified from time to time, and these will be incorporated in future revisions to the schedule.

~~Policy CE.9~~ This policy expired on 20th March 2013

Development likely to harm a Site of Importance for Nature Conservation (SINC) will not be permitted unless it can be demonstrated that the need for the development outweighs the harm to the nature conservation value of the site.

Where a development is permitted that is likely to result in harm to a SINC, the Local Planning Authority will need to be satisfied that there is sufficient provision to minimise the damage, and to provide appropriate compensatory measures.

- 4.28 Some areas have also been designated as Local Nature Reserves. These can have any nature conservation status, and therefore the relevant Policy will be applied.

Other sites of nature conservation interest

- 4.29 Other undesignated sites may also contain wildlife interest, and Policy CE.10 will be used to protect them. Such sites would include smaller scale features of ecological interest such as woodlands, hedgerows and wetland habitats. Some important hedgerows are also protected by the Hedgerow Regulations (those over 30 years old and conforming to the criteria of the Regulations).

~~Policy CE.10~~ This policy expired on 20th March 2013

Where sites, other than those subject to Policies CE.7- CE.9 are found to support habitats or species of nature conservation interest, the Local Planning Authority will have regard to their nature conservation value when assessing development proposals that affect them. Where development is permitted that would result in harm to these habitats or species, provision should be made to minimise such harm or to replace/relocate them elsewhere in the locality.

- 4.30 Appropriate management measures should be provided for wildlife habitats on or adjacent to development sites, to ensure their long-term welfare. Developers should seek specialist advice at an early stage.

New and enhanced sites of nature conservation value

- 4.31 It is also important to encourage the provision of new wildlife habitats, or improvements to existing habitats, where appropriate. These would generally form part of a landscape scheme in association with new development.

~~Policy CE.11~~ This policy expired on 20th March 2013

When granting permission for development, the Local Planning Authority will have regard to opportunities to create or improve habitats and features of nature conservation interest.

Farming and Forestry

General

- 4.32 The farming industry needs to be efficient and flexible. Agricultural businesses in the District therefore have to be able to adapt to new legislation and changing market circumstances.
- 4.33 Although agriculture is undergoing change, it remains an important element of the rural economy and will remain the major use of land in the countryside. However, the countryside is also important for its amenity, natural beauty, recreation, ecology, history, and for defining the extent of settlements. The countryside should be conserved for its own sake, and the presumption against inappropriate development remains.

Agricultural land quality

- 4.34 The better grades of agricultural land (Grades 1,2 and 3a) are the most efficient and flexible in terms of production. Development otherwise acceptable in the countryside should avoid land of this quality wherever possible, although its importance will depend on the other

4. COUNTRYSIDE & NATURAL ENVIRONMENT

sustainability considerations in the locality. Proposals for development should justify the use of a particular location, following an assessment of the importance of the land in relation to other land in the locality. In addition to an assessment of agricultural quality, this should include an assessment of the importance of a wide range of sustainability issues. These may cover landscape character and quality, wildlife habitats, recreational amenity areas, heritage features and accessibility to infrastructure, workforce or markets as well as agricultural quality.

~~Policy CE.12~~ This policy expired on 7th July 2009

Development that would adversely affect or result in the loss of good quality agricultural land (Grades 1, 2 and 3a) will not be permitted unless it can be demonstrated that:

- (i) there is an overriding need for the development;*
- (ii) the development cannot be directed towards land of a lower agricultural classification which could be developed, taking account of other sustainability considerations;*
- (iii) the impact on or loss of the land would have the least impact on the overall importance of land in the locality, taking account of other sustainability interests.*

Essential rural development

- 4.35 New or larger farm buildings may occasionally be required to improve the efficiency of a holding, or to meet the requirements of new legislation.

~~Policy CE.13~~ This policy expired on 20th March 2013

Agricultural, horticultural or forestry development, for which a rural location is essential, will be permitted provided no suitable alternative building or facility is available which could reasonably be used for the intended purpose.

- 4.36 The Local Planning Authority should be satisfied that development is essential to the proper functioning of agriculture or forestry and that it has to be located in the countryside rather than within an existing settlement. The Authority will also need to be satisfied that applicants have exhausted possibilities for using existing buildings, and that the impact of new development is minimised. Where an existing obsolete building is to be replaced, the removal of the existing building will be sought through a planning condition or legal agreement.

- 4.37 The Town and Country Planning (General Permitted Development Order) 1995 requires farmers wishing to construct new buildings or roads on farms of 5 hectares or more to notify the Local Planning Authority in advance. The Authority can comment on the design, siting and materials of the proposed development (but not on the principle), or require the submission of a planning application. In considering such notifications the Authority will expect the impact of new development to be minimised. In 1995, the County and District Councils of Hampshire produced 'Farm Buildings – A Design Guide for Hampshire' and the Planning Authority will expect the guidance provided to be reflected in relevant planning applications and 'prior notifications'.

Agri-Industry and Agri-Distribution

- 4.38 As the farming of some crops and livestock becomes less profitable, farmers are increasingly looking to ventures that can "add value" on the farm by processing, marketing and distributing produce.
- 4.39 The landscape of the Area of Outstanding Natural Beauty is particularly sensitive to large-scale "agri-industry" and "agri-distribution". Where, exceptionally, they are to be accommodated, they must be particularly well designed, sited and landscaped to avoid intrusion. Policy CE.14 provides that such developments should be subject to the same

4. COUNTRYSIDE & NATURAL ENVIRONMENT

requirements as other essential agricultural or forestry development, as set out in Policy CE.13.

- 4.40 Agri-industrial/distribution facilities are already concentrated in the Micheldever Station area. These generate significant levels of traffic on rural roads. Further development of this type could erode the landscape character of this part of the District. Therefore, proposals for agri-industrial or agri-distribution development in the Micheldever Station area require particularly careful control.

~~Policy CE.14~~ This policy expired on 20th March 2013

Proposals for "agri-industrial" and "agri-distribution" development in the countryside will only be permitted where they accord with Policy CE.13.

In the Micheldever Station area, "agri-industrial" and "agri-distribution" development will not be permitted unless:

- (i) it requires a railhead location, can be satisfactorily served by the railhead and is located within the area defined on Inset Map 15; or*
- (ii) it involves the limited expansion of an existing firm or organisation where this can be accommodated on its existing site, and where the site has a lawful use for the same purpose.*

- 4.41 Proposals for such development within the Micheldever Station area will only be permitted where the operation requires a railhead location, and this should be within the area defined on Inset Map 15. The Local Planning Authority should be satisfied that the development can be served by the railhead and that any requirements imposed by the railhead operator can be accommodated. Proposals for the expansion of an established business may also be acceptable where this would not be unduly intrusive or result in traffic levels inappropriate to local rural roads.

- 4.42 This area is also safeguarded for use as a railhead aggregates depot by the Hampshire Minerals and Waste Local Plan. While the area is considered to be large enough to accommodate both an aggregates depot and agri-industrial/distribution development, the Minerals Planning Authority (Hampshire County Council) will be consulted on planning applications for such development.

Fish farms and water areas

- 4.43 Fish farming can be detrimental to water quality and the ecology of the District's rivers. The threat to the Upper Itchen has been sufficient to justify an "Article 4 Direction" to control fish farming and other agricultural developments.
- 4.44 Fish-related enterprises may include fish farms and recreational fisheries. Developers should demonstrate that a countryside location for the activity is essential. Normally only those fish related enterprises which can be defined as agriculture (as in Section 336(1) of the Town and Country Planning Act 1990) will be permitted in the countryside. The Local Planning Authority will seek the advice of the Environment Agency, English Nature, and others as necessary, to ensure that there will be no unacceptable impact on the landscape, ecology, wildlife interest, water quality, or the public enjoyment of the countryside.

~~Policy CE.15~~ This policy expired on 20th March 2013

The development of fish farms, fishing lakes and ponds for agricultural or recreational use will only be permitted in the countryside where a countryside location is essential. The Local Planning Authority should be satisfied that there will be no unacceptable impact on the landscape, ecology, water quality, the rural road network, or public enjoyment of the countryside.

Rural Economy

Farm diversification

- 4.45 Farmers are increasingly diversifying into other activities, such as farm shops, farm-based food processing or packing, services to other farms, woodland-based enterprises, equestrian businesses, sporting facilities and tourist accommodation.
- 4.46 When considering such proposals, the Local Authority will take into account the needs and viability of the holding. The Authority's assessment of a planning application will be assisted by a statement from the applicant setting out the implications for the farm unit, and demonstrating the relationship between the proposed activity and the remainder of the farm unit (a "Farm Plan"). Any diversification scheme should be consistent with the rural characteristics of the holding and should, wherever possible, use existing buildings. Where no existing buildings are available for conversion, and a new building can be justified, it should be located unobtrusively, if possible within an existing group of buildings. All diversification proposals will be judged against other relevant countryside policies in this Local Plan, and the requirements of Policy CE.16.

Policy CE 16

Proposals for new rural enterprises which form part of a farm diversification scheme will only be permitted where:

- (i) they are consistent with the characteristics of the holding and are likely to be sustainable for the foreseeable future;*
- (ii) they re-use existing buildings wherever possible;*
- (iii) any additional traffic generated can be accommodated without harming the character of rural roads;*
- (iv) they respect the local landscape character.*

Re-use of non-residential buildings in the countryside

- 4.47 The letting of farm buildings for use by small businesses is a specialised form of farm diversification. Other non-residential buildings in the countryside may also be suitable for conversion to employment use. The conversion of appropriate buildings can play an important role in meeting some of the employment needs of rural areas.

Policy CE.17

The change of use/conversion of non-residential buildings in the countryside to employment-generating activities (B1, B2 or B8 uses) will be permitted if the Local Planning Authority is satisfied that:

- (i) the form, bulk, and general design of the existing building(s) are in keeping with the locality, and the proposed development will maintain or enhance the local environment;*
- (ii) the existing building is of permanent and sound construction, is not derelict and can accommodate the proposed use without substantial re-construction;*
- (iii) where the building or site contains features of architectural, historic, nature conservation, landscape or visual interest, the proposed development will retain or improve such features;*
- (iv) the scale and nature of the activity can be accommodated without detriment to the visual character of the locality, is not in a remote location, and will not harm the vitality of existing employment uses or the viability of proposed employment sites in a nearby town or village;*
- (v) the extent of the site is, or will be, clearly defined to prevent the development expanding into the surrounding countryside;*
- (vi) the type of traffic generated can be accommodated without harming the character of rural roads.*

4. COUNTRYSIDE & NATURAL ENVIRONMENT

Proposals for the use of buildings of architectural or historic interest will additionally be subject to the requirements of Policy HE.17. The Local Planning Authority may impose planning conditions, or seek planning obligations, to ensure that, where the re-use of rural buildings is permitted, the buildings will not be replaced by new agricultural buildings that would not otherwise require planning permission.

- 4.48 Policy CE.17 applies only to non-residential rural buildings in the countryside, and the conversion of dwellings to commercial uses will not be permitted. Industrial uses [Class B1(c)] are often most appropriate for the re-use of rural buildings, as they tend to require fewer conversion works. However, where office uses [Class B1(a) and (b)] are more appropriate to the character of the building, these may be accepted, provided they do not involve the substantial dispersal of employment from nearby towns, villages or other urban areas.
- 4.49 General industrial uses (B2) may be acceptable in the countryside where they will not result in disturbance to existing uses, particularly housing. As they may provide fewer employment opportunities or have adverse traffic implications, storage and distribution uses (B8) are likely to be less acceptable than B1 uses, unless they involve low intensity use and traffic generation. However, in certain circumstances, e.g. in buildings of architectural or historic merit, where the conservation of their character is the primary objective, storage uses can be sympathetic, in requiring least alteration to the structure (see Policy HE.17).
- 4.50 Only rural buildings whose form, bulk and general design are in keeping with their surroundings will be considered as appropriate for re-use. Buildings that are of temporary construction, or so dilapidated as to require rebuilding rather than conversion, will not be acceptable for re-use.
- 4.51 Some rural buildings, particularly older traditional buildings, make a positive contribution to the character of the environment. Proposals which would harm the character of such a building or its setting, or adversely affect the environmental quality and character of the area, will not be acceptable. Where the existing building is of no particular merit, proposals enhancing the rural environment will be sought. Policy HE.17 relates to the use of buildings of architectural or historic interest, in addition to Policy CE.17.
- 4.52 Development should be small in scale and designed to respect local building styles and materials. Where it concerns more than one enterprise, the scale and nature of the whole development will be considered. Boundaries should be clearly defined and appropriately landscaped.
- 4.53 Large buildings and those in remote locations are unlikely to be suitable for conversion. Developers will need to demonstrate that their proposal does not cause harm to existing or proposed employment sites in a nearby town or village, and that it would not result in the dispersed expansion of an existing business currently located in a town or village. Applicants should include a "travel plan" explaining how employees' and visitors' travel, especially by car, will be minimised.
- 4.54 Within larger complexes of rural buildings, it is unlikely that all of the complex will be suitable for re-use. If it is established that the complex is in a sustainable location for business use, proposals for re-use of any part of the complex should follow a comprehensive assessment of the whole complex, and should be able to demonstrate that the buildings proposed for re-use are the most suitable for employment use, and that the amount of business use proposed is sustainable. This should take account of such matters as levels of traffic generation, any buildings to be removed and the need for environmental improvements to the remainder of the site.

- 4.55 Where the re-use of an agricultural building could lead to the erection of a replacement building, because it displaces an existing use, the Authority may consider withdrawing agricultural permitted development rights (as set out in the General Permitted Development Order).
- 4.56 The Local Planning Authority may also limit the hours of operation, the activities to be carried out, or restrict the use to a particular firm or individual; and expansion of sites will not normally be permitted. The permitted development rights of new activities (as set out in the General Permitted Development Order) may also be withheld, to control future intensification/extension of use on the site.
- 4.57 Proposals for changes of use or conversion of buildings to residential use will only be accepted where they meet the requirements of Policy CE.24.

Existing lawful employment uses

- 4.58 Although businesses should generally rely on buildings within the settlements or the re-use of rural buildings, the Local Planning Authority recognises that a number of lawful employment uses exist outside the settlements. These businesses may from time to time need additional space for their operational needs, or replacement buildings. Any development of this nature needs to ensure that it is not harmful to the surrounding countryside in terms of increased activity or traffic generation.
- 4.59 The reasonable expansion of lawful employment uses in the countryside will be considered where it is needed to support the efficient operation of the business, cannot be satisfactorily located in a nearby settlement, and can be accommodated without harm to the surrounding countryside and adjacent uses. Any additional floorspace provided should not materially increase the level of business activity in terms of the amount of employment and traffic generation. Applicants should submit a comprehensive plan for the site showing how environmental benefits are to be achieved,

and information on current and proposed employment and traffic levels.

- 4.60 Redevelopment of B1, B2 and B8 business uses will be considered where the current buildings have outworn their useful life, and/or significant environmental benefits would be achieved by replacing the existing buildings. The scale of the buildings should be appropriate to their countryside location, and the site should be designed to reflect local distinctiveness and landscape character. Alternative B1, B2 or B8 uses may be appropriate, provided the proposed use is suitable for a countryside location. The replacement building(s) should achieve a more efficient use of the site, and the area covered by buildings or hard surfaced areas should not exceed that existing on the site.

~~Policy CE.18~~ This policy expired on 20th March 2013

Within existing lawful employment sites in the countryside (Use classes B1, B2, and B8), the extension or replacement of existing buildings will be permitted where:

- (i) the site is close to an existing settlement and main transport networks (including public transport), and not in a location where continued employment use would be harmful to the local environmental or neighbouring uses;*
- (ii) there will be no material increase in employment or traffic levels as a result of any increase in floorspace or built development;*
- (iii) the scale and design of the proposed buildings and the site achieves substantial environmental benefits that reflect local distinctiveness and the character of the surrounding countryside.*

Applicants should submit a comprehensive plan justifying their requirements, demonstrating how the proposed development meets the above criteria, and how the natural features of the site are to be managed.

4. COUNTRYSIDE & NATURAL ENVIRONMENT

Proposals for extensions to existing buildings, or additional new buildings, will be required to demonstrate an overriding operational need for any additional floorspace.

Proposals for redevelopment of business uses will be required to demonstrate that:

- (a) the buildings have outworn their useful life; and*
- (b) the proposed buildings achieve a more efficient use of the site.*

Policy CE.19

The use of land for the siting of a residential caravan or mobile home will not be permitted unless it is for use by an agricultural or forestry worker and:

- (i) the applicant can demonstrate that the labour requirements of the holding or activity justify the worker;*
- (ii) the applicant can demonstrate that a continual presence on the holding is essential to the efficient working and development of the enterprise;*
- (iii) there is clear evidence of a firm intention and ability to develop the enterprise concerned, and that it has been planned on a sound financial basis;*
- (iv) existing accommodation on or near the holding is inadequate to meet the needs of the worker;*
- (v) where possible, the site is within an existing group of buildings or well screened.*

Where development is permitted in accordance with this Policy, it will be only for a temporary period of up to three years, after which time the needs of the holding will be reviewed. Permission will not be granted for accommodation on speculative "bare-land" holdings (where no buildings exist). Applications for the renewal of a temporary permission are unlikely to be permitted. The occupancy of the caravan or mobile home will be restricted in the same way as dwellings.

4.65 Three years should be sufficient to demonstrate the viability and needs of an enterprise, and therefore a temporary permission is unlikely to be renewed. Proposals for accommodation on new holdings where there is no existing enterprise or buildings will not be permitted, as it will not be possible to satisfy the requirements of Policy CE.19.

4.66 New dwellings will only be considered where an agricultural or forestry unit or activity has been established for at least 3

Housing

General

4.61 It is the Government's policy that new house building in the countryside should be strictly controlled but the pressure for housing development in the countryside remains strong. This would in most circumstances be detrimental to the rural character of the District, and therefore specific planning policies are required to limit housing development to defined circumstances.

4.62 Housing development will not be permitted in the countryside except in the special circumstances detailed in Policy H.6, and Policies CE.19 – CE.27.

Housing for essential rural workers

4.63 To maintain the proper functioning of agriculture or forestry, it may be necessary, in exceptional circumstances, to permit new residential accommodation for essential rural workers. It is, however, essential that all applications are thoroughly scrutinised, to ensure that stated intentions are genuine, are likely to materialise, and are capable of being sustained for a reasonable period of time.

4.64 If it can be demonstrated that on-site accommodation is essential to support a new farming activity, on a newly created farm unit or on an established one, it should normally, for the first three years, be provided by temporary accommodation.

years, and where there are no other dwellings in the locality suitable for occupation by the worker, or opportunities for providing accommodation by converting or subdividing existing buildings.

- 4.67 Circumstances where a new forestry dwelling is justified are likely to be rare as, under modern methods of forestry management, the workforce is largely peripatetic. Exceptionally on-site accommodation may be justified to service intensive nursery production of trees.

Policy CE.20

Dwellings for workers in agriculture or forestry will not be permitted unless the Local Planning Authority is satisfied that:

- (i) the activity has been established for at least 3 years, been profitable for at least one of them, and it is demonstrated that it is currently viable and has a clear prospect of remaining so;*
- (ii) criteria (ii) and (iii) of Policy CE.19 are still satisfied and the dwelling is essential to its continued viability and efficient working;*
- (iii) existing accommodation on or near the holding is inadequate to meet the needs of the workers who must be housed on it;*
- (iv) an existing dwelling (or building suitable for conversion to a dwelling) serving or closely connected with the holding, which was suitable for occupation by an agricultural or forestry worker, has not been recently sold separately or otherwise alienated from the holding;*
- (v) the proposed dwelling is of a size appropriate to the productivity of the holding (normally 120m² -150m², including office space);*
- (vi) the proposed dwelling is designed to reflect local distinctiveness and, where possible, located as close as possible to existing farm buildings.*

In assessing proposals, all of the above criteria should be met, and the Local Planning Authority will consider the needs of the holding rather than the desires of the applicant. Where housing development is permitted in accordance with this Policy, the occupancy of the dwelling or dwellings will be restricted by an occupancy condition. Where dwellings exist on the holding that are unrestricted, but essential to the operation of the holding, such conditions may be placed on these dwellings, having regard to the need to ensure that planning conditions are reasonable, necessary and effective. The Authority may seek a planning obligation to restrict the future subdivision of holdings or the separation of dwellings from land or buildings.

- 4.68 The Local Planning Authority will require evidence that the worker is necessary for the continued operation of the enterprise, that it is essential for that worker to be readily available at most times, and that the enterprise is viable and likely to remain so.
- 4.69 Given the potential intrusion of a new building in the countryside, the design and siting of the dwelling should be as sensitive as possible. Particularly important is the size of the proposed dwelling, not only because of its visual impact but also its relationship to the productivity of the holding.
- 4.70 Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income the unit can sustain, will not be permitted. Each case will be considered on its merits in relation to the size and nature of the holding, the management responsibilities of the worker, the income derived, and the likely future productivity and viability. Normally dwellings will be expected to be within the range 120m² - 150m² floor area (externally measured), the typical size of a 3 - 4 bedroom house. Dwellings for farm employees should normally be close to 120m², whereas dwellings for farmers with management responsibilities, requiring office space, should not exceed 150m².

4. COUNTRYSIDE & NATURAL ENVIRONMENT

4.71 The 150m² limit allows for the incorporation of farm offices, where they are needed. To minimise the overall impact of a dwelling, garages and stores should not be an integral part of the living accommodation, but should be provided separately, designed to relate to the farm buildings rather than the new dwelling. The Local Planning Authority will normally prefer the conversion of an existing suitable building, or part, to a dwelling rather than a new building.

4.72 As dwellings would not be permitted without a demonstrable agricultural or forestry need, the Local Planning Authority will ensure they are retained for important rural workers. The future occupancy of the dwelling will therefore be restricted by condition to people solely or mainly employed, or last employed, in the locality in agriculture or forestry, or a widow or widower of such a person, and to any resident dependants. When granting permission for a new agricultural dwelling subject to an occupancy restriction, such conditions may also be imposed on existing unrestricted dwellings on the holding, in the control of the applicant, which are needed in connection with the holding.

Removal of occupancy conditions

4.73 When owners or occupiers of restricted dwellings or mobile homes seek to have such a condition removed, the Local Planning Authority will assess the need for such conditions to be retained, taking into account the need for accommodation on the holding and in the locality.

Policy CE.21

Applications for the removal of conditions restricting the occupancy of dwellings to agricultural or forestry workers will not be permitted unless the Local Planning Authority is satisfied that the dwelling is no longer required for workers on the holding or in the surrounding area, nor is likely to be required in the foreseeable future. Where such conditions are removed, permission will not be granted for new agricultural or forestry workers'

dwellings on the holding or on any new holdings created by its sub-division.

4.74 Where the dwelling forms part of a larger holding, the application should include details of current and planned investment in the holding, the current and proposed nature of the enterprise, a financial forecast, and the need for accommodation in relation to the criteria of Policy CE.20. One way of demonstrating this information would be by the submission of a "Whole Farm Plan" to justify why the dwelling is no longer needed to support the holding, or other holdings in the locality.

Dwellings for other rural workers

4.75 Other uses of rural land will not normally justify on-site accommodation. Pressure for such accommodation often comes from those keeping horses or involved in activities ancillary to farming. While operators may wish to carry out such activities in the countryside, they will not normally justify an exception to the restrictions on housing development in the countryside.

4.76 Any need for on-site accommodation should be considered at an early stage in choosing a site. In considering proposals to establish such enterprises, the Local Planning Authority will assess the likely current and future needs for housing against the availability of suitable existing accommodation. Where a development would be likely to generate pressure for unacceptable residential development, this may justify rejecting the proposal. However, if a dwelling on or near the holding exists subject to an agricultural occupancy condition, the Authority may be prepared to amend the condition to enable occupation by workers needing to live on or close to an equestrian or agriculture-related enterprise. Where a new dwelling is said to be essential in connection with the running of an established enterprise, it will be considered against the criteria set out in Policies CE.19 and CE.20.

Policy CE.22

The development of dwellings in the countryside for workers employed in enterprises not connected with agriculture or forestry will not be permitted unless an essential need can be demonstrated, using the criteria for agricultural workers' accommodation as set out in Policies CE.19 and CE.20. The Local Planning Authority may be prepared to relax an occupancy condition on an existing agricultural or forestry worker's dwelling to allow its occupancy by such a worker, where this would achieve the proper management of a holding or area of countryside and the enterprise can satisfy the criteria of Policy CE.20.

Extension and replacement of dwellings

- 4.77 There is a clear demand for large houses in the countryside, but the replacement or extension of existing dwellings can have a major impact on the character of the rural environment. The 2002 Winchester Housing Needs Survey provides evidence of a continuing need for small, more affordable accommodation in the countryside as well as within the settlements of the District.
- 4.78 There is a need for a mix of dwelling sizes and types in the countryside, to retain variety in the housing stock. There is currently an oversupply of large detached dwellings in the countryside, and the Local Authority will therefore seek to retain and restrict increases in the size of existing dwellings of less than 120m² floor area. This would apply to all proposals for replacements or extensions, which will normally be limited to no more than 25% of the existing, whatever the number of bedrooms. The Local Authority will, however, be particularly concerned to retain the smaller more affordable dwellings of 1 or 2 bedrooms, that are in short supply throughout the District, to meet local needs. Any acceptable extension or replacement should reflect the character and design of the original dwelling, and should not result in a

dwelling that is disproportionately larger than the one it is extending or replacing.

Policy CE.23

Within the countryside, the replacement or extension of dwellings will be permitted provided that:

- (i) *it does not significantly change the character of the existing dwelling, or result in increased visual intrusion, by increased size and/or unsympathetic design;*
- (ii) *it would not reduce the stock of small (1 or 2 bedroom) or more affordable dwellings in the countryside.*

In considering planning applications to extend or replace dwellings which have previously been replaced or extended, the Planning Authority will have regard to the effect of the proposals on the size and character of the original dwelling.

- 4.79 If a dwelling is derelict or has been demolished, permission for a new dwelling or extension will not be granted, unless it has recently been accidentally destroyed. Only dwellings that have been continuously occupied will be considered suitable for replacement/extension.
- 4.80 In assessing any proposal to extend or replace a dwelling, the Local Planning Authority will take account of other recent extensions to, or replacements of, the dwelling, and the cumulative effect on the size and character of the original property.
- 4.81 All extended and replaced dwellings in the countryside should reflect the form and character of the existing dwelling in terms of size and design, and should maintain or enhance both the immediate and wider setting of the building. Applications for replacement or extension of dwellings should include a statement setting out the design principles adopted, and the relationship of the proposal to the existing building and the wider locality. The resulting dwelling should not lead to increased intrusion in the landscape.

4. COUNTRYSIDE & NATURAL ENVIRONMENT

Conversions and changes of use

- 4.82 The presumption against non-essential residential development applies also to changes of use of existing buildings. The pressure to convert existing buildings, such as barns, to dwellings is substantial and will be resisted to protect the appearance and integrity of the countryside.
- 4.83 The preferred use for conversion of non-residential rural buildings will always be an employment use, as this helps to maintain economic diversity in the countryside. The City Council recognises, however, that some buildings may prove not to be suitable for employment use, either as a result of the building design, or because its location is so remote that business use would be unsustainable. Where applicants have made reasonable efforts to secure business use for the property, are able to submit a statement describing the nature of those efforts and the building is suitable for residential use, then conversion to residential use may be the only option to secure the future of the building.
- 4.84 Conversion to residential use will only be accepted where the building is of a design and construction that is suitable for conversion without substantial alteration, rebuilding or extension to achieve the use. If a residential curtilage is created, it should be designed to respect the character of the surrounding countryside, in accordance with Policy CE.5 and/or CE.6. Policy HE.17 would, however, also apply to the re-use of historic buildings.

Policy CE.24

Except within the terms of Policies CE.20, CE.25 or HE.17, the change of use of existing non-residential buildings to residential use will not be permitted unless:

- (i) the building is of a design and construction that is suitable for conversion without substantial works; and*
- (ii) it can be demonstrated that all reasonable efforts to secure a re-use*

for economic development purposes have been unsuccessful; or

- (iii) the building or its location are unsuitable for employment use.*

Conversion of larger buildings in extensive grounds

- 4.85 Some larger buildings in the countryside, usually large houses often in extensive grounds, may no longer be suited to single family occupation. They are unlikely also to be suitable for the small-scale employment uses favoured by Policy CE.17.
- 4.86 To retain the features of the building and grounds, and minimise traffic generation, such properties may be more suitable for uses such as hotels, recreation, or institutional uses such as schools, rest or nursing homes. Conversion/subdivision to flats or smaller dwellings may be accepted in limited circumstances where it can be demonstrated that there will be no harmful effects on the rural environment.

Policy CE.25

The change of use of existing buildings in extensive grounds (which are not suitable for employment use by virtue of their scale, impact on the building, or traffic generation) to hotels, recreational uses, or institutional uses will be permitted provided that it would not be harmful to the rural environment or require additional development, either immediately or in the future, which would be harmful.

The conversion or subdivision of such buildings to flats or small dwellings may exceptionally be permitted provided the requirements above are met.

Staff accommodation

- 4.87 Staff accommodation may be permitted in association with large buildings in the countryside, where it is genuinely required to service them. It should be well related to the main building, and, where possible, be provided by the conversion or extension of an existing building. The design of any new building should be sympathetic to its rural location and the main building.

4. COUNTRYSIDE & NATURAL ENVIRONMENT

Policy CE.26

The Local Planning Authority will permit the conversion or extension of existing buildings to provide staff accommodation in association with large buildings provided that:

- (i) it is satisfied that there is an overriding need for the accommodation to be located on-site;*
- (ii) the proposed development is in sympathy with the building and its grounds.*

Sites for gypsies and travelling showpeople

4.88 The Local Planning Authority no longer has a duty to provide sites for gypsies residing in or resorting to its area. Government guidance in Circular 1/94, which informed the preparation of this Plan, indicated that local planning authorities should continue to make adequate gypsy site provision in their development plans, for both public and private sites. According to that guidance, sites could be permanent for long-term use, or for temporary or transit use. The Hampshire County Structure Plan Review requires local plans either to identify locations for sites or set out criteria-based policies for determining planning applications. In accordance with sustainability principles of this Plan, sites will be expected to use previously developed land wherever possible.

4.89 There is currently one permanent local authority gypsy site at Whiteley, and a number of small private sites also exist. The Housing Act 2004 requires all local authorities to assess the need for gypsy and traveller accommodation within their area, as part of the wider assessment of housing requirements. Such an assessment is currently being undertaken for Winchester District. Any locally assessed need will be incorporated into the Regional Spatial Strategy as regional targets for provision. Circular 01/06 requires each authority to identify sites which will contribute towards meeting the assessed pattern of need, through their Local Development Frameworks.

4.90 Government advice on provision for travelling showpeople is set out in Circular 22/91, and a site has been provided for them near Micheldever.

4.91 Policy CE.27 sets out the different requirements for permanent, temporary and transit sites, and the criteria against which applications for gypsy sites and travelling showpeople will be considered.

~~Policy CE.27~~ This policy expired on 7th July 2009

The development of permanent, temporary or transit sites, for gypsies or travelling showpeople, will only be permitted where:

- (i) the Local Planning Authority is satisfied that the need for such provision in the locality overrides the general objections to residential development in the countryside, for example, because of the applicant's strong local connections;*
- (ii) the site is capable of accommodating the number of caravans/mobile homes proposed together with any proposed equipment or business activities, using acceptable space standards;*
- (iii) the site will not be unduly intrusive and is, or will be, clearly defined by physical features (such as hedges) and adequately landscaped to blend the site into its surroundings;*
- (iv) the site is not in the East Hampshire Area of Outstanding Natural Beauty, Strategic or Local Gaps, or of particular ecological, historic or archaeological importance.*

And in the case of permanent sites:

- (v) the site is capable of being provided with essential services and is within reasonable distance of schools, shops, and other community facilities;*

Where quarters or sites are permitted the Local Planning Authority may impose conditions restricting the proportion of the site which may be covered by equipment, the hours during which such equipment

4. COUNTRYSIDE & NATURAL ENVIRONMENT

may be tested or repaired, limiting those parts of a site which may be used for business operations, and/or limiting the number of days for which gypsy caravans may be permitted to stay on a transit site. The Authority may also seek a planning obligation so as to limit the future occupation and use of the site.

- 4.92 Normal planning considerations should continue to apply when considering proposals for sites. This includes the advice on the need to protect the countryside. While the lifestyles of travelling showpeople and gypsies are different, their land use requirements are similar. Accordingly, the Local Planning Authority seeks to direct proposals for sites to areas of land which are already used for buildings or commercial activities, particularly derelict land. For permanent sites, it is important that sites are close enough to existing settlements to enable residents to make use of local facilities and services, particularly schools and shops. All types of site should be located so as to avoid conflicts with the settled population, particularly with respect to disturbance from equipment and business activities.

Policy CE.28

Development of recreation and tourist facilities will be permitted in the countryside provided that they:

- (i) maintain and safeguard the open and undeveloped nature of the countryside and/or gaps between settlements;*
- (ii) do not require buildings or structures of a type or quantity which would be harmful to the rural character of the area;*
- (iii) do not conflict with the needs of agriculture or forestry.*

Recreation

Sustainable facilities

- 4.93 The countryside is an important recreation and tourism resource, but it is crucial that related activity does not destroy the qualities of the countryside which attract such activity. Levels of recreational activity which maintain these inherent qualities are termed "sustainable recreation". Development related to such activities will only be permitted if the site and wider area are capable of accommodating it without long-term detriment.

Introduction

- 5.1 The Local Plan adopts a holistic definition of the historic environment, as all the physical evidence for past human activity, including archaeological monuments and remains, historic buildings, settlements, landscapes and spaces.
- 5.2 The main objective of these policies is to conserve the historic environment by ensuring that the essential character and special interest of its assets are protected or enhanced whenever development takes place.
- 5.3 The historic environment should not always be seen as a constraint to change, but as a catalyst for regeneration and diversification, bringing economic, cultural and educational benefits to the District. This Chapter includes policies to protect and enhance the historic environment of the District: its archaeology, historic parks and gardens, conservation areas and historic buildings.

Archaeology

- 5.4 The District has a rich archaeological resource including remains from prehistory to the military history of the last century. Archaeological remains provide important evidence of our past which brings an understanding and enjoyment of the present. The Local Plan follows Government guidance in ensuring that new development makes provision for the protection and understanding of this non-renewable resource, and recognises the cultural and educational benefits this brings to the District and its visitors.
- 5.5 The City Council maintains a Sites and Monuments Record (or Historic Environment Record) which identifies and records all known archaeological sites, monuments, historic buildings and landscape features in the District. Developers are advised to inspect this Record to establish any archaeological implications before considering detailed proposals, and developers are advised to seek advice from the City Council's

Archaeological officers at an early stage on the implications of proposals and requirements for archaeological investigation. All work required to assess, investigate and protect archaeological features should be carried out at the developer's expense.

- 5.6 Development which affects a Scheduled Ancient Monument or its setting will require consent from the Secretary of State, and developers are therefore advised to consult the Government's advisors English Heritage, before submitting detailed proposals.
- 5.7 The Local Plan recognises that special attention needs to be given to the rich and important archaeological remains in historic urban areas. The "Extensive Urban Surveys" for Wickham, New Alresford and Bishop's Waltham (Hampshire County Council & English Heritage, 1999), together with the "Winchester Urban Archaeological Strategy" (Winchester City Council & English Heritage, in progress) define historic urban areas where there is high potential for archaeological remains, together with advanced strategies for their management. It is likely that most development within these areas will be subject to Policies HE.1 and HE.2 below.

Policy HE.1

Where important archaeological sites, monuments (whether above or below ground), historic buildings and landscape features, and their settings (as identified and recorded in the Sites & Monuments Record), whether scheduled or not, are affected by development proposals, permission will not be granted for development unless the Local Planning Authority is satisfied that, where appropriate, adequate provision has been made for their preservation in situ and ongoing management, conservation and protection.

Where such preservation is not possible or desirable, the Local Planning Authority will permit development to take place only where satisfactory provision has been

5. HISTORIC ENVIRONMENT

made for a programme of archaeological investigation, excavation and recording before, or during, development and for the subsequent publication of any findings, where appropriate.

- 5.8 The requirement to preserve in situ the most important archaeological sites and their settings, in particular those recognised nationally, should be reflected in the design of development proposals. Appropriate arrangements for the future management of archaeological sites should be made to ensure their protection in the longer term.
- 5.9 Where archaeological investigation and recording provides the most appropriate means of taking account of less important archaeological sites, provision for this may need to be secured using planning obligations and/or conditions. The City Council may refuse permission for proposals which do not preserve in situ, or make provision for the protection or investigation of, archaeological sites.

Policy HE.2

Where there is evidence that archaeological sites, monuments (whether above or below ground), historic buildings and landscape features, and their settings may be present on a site, but their extent and importance is unknown, the Local Planning Authority will refuse applications which are not supported by adequate archaeological assessment which clarifies the importance of the feature and demonstrates the impact of development.

- 5.10 It is vital to obtain the right information to make an informed decision and prevent the possibility of damage resulting from development. Where an archaeological assessment has been carried out, any planning application should include details of the results. In particular, it should show how the proposal would affect any archaeological sites and their settings, and how such effects could be satisfactorily mitigated.

Historic Parks, Gardens and Battlefields

- 5.11 Important historic parks and gardens in the District are identified on a national register compiled by English Heritage, together with a more extensive register of locally important sites compiled by Hampshire County Council. Nationally important historic battlefields in the District are also identified on a register compiled by English Heritage. Developers will be responsible for ensuring that development proposals do not adversely affect the character of an historic park or garden or battlefield identified on these registers, either directly, or indirectly by an impact on its setting, disturbance by noise, or water pollution.

~~Policy HE.3~~ This policy expired on 20th March 2013

Proposals which would adversely affect the character or appearance of a park, garden or battlefield of special historic interest or its setting will not be permitted.

- 5.12 Large-scale proposals affecting historic parks, gardens and battlefields or their settings will normally require a full environmental evaluation of their impact before they can be determined (e.g. golf centres and golf-related development, see Policy RT.12). Only proposals that avoid the loss of key features, retain the essential character of the site and assist its protection, management and restoration will generally be acceptable.

Conservation Areas

- 5.13 Many settlements in the District provide visible evidence of their past in their buildings, street plans and open areas. These features contribute much to their attractive character. The Plan seeks to protect such features and to maintain and improve the quality of the historic environment.
- 5.14 The City Council has identified a number of areas within the District which are considered to be of "special architectural or historic interest, the character or

appearance of which it is desirable to preserve or enhance". These are designated as Conservation Areas. They may vary in character, form and size from a small group of buildings to a major part of a town, but their designation means that they are all worthy of protection as areas of particular merit.

- 5.15 The City Council has currently designated 37 Conservation Areas in the District (see Appendix 1). These areas will continue to be protected, with periodic reviews to assess the suitability of their boundaries and the need for new designations. To conserve features and areas of architectural, historic or archaeological interest, the Local Planning Authority will consider the designation of further, or extension of existing, Conservation Areas. In assessing an area for Conservation Area status the following factors will be taken into account:

- the desirability of preserving or enhancing the character or appearance of the area;
- the level of architectural, historic or archaeological interest;
- the quality and special character of the area within its local context;
- the degree of threat to the character or appearance of the area;
- the amount of alteration and development, detrimental to the character and appearance of the area, that has occurred;
- other controls on development such as planning restrictions and other designations.

- 5.16 The Council has produced a number of Conservation Area Technical Assessments, along with a Conservation Strategy for Winchester Conservation Area. The Winchester Conservation Area Project has resulted in an environmental capital matrix to assist in the assessment of development proposals within the Winchester

Conservation Area and contains Supplementary Planning Guidance in the final Strategy Section. A series of Conservation Guidance Notes are being produced which set out the principles of conserving historic buildings and features which contribute to the character and appearance of Conservation Areas. Those already produced have been adopted as Supplementary Planning Guidance, but future documents produced will need to be adopted as Supplementary Planning Documents.

Development in Conservation Areas

- 5.17 The character of Conservation Areas depends on the relationship of buildings to each other and their settings, in the local and wider context. The first step in the design process must, therefore, be an appraisal of the qualities of the area and the opportunity to reflect and improve on them. Such an appraisal should be submitted as part of a planning application (see Policy DP.1).

Policy HE.4

New development which would detract from the immediate or wider landscape setting of any part of a Conservation Area will not be permitted. Particular attention should be paid to conserving attractive views out of and into the area, including those from more distant/higher vantage points. Opportunities should be taken to improve views that detract from the appearance of the area.

- 5.18 The topography of the District means that development is often seen from a distance or from above. The treatment of the roofscape is, therefore, a crucial element in the overall design. Other important aspects may include the openness of a view, and more obvious features, such as tree cover, and the immediate setting of particular buildings. The style of buildings can be important but, more often, it is the scale, massing and disposition of buildings which provides the predominant framework.

5. HISTORIC ENVIRONMENT

- 5.19 There has been a tendency for land to be subdivided as potential building plots, based upon suburban plot shapes. This often conflicts with the more traditional plan form of the District's historic towns and villages. In forming housing plots, account must be taken of the plan form best suited to the area. Otherwise insurmountable design problems will arise when producing a detailed design.
- 5.20 Government planning guidance (PPG3) stresses the importance of providing higher density housing on previously developed sites. Given that many of these sites will be in the historic environment, it is essential that, where new development is acceptable in principle, it responds sympathetically to the existing settlement pattern and townscape characteristics and is of sufficient quality design to make a positive contribution.
- 5.21 Proposals to extend an historic building require careful consideration and these must not detract from the character or appearance of the Conservation Area. Many historic properties in Conservation Areas are of a small and modest scale so it is important that the extension does not dominate the original structure. Views from surrounding listed buildings and other non street-level views may be important. Where an extension is acceptable in principle, a fine balance has normally to be struck between scale, location, design and materials.
- 5.22 Poorly conceived alterations to individual historic buildings can have a very damaging effect on the overall character and appearance of a Conservation Area. For example, the replacement of traditional doors, windows and roofing materials with modern equivalents or removal of boundary walls will soon erode the character of a street or village. However, where planning permission is required for alterations or where permitted development rights are removed by means of a Direction made under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, the Local Planning Authority can ensure that alterations to unlisted buildings

that contribute to the character of a Conservation Area are undertaken in a sensitive manner.

- 5.23 There are a number of principles of development that will apply when applications for development in Conservation Areas are considered.

Policy HE.5

Within Conservation Areas, development proposals which preserve or enhance the character or appearance of the area, and accord with other relevant Policies of this Plan, will be permitted, provided:

New Buildings

- (i) *respond sympathetically to the historic settlement pattern, plot sizes and plot widths, open spaces, townscape, trees and landscape features;*
- (ii) *the height, massing, materials, plan form, roofscape and grouping of buildings are in scale and harmony with adjoining buildings and the area as a whole. The proportions of features and design details should relate well to each other and to adjoining buildings;*
- (iii) *good quality building materials are used and these should be appropriate to the locality and sympathetic in colour, profile and texture;*
- (iv) *walls, gates and fences are, as far as possible, of a kind traditionally used in the locality.*

Extensions

- (a) *the character, scale and plan form of the original building are respected and the extension is subordinate to it and does not dominate principal elevations;*
- (b) *appropriate materials and detailing are proposed and the extension would not result in the loss of features that contribute to the character or appearance of the Conservation Area.*

Alterations to buildings requiring planning permission

- the character of the existing building is respected and the changes do not result in the loss of original architectural features, traditional materials or townscape features that contribute to the character or appearance of the Conservation Area.
- where appropriate, the reinstatement of such features will be encouraged as part of a planning application, to preserve or enhance the character or appearance of the Conservation Area.

Permission will not be granted for schemes which involve the erosion of character, such as the unsympathetic use of windows, doors or conservatories made of aluminium, uPVC or other non-traditional materials or the replacement of traditional roofing materials with inappropriate ones.

- 5.24 In Conservation Areas, the detailed aspects of proposals are particularly important. In order properly to assess the full effects of a proposal, the submission of a full planning application will normally be required. Applicants are advised to hold informal discussions with the Planning Authority beforehand.
- 5.25 Applicants should supplement their proposals with sufficient information about the height and plan form of adjoining buildings to allow the impact to be tested, both in the immediate vicinity and in the wider context. For more significant schemes, sketches and drawings should be included to illustrate the three dimensional form. With regard to the impact of a proposed development on views into and out of a Conservation Area, the Local Planning Authority will need to be satisfied that there is not a detrimental effect.

Policy HE.6

Applications for development within a Conservation Area that do not provide sufficient detail, in addition to the

requirements of Policy DP.1, will not be permitted. Detailed plans and elevations showing the existing and proposed development, together with details of adjoining properties, particulars of materials, existing important local features, hedges and trees and proposed landscape treatment, (including measures to protect existing landscape and built features) will be required. A supporting Design Statement will be required which, in some cases, will require the impact of the scheme to be demonstrated, both in the immediate vicinity and the wider context.

- 5.26 Within Conservation Areas, the demolition of most buildings and structures is subject to planning control through a mechanism known as Conservation Area Consent. In exercising this control the Local Planning Authority seeks to distinguish between those buildings which make a contribution to the area and those which are inappropriate and, indeed, may detract from it. The prime consideration is the contribution the particular building or structure makes to the architectural or historic interest of the area, and the effect demolition will have on its surroundings and the Conservation Area as a whole.
- 5.27 Where the building is inappropriate or fails to make any positive contribution, consent will normally be granted for demolition subject to agreeing a suitable redevelopment scheme. However, most buildings do make a positive contribution and the general presumption will be in favour of retention. Exceptional circumstances will, therefore, need to exist for the demolition of such a building to be permitted. Such circumstances would be where either the building is beyond repair and incapable of economic use, or the costs of bringing it into use are greater than the benefit of retaining it.
- 5.28 Sometimes buildings are acquired with a view to demolition and redevelopment or owners allow them to fall into disuse and neglect in the hope that they will get planning permission to redevelop a site. To discourage such practices on buildings

5. HISTORIC ENVIRONMENT

that make a positive contribution to a conservation area, the Local Planning Authority will require evidence that the property has been offered for sale for a reasonable time at a price that reflects its condition rather than the potential redevelopment value of a cleared site. In addition, the Local Planning Authority monitors historic buildings to assess whether they are at risk from neglect and decay and compiles a register of 'Buildings at Risk'. This not only includes listed buildings but may also include unlisted historic buildings. The Local Planning Authority has statutory powers to prevent the unnecessary loss of such buildings.

Policy HE.7

Within a Conservation Area, consent will only be granted for proposals involving total or substantial demolition of unlisted buildings where the existing building:

- (i) is of inappropriate structure or design where removal or replacement will preserve or enhance the area; or*
- (ii) makes no positive contribution to the character, appearance or historic interest of the area, either individually or as part of more general views within or from outside the Conservation Area; or*
- (iii) cannot be repaired or adapted so as to extend its useful life.*

Conservation Area Consent will also normally be subject to planning permission being granted for the site's redevelopment. Consent will then be conditional on a contract for the approved development work being let prior to any demolition work being undertaken.

- 5.29 When development takes place in a Conservation Area, it is important to retain the features that contribute to its essential character. However, the improvement or removal of other features may benefit the appearance of the area. The Local Planning Authority will encourage the removal or improvement of features which

detract from the appearance of a Conservation Area. These may include buildings, signs, advertisements or wires.

Policy HE.8

The Local Planning Authority will not permit development which fails to retain those essential features upon which the character of a Conservation Area depends. These features may include natural features, trees, hedges, walls, fences, open areas, ground surfaces and archaeological sites, as well as buildings and groups of buildings.

Shopfronts

- 5.30 Shopfronts have an important impact on the street scene in shopping areas. They particularly influence the quality of the environment in Conservation Areas. Whilst well designed shopfronts make a positive contribution to the appearance of a street, insensitive and obtrusive shopfronts spoil the character of an area. Shopfronts today are often regarded as transient features of a building. However, it is important that historic examples are retained or restored, and others are sensitively adapted to meet modern needs.

Policy HE.9

Proposals to remove or alter shopfronts which are appropriate to their location, of historical or architectural value, or which contribute to the character of the building or area, will only be permitted if they maintain or enhance the character of the area, or involve the restoration of original features that have been lost.

- 5.31 Some of the older shopfronts in the District form part of listed or historic buildings. The Local Planning Authority will seek to ensure that, where appropriate, these features are retained. Consent is required for the removal of all or part of a shopfront in a listed building and, in certain cases, in Conservation Areas.

Policy HE.10

Where an existing shopfront is of insufficient quality to warrant retention, its replacement with one which preserves or enhances the character of the area, and is designed to relate closely to the overall character of the building, in terms of scale and style, will be permitted. New shopfronts should normally incorporate traditional elements and materials.

- 5.32 The City Council has produced "Design Guidance for the Control of Shopfronts and Signs" in response to trends towards standardised shop design and the imposition of corporate identities, regardless of the building involved. This has been developed from guidelines produced by the English Historic Towns Forum, with the principles related specifically to the character of the District. It is principally aimed at new shopfronts in Conservation Areas, where the Planning Authority has greatest control, but is also applicable to shopfront design generally in the District.

Signs

- 5.33 In new buildings, it is important to consider the shopfront and signage early in the design. Regrettably, in many new schemes, the design of the shopfront and related signage is separate from the main design process. As a result, schemes are designed without proper thought being given to the design or overall composition. Insufficient space is left for the signing of the building, or the signs themselves become disruptive elements, conflicting with the style of buildings on which they are situated.

Policy HE.11

The Local Planning Authority will pay particular attention to the impact of advertisements before granting consent to display. Internally-illuminated signs, fascias and letters will not be permitted. Wherever possible, all information to be displayed should be grouped on one sign..

- 5.34 The signage of buildings can greatly affect their appearance. In Conservation Areas, in particular, careful control over the design, form, size, location and materials used for signs is needed, to ensure they are in keeping with the area and the buildings to which they are fixed.

Blinds and shutters

- 5.35 It is important that, where blinds and shutters are required for functional or security reasons, they form part of the overall design of the shopfront.

Policy HE.12

The Local Planning Authority will permit blinds and canopies provided the size, colour, design and materials are appropriate to the character of the building and the area and they do not incorporate any significant advertising.

In the case of security shutters requiring planning permission, the Local Planning Authority will not grant permission unless they are designed as an integral part of a shopfront. Solid external shutters, which obscure the shopfront, will not be permitted.

- 5.36 A distinction needs to be drawn between blinds and canopies of traditional appearance and design, required to protect goods on display, and the recent trend towards more garish designs and materials, whose principal purpose is to advertise.
- 5.37 There is a range of security measures that can be used to protect shopfronts, including the security shutter. When placed internally with an open lattice grill, the display function of the window is maintained outside shopping hours, and improved protection is provided for the premises. External shutters tend to mar the appearance of the building and deaden the shopping street. They are, therefore, rarely an appropriate solution. A combination of a lattice grill and toughened glass should be considered for maximum protection. Shopfront design

5. HISTORIC ENVIRONMENT

can help improve security by the use of smaller glazed units, strengthened mullions and stallrisers. Proposals will be expected to accord with Winchester City Council's "Design Guidance for the Control of Shopfronts and Signs" (1998).

Historic Buildings

5.38 The extensive stock of historic buildings in the District represents a major asset. Many are of considerable local and national interest. The basic means of protecting these buildings is by their inclusion in the Statutory List of Buildings of Special Architectural or Historic Interest. The City Council, therefore, aims to secure the retention, maintenance and continued use of historic buildings, particularly where they are listed, and will not permit development proposals which fail to secure this.

Changes of use

5.39 To ensure that listed buildings continue in an appropriate use, it may be necessary for a new use to be permitted. It is, however, important that the use is appropriate to the character of the building and that its essential features are retained.

~~Policy HE-13~~ This policy expired on 7th July 2009

In order to protect the character of listed buildings and to secure the retention of their essential features, proposals for changes of use will only be permitted where the Local Planning Authority is satisfied that they:

- (i) deal comprehensively with the intended use and operation of the whole building, and contain sufficiently detailed information to assess properly the true impact of the proposals;*
- (ii) propose a use which would not be harmful to the building or its character, including any features of special architectural or historic interest. Proposals which would result in the under-use of upper floors of historic buildings or inappropriate use of cellars will not be permitted;*

(iii) involve a building that is capable of conversion.

5.40 The Local Planning Authority aims to safeguard the long-term future and maintenance of listed buildings. Ill-considered proposals, drafted for short term expediency, which make use of one part of the building without proper regard for the remainder, can be prejudicial to the well-being of the whole building. The under-use of upper floors can be a particular problem in the larger commercial centres. This is a waste of precious resources and acts as a disincentive to repair and maintenance.

5.41 Unless necessary as ancillary for the efficient and viable use of the ground floor, the use of upper floors solely for shop storage purposes will be discouraged where the existing building is capable of use as residential or commercial accommodation, without detriment to its architectural or historic character. The Planning Authority will seek to reduce under-use through the exercise of planning and related powers. To enable the true impact to be assessed, changes required to meet hygiene, acoustic, fire and building regulation controls should be fully detailed with proposals.

5.42 Many cellars within the centre of Winchester are of archaeological interest, often pre-dating the present buildings. Proposals should seek to preserve them and where appropriate bring them into low impact use.

5.43 What may seem an innocuous proposal at the outset can have a dramatic impact on the fabric of a building, when health, fire and safety standards for the new use are taken into account. Also, the visual impact of a change of use must not be underestimated. Relatively cosmetic changes, such as the use of fluorescent lighting, and blinds in place of curtains, can considerably alter a building's character. The nature of the use and its demands on the building need to be fully understood at the outset to avoid problems arising later.

Relaxation of policies and standards

- 5.44 It may sometimes be necessary for exceptions to policies to be allowed, or normal standards relaxed, if an appropriate use is to be found for an historic building. The Local Planning Authority may be prepared to relax specific planning, building control, highway and car parking standards and policies, in order to safeguard and promote the use of an historic building in a manner which is compatible with its architectural and historic interest. Reasonable standards of health, amenity and safety must be maintained.

Alterations to historic buildings

- 5.45 It is very important that all changes affecting historic buildings are sympathetic to their character. This applies not only to a change of use, but to proposed alterations or additions.

Policy HE.14

The Local Planning Authority will not grant planning permission (where required) or listed building consent for any external or internal alteration, addition to, or change of use of, a listed building, which would adversely affect its architectural or historic character. Where alterations are permitted, the applicant will be responsible for providing adequate recording of those affected parts of the structure and conditions may be imposed to secure this.

The Local Planning Authority will not permit alterations which involve demolition of any part of a listed building unless:

- (i) the historic form and structural integrity of the building are retained;*
- (ii) architectural and historic features important to the character of the building (including internal features) are retained;*
- (iii) the work does not harm the listed building;*

- (iv) the Local Planning Authority is satisfied that the structure is wholly beyond repair, incapable of reasonable beneficial use, or of inappropriate structure or design.*

Consent will not be granted without detailed plans showing the existing building and proposed works and a statement setting out the justification, design approach and methods for the work.

- 5.46 In determining applications for Listed Building Consent or planning permission it is essential to have adequate information fully to assess the likely impact of the proposals on the special architectural or historic interest of the building and its setting. Applicants for Listed Building Consent must be able to justify their proposals. They will need to show why works which would affect the character of a listed building are desirable or necessary.
- 5.47 Alterations to listed buildings often involve an element of demolition. It is not the intention of the Planning Authority to prevent buildings from evolving to meet changing demands, but Policy HE.14 sets out the broad criteria against which schemes will be assessed.

Demolition of listed buildings

- 5.48 As buildings are listed in recognition of their special merit, consent for demolition will only be granted in the most exceptional circumstances, and only after all other options have been fully evaluated. Government guidance is set out in PPG 15 and these considerations will be taken into account when determining an application for Listed Building Consent.

~~Policy HE.15~~ This policy expired on 7th July 2009

The Local Planning Authority will not permit the total demolition of listed buildings, unless under very special circumstances their condition makes it impracticable to repair, renovate, or adapt them to a reasonable beneficial use for which planning permission would be given.

5. HISTORIC ENVIRONMENT

Setting of listed buildings

- 5.49 The setting of a listed building is often an essential feature of its character. Its protection and enhancement is, therefore, as important as that of the building or group of buildings. The setting is sometimes limited to the immediate surroundings of the building, but may often include land some distance away. The character of the setting can easily be destroyed by insensitive development, in the form of new buildings or changes to the landscape.
- 5.50 Some historic buildings because of their status enjoy pre-eminence in the streetscene, historic skyline or landscape and it is important that proposals for new development respect this and do not result in the loss or degradation of important views.
- 5.51 The scale of development need not be large for the impact to be significant. For example, the formation of a parking area in a front garden, or the subdivision of grounds by fencing or other means of enclosure, can have a dramatic effect. The cumulative effect of a series of apparently minor changes can also have a significant effect on the general ambience of a place, and careful consideration of all proposals is required. Government advice makes it clear that local planning authorities must have special regard to the desirability of preserving the settings of listed buildings when considering applications that may affect them.

~~Policy HE.16~~ This policy expired on 7th July 2009

Planning permission will not be granted for development if it would have an adverse immediate or indirect effect on the setting of a listed building or would lead to the unsympathetic subdivision of its grounds.

Enforcement

- 5.52 Legislation provides a range of options to the Planning Authority to overcome breaches in listed building legislation. These include enforcement and prosecution. In undertaking work to listed

buildings, it is not unusual to encounter unexpected problems which cause the original design to require amendment. To avoid the risk of legal action it is in owners' and contractors' interests to contact the Local Planning Authority when such problems arise, so that a suitable solution can be found. Where work is undertaken to a listed building without the necessary consent, the City Council will seek to make full use of its powers to secure an appropriate remedy.

Re-use and conversion of rural and industrial buildings

- 5.53 Changes in agricultural practices and demands have resulted in a number of agricultural buildings falling into disuse. General policy guidance on the reuse of these buildings is provided in Chapter 4. Policy HE.17 deals with changes of use affecting redundant agricultural, industrial or other rural buildings of historic or architectural merit.

Policy HE.17

The change of use of redundant agricultural and other rural or industrial buildings of historic or architectural interest will be permitted provided that:

- (i) the Local Planning Authority is satisfied that the building is capable of conversion without significant structural alteration or changes which would be detrimental to the distinctive character of the building (or its setting), its historic fabric or features. If appropriate, a significant proportion of the building's interior should be left un-subdivided to maintain its spatial qualities;*
- (ii) the building is incapable of being used in a more suitable way, e.g. ancillary to an adjoining use;*
- (iii) if the building forms part of a complex of agricultural or industrial buildings, a comprehensive strategy is put forward which shows the effects on any listed buildings and their settings.*

- 5.54 Policy HE.17 applies throughout the Plan area, as some former rural buildings have now been incorporated into built-up areas. It deals with all buildings of historic and architectural interest, whether listed or not. Where these buildings have become redundant, and cannot be used for suitable ancillary purposes, uses such as storage, employment, or community uses generally require less alteration to the fabric of these buildings than residential conversion and are, therefore, preferred.
- 5.55 The character of many farm buildings is derived from their simplicity, openness of the interior, lack of window openings and an uninterrupted roof plane.
- 5.56 A number of agricultural buildings remain in use for a variety of purposes, well suited to their design and character. Conversion to a more economically attractive use would often result in harm to their character and compromise in the alterations required for their adaptation. The Local Planning Authority will resist such changes. As a means of ensuring buildings are maintained in a good state of repair and continue to be used for a purpose to which they are best suited, given the often low level of income derived from them, the City Council will seek to offer assistance in the form of grant aid. In many cases, the nature and use of the building will be such that simple “first aid” measures e.g. the provision of a corrugated iron roof, will suffice.
- 5.57 There is widespread concern about the rate at which residential conversion schemes are coming forward, and the impact on the stock of historic farm and other rural buildings. Nationally and also in the District itself, a number of listed farm buildings have had to be “delisted” following conversion to dwellings. The very nature of many farm buildings (e.g. barns, granaries, etc.), means that inherent conflicts arise when adapting them to a use requiring the subdivision of spaces and the introduction of openings where few, if any, exist. English Heritage, in its 1993 statement “The Conversion of Historic Farm Buildings”, advocates a strong general presumption against residential conversion of listed farm buildings.
- 5.58 While the District does not have a great number of industrial buildings compared to other parts of the country, it does have a number of mills, forges, pumping stations and other structures, which are of architectural merit and historic interest. Industrial buildings are often very individual in character with their architectural and historic interest reflecting the function and requirements of the processes involved in their original use. Finding suitable new uses for such buildings when they become redundant is challenging and similar principles will apply for their conversion to that of rural buildings. A new use, which involves some degree of public access will usually be considered preferable where the building has an important interior.
- 5.59 Where the building adjoins, or is in close proximity to, another use, the possibility of it remaining largely unaltered and serving a subsidiary role needs to be fully evaluated. A number of barns operate in this way, providing ancillary facilities for the main residence close by. This provides a function for the building, enhancing the prospects of repair and maintenance, and avoids the need to erect new structures in the grounds, which can also be problematic. An ancillary use involving minimal alterations will always be preferable to residential conversion.
- 5.60 Provided the conversion is undertaken in a manner which respects the essential features and characteristics of the building and its setting, new employment and storage uses can be a valuable means of generating income for the repair and maintenance of an otherwise redundant building. Employment uses can also allow a degree of public access to be achieved, which enables the special interest of the interior to be appreciated.
- 5.61 There may be instances where an exception to normal policy may need to be made.

5. HISTORIC ENVIRONMENT

A barn isolated from its farmstead, and now forming part of a residential community, may be unsuited to employment use due to traffic considerations, etc. With its original purpose gone, an acceptable alternative use is required if the building is to receive the care and maintenance needed for long-term survival.

- 5.62 Residential conversions will therefore not be permitted unless this is the only means of ensuring the retention of the building and its character. Conversion to residential use will always be seen as a last resort, and alternatives such as employment and community uses must be evaluated in the first instance and applicants will be required to show why non-residential uses are not viable.
- 5.63 Conversions that require substantial reconstruction, or demand a high level of intervention to achieve the structural needs of the new use, are unlikely to be sympathetic. It is important to establish at the outset the nature of the work required to implement a conversion scheme, so that a judgement can be made on its suitability. Applicants are encouraged to submit concurrent planning and listed building applications supported by full measured drawings of the existing building and the proposals for conversion, to enable a judgement to be made.
- 5.64 Proposals for the conversion of a building which forms part of a group should consider, and provide information concerning, the intended use of the other buildings. This is to ensure that the conversion of one building does not pre-

empt a mix of uses, which will secure a more favourable future for the whole group. It is also important to ascertain how the new use will fit into the overall operation, if the historical and visual integrity of the group is not to be compromised. The Local Planning Authority will wish to be assured that the new use not only secures the future of the particular building which is the subject of the application, but serves to maintain or enhance the immediate environment, including other buildings in the group.

- 5.65 The setting provided for farm and other rural buildings is very important. A well undertaken conversion can often be marred by the use of inappropriate landscaping, for example. The problem is often greatest with residential conversions, but other uses can also give rise to difficulties. It is so fundamental that it needs to be resolved at the outset and not left as a reserved matter. The Local Planning Authority will be unlikely to grant permission in the absence of this information.
- 5.66 Proposals for the change of use of buildings of architectural or historic interest will also be subject to the requirements of Policy CE.17.

Introduction

- 6.1 This Chapter sets out the Local Planning Authority's general housing policies for the Local Plan area. Policies for specific sites and settlements are dealt with in Chapters 11-13. The strategic housing requirements that form the basis for the Local Plan Review's policies are outlined and a housing strategy is put forward which also reflects the City Council's corporate objectives, including the provision of affordable housing.

Provisions For Housing Development

Strategic requirements

- 6.2 The level of housing development which the Local Plan Review must provide for is broadly determined by the Hampshire County Structure Plan 1996-2011 (Review). The Structure Plan Review's requirements have been derived from a number of factors, including demographic trends, and take into account all types of housing need. The Structure Plan Review seeks to implement the Government's policy of "plan, monitor and manage" in relation to new housing development. The Local Plan Review has been prepared in accordance with the Structure Plan's housing policies.
- 6.3 The Local Plan Review translates the housing requirements of the Structure Plan into policies that will bring forward the necessary land. The Structure Plan proposes that, from within a Hampshire-wide (including the Cities of Southampton and Portsmouth) 'base-line' housing requirement of 80,290 dwellings for the Structure Plan period, sufficient land should be brought forward in Winchester District to enable 7,295 new dwellings to be constructed in the period 1996 to 2011. Of this figure, some 5,049 dwellings were completed in the period 1996 - 2006, leaving about 2,250 dwellings to be provided in the period April 2006 to March 2011.
- 6.4 As part of the total Structure Plan requirement for Winchester District, specific Local Plan provision needs to be made for the development of a new community, in

accordance with the Structure Plan Review's Major Development Area (MDA) policies. These require the establishment of a major new development, containing 2,000 new dwellings, situated to the "West of Waterlooville". The location of this new development, centred on the existing urban area of Waterlooville, is intended to achieve a 'sustainable' community that benefits from the presence of the nearby town-centre and the access to services/facilities and local employment which this gives, contributes towards the introduction of enhanced public transport systems serving the area and helps to minimise the loss of other areas of countryside.

Strategic Reserve provision

- 6.5 In addition, a further requirement of the Structure Plan Review for Winchester District is that, over and above the specified base-line figure, a strategic 'reserve' housing provision amounting to a further 3,000 dwellings needs to be identified (Structure Plan Policy H4). The Structure Plan indicates that the 'reserve' should be provided for at two separate locations: West of Waterlooville (1,000 dwellings) and Winchester City (North) (2,000 dwellings). The need for the release of any strategic reserve provision will be determined by the local and strategic planning authorities, in the light of the requirements contained in Regional Planning Guidance for the South-East (RPG9, 2001). The strategic planning authorities (Hampshire County Council, Portsmouth City Council and Southampton City Council) will only support the release of sites to meet this reserve provision "where monitoring of the Structure and Local Plans indicates there is a compelling reason to do so".
- 6.6 If the regional housing requirement and the results of monitoring the supply of dwellings coming forward during the Structure Plan Review period (by the Strategic Planning Authorities) reveal a shortfall in provision, one or more of the strategic reserve sites may have to be released. The Local Plan identifies the

6. HOUSING

location of the strategic reserve provision and sets out requirements relating to it, including the need for the production of masterplans, in Policies MDA.1 and MDA.2.

The Housing Strategy

6.7 Taking account of strategic requirements and other objectives of the Local Plan Review, the following housing strategy is proposed:

- the implementation of more sustainable patterns of development, making the best use of land and buildings within the District's built-up areas and placing greater emphasis on accessibility to local services and facilities, education and employment and to the public transport network;
- provision for residential development or redevelopment, which achieves at least the minimum net residential densities of 30-50 dwellings per hectare recommended by Government (Planning Policy Guidance Note 3: Housing) and which provides for greater housing choice and environmental enhancement on sites within the defined policy boundaries;
- residential development which provides 2,000 new homes, as part of a Major Development Area West of Waterlooville;
- resisting development beyond the defined boundaries of the built-up areas, other than in the cases of the implementation of Local Reserve sites for urban extensions allocated in the Plan, the development of sites in accordance with the criteria of Policy H.4, and approved housing "exceptions" schemes to meet proven rural needs;
- encouragement for additional sources of "urban capacity", where their release for residential development would not conflict with other aims or provisions of the Local Plan Review.

Such sources include offices in Winchester, certain parking areas and communal garage courts, potential living accommodation over shops and other city and town centre business premises; minor areas of open space laid out in association with earlier housing developments; and development within the curtilages of existing dwellings;

- measures to maximise the supply of affordable and special needs housing;
- measures to increase diversity in the housing stock, achieve a greater mix of uses in new development and to enhance the quality of the residential environment by the consistent application of an urban design, townscape/landscape-led approach to all new development;
- the continuation of certain site-specific commitments from the Winchester District Local Plan which have not yet been implemented and, where feasible, the pursuit of redesigned 'commitment' schemes in cases where such alterations may achieve worthwhile housing gains and/or increased residential densities;
- the publication and regular updating of a register of current planning permissions, to assist in progressing urban development opportunities;
- the identification of sites at West of Waterlooville and Winchester City (North), in response to the possible need to allocate further housing land, as part of the Hampshire County Structure Plan Review's 'reserve' provision.

Provision for Housing Development

~~Policy H.1~~

This policy expired on 20th March 2013

Within the Local Plan area, provision will be made to meet the housing requirements of the Hampshire County Structure Plan Review by:

- (i) *enabling the construction of 7,295 dwellings in the period from April 1996 to March 2011, of which 5,049 had been completed by March 2006 (leaving about 2,250 dwellings to be completed from April 2006 to March 2011). As part of this total, provision will be made for the comprehensive development of a new community to the west of Waterlooville, incorporating 2,000 new dwellings situated within a defined area, to be the subject of a Master Plan; and*
- (ii) *with regard to the additional requirement of the County Structure Plan for the release of a strategic 'reserve' housing provision, the Local Planning Authority will identify sites for a reserve provision of 1,000 dwellings at West of Waterlooville and 2,000 dwellings at Winchester City (North).*

The "sequential approach" and urban capacity

- 6.8 The Local Plan's strategy for housing provision is based on achieving the non-MDA housing requirements from within the District's defined built-up areas. This calls for a positive policy lead, in order to achieve:
- net housing densities within the target range of 30-50 dwellings per hectare;
 - the further 'optimisation' of densities, in places where accessibility to local services/facilities and public transport is particularly favourable;
 - mixed developments;
 - levels of off-street parking provision which do not exceed adopted standards.
- 6.9 An "urban capacity" study has been carried out, looking at the overall potential for developing and redeveloping land and buildings within the built-up areas. The study follows advice from consultants on the scope for increasing housing provision within the District's built-up areas

("Potential for Increasing Housing Densities in the Winchester District", Chesterton Planning and Economics, Jon Rowland Urban Design, Winchester City Council, 2000). The Urban Capacity Study was published as a background document to the Local Plan (Winchester District Urban Capacity Study, Winchester City Council, 2001). An annual housing monitoring report has been produced to assess housing supply, taking account of planning approvals and housing completions, and this now forms part of the District's Annual Monitoring Report. The study examines the varying quality of 'opportunity' offered by each of the very large number of built-up area sites considered. In instances where good market conditions apply, for private or registered social landlord development, and these conditions are combined with little or no constraint or 'obstruction' to development, such sites are categorised as 'good opportunities' and are expected to come forward during the Review Plan period.

- 6.10 The Urban Capacity Study also identifies a range of 'scenarios', on which the potential capacity of each site is based. In central Winchester, which possesses good accessibility to public transport and town centre facilities, the estimated capacity of sites is optimised to take advantage of these features. Elsewhere, a 'character' approach is used, reflecting local character and built form whilst aiming to achieve residential densities in the range 30-50 dwellings per hectare.
- 6.11 To achieve an accurate assessment of the development potential of the District's built-up areas, the Local Planning Authority has calculated the potential of all those 'good opportunities' that were not particularly constrained by policies within the previous District Local Plan. That figure was then combined with the potential offered in other situations where, for example, policy constraints operated by the previous Plan are being relaxed in the Review Plan or where some existing development commitments could be re-examined in order to gain additional

6. HOUSING

housing provision. The resultant housing supply is sufficient to satisfy the housing requirement of the current Structure Plan Review:

Table 1: Sources of Housing Supply

Sources of supply at April 2006	Estimated number of dwellings
Urban Capacity (good opportunities)	1430
'Living over the shop'	49
Existing Commitments & Allocations*	2326
Total	3805

* = includes 1110 dwellings at West of Waterlooville.

Details of the urban capacity sites identified, estimated capacity and methodology are contained in the Winchester Urban Capacity Study, 2001, and subsequent monitoring reports.

Policy Framework

- 6.12 The Local Plan promotes policies that will secure the level of urban capacity estimated. The Plan's policy framework, therefore, provides for additional and generally more intense development within the defined built-up areas, including those special character areas such as "low density/important tree cover" areas, previously subject to specific policies. Such changes are not, however, intended to indicate a lowering of design standards. On the contrary, they put the strongest emphasis on high standards of development in all parts of the District.
- 6.13 To deliver this housing potential and achieve the necessary intensity of development, the Local Plan stipulates an 'urban design' and townscape/landscaped approach to all new development. These policies are set out in Chapter 3: Design and Development Principles. This approach aims to make the most productive use of land within the defined settlements. It envisages the development of under-used land, the redevelopment of

previously developed land or premises and the adaptation/conversion of buildings.

- 6.14 However, not all sites within the built-up areas are suitable for development. Many open areas are of considerable value in providing the setting for important buildings, some of which are listed as being of historic and/or architectural interest. Other undeveloped areas provide important public and recreational amenities and must be retained, in accordance with the provisions of Policies RT.1 and RT.2. Similarly, some existing employment land and premises and 'community facilities' play an important role in the vitality and social/economic cohesion of the District's settlements. Consequently, the Plan includes policies to resist development proposals that would result in the loss of essential local services/facilities.
- 6.15 Proposals to replace with housing those current employment sites or premises which, by reason of their location in relation to public transport or other particular circumstances, are considered to be both sustainable and well suited to meeting local needs are unlikely to be acceptable. The Plan does, however, address the current surplus of industrial land within the District and makes provision for a mix of uses on some of the employment allocations made under the previous District Local Plan.
- 6.16 Development proposals within areas where there is a known flood risk are unlikely to be acceptable, particularly where the development itself could be affected by flooding incidents or where, as a consequence of its siting, design or construction it might add to the risk of future flooding.
- Sources of additional urban capacity**
- 6.17 In order to maximise urban capacity and to satisfy the requirements of Government policy, the Local Plan provides for development from within the following categories of 'opportunity':

- minor open spaces, often provided in association with former development, which are not of significant local amenity or recreational importance;
- car parking and communal garage-court areas which are no longer needed to meet off-street requirements or no longer function as originally intended;
- town centre car parking facilities where the present level of provision could be satisfactorily maintained and consolidated, as part of the re-development of the existing site;
- accommodation above shops and other commercial premises in town centre locations;
- office accommodation in parts of Winchester, where planning policies provide for residential accommodation;
- employment sites reallocated for suitable mixed use and the development of some existing employment sites.

6.18 To facilitate and encourage the release of urban capacity the Local Planning Authority may need to take positive action to help deliver certain development opportunities within the settlements. Where an element of land assembly would be required and, for example, the City Council has a direct land ownership or housing authority function, the Authority may be in a position to take on a co-ordinating role.

6.19 In areas of significant development potential it will be particularly important to involve the local community and gain its support. In some circumstances it will be appropriate to produce a community plan (see Chapter 14, paragraph 14.22). Such a plan could, for example, identify sites for redevelopment, the redistribution of parking, public transport improvements, landscaping and opportunities for improving recreational/community facilities.

This would enable the local community to consider the potential for positive gains directly linked to any initial loss of parking, open space or other amenities.

6.20 The Local Planning Authority may, as a result of monitoring the supply of housing, have to undertake a review of other sites identified by the Urban Capacity Study. A number of these were considered to be less likely to come forward during the Review Plan period and were, therefore, categorised as 'medium' or 'poor' opportunities (these opportunities are not identified in the Winchester District Urban Capacity Study, 2001). With the positive policies that the Local Plan promotes, some of these sites and buildings are likely to come forward for development in the Plan period, without the need for any action on the part of the Authority. Nevertheless, it is also possible that some action may become necessary, in order to stimulate the delivery of certain development 'opportunities'.

Allocated sites

6.21 Table 2 lists the sites within the District's built-up areas which are allocated by this Plan for residential development. The table is not intended to be a comprehensive list of all sites that can be developed for housing purposes. Many other sites within the built-up areas already benefit from planning permission and others, particularly those identified by the Urban Capacity Study, are suitable for development and will come forward under the terms of the Plan's general policies. The Table includes estimates of the number of dwellings that each of the allocated sites might accommodate, based on their character and surroundings and the aim of maximising the capacity of development opportunities.

6. HOUSING

Table 2: Estimate of Housing Supply from Allocated Sites

Site	Policy no.	Estimated no. of dwellings
West of Waterlooville	MDA.1	1110*
Whiteley Farm, Whiteley	S.11	50
Whiteley Green, Whiteley	S.12	90
Broadway/Friarsgate, Winchester	W.2	100
Total		1350

* Table 1 assumes completion of 1110 dwellings by 2011

6.22 All the sites in Table 2 are capable of accommodating 10 or more dwellings. Whilst the table shows general estimates of the capacity of certain sites, a more detailed site evaluation may reveal that constraints on potential development are less or greater than envisaged. Development schemes should comply with the requirements of those policies that set out guidelines for development of sites, in particular those in Chapters 3 and 11-13. It may be possible, given the emphasis which the Plan puts on making the best use of land in built-up areas, to draw up schemes which exceed these estimates, while continuing to satisfy relevant planning criteria.

6.23 The figures in Tables 1 and 2 above do not include any allowance for residential development on the mixed employment/housing allocations at Cheriton and Sutton Scotney. These sites may provide a further 70-110 dwellings which, when added to the supply shown in Table 1, indicates that the Structure Plan's housing requirements are likely to be met easily, even allowing for the possibility of some sites not coming forward.

Local Reserve Sites

6.24 Notwithstanding the strict control of residential development in the countryside, development will be permitted on the "Local Reserve" sites as extensions to Policy

H.3 settlements if considered necessary to meet the housing provision required under Policy H.1.

~~Policy H.2~~ This policy expired on 20th March 2013

The following sites with estimated housing capacities as shown, are identified as Local Reserve Sites on the relevant Inset Maps:

Pitt Manor, Winchester 200 Inset Map 31S

Worthy Road/ Francis Gardens, Winchester 80 Inset Map 31N

Little Frenchies Field, Denmead 70 Inset Map 7

Spring Gardens, New Alresford 35 Inset Map 16

The Local Planning Authority will permit housing and related development on one or more of the Local Reserve Sites only if monitoring indicates that the Structure Plan baseline housing requirement for the District is unlikely to be achieved from the sources of housing supply identified in Tables 1 and 2 of the Plan, or from windfall sites.

The sites will remain subject to countryside policies unless and until the Local Planning Authority identifies a need for them to be released for housing.

6.25 A decision to permit the development of one or more of the Local Reserve sites, or to invite the submission of a planning application(s), will be made by the Local Planning Authority in the light of regular and detailed monitoring of the sources of housing supply coming forward. It may be necessary for the Council's annual monitoring report to be supplemented by a more frequent review of planning approvals and housing completions to assess whether an adequate supply of housing is coming forward to meet the Structure Plan baseline housing requirement for the District.

6.26 A decision to permit development on any one or more of the sites will be related to

the extent of the shortfall that the Local Planning Authority anticipates in meeting the baseline housing requirement at the time of its monitoring report. A decision to permit development will have regard to the expected supply of housing over the whole of the remaining part of the Local Plan period and will take account of the lead time required before houses can be completed on the site(s). This will include the necessary time for the preparation, submission and consideration of planning applications and for any land assembly, site preparation work and infrastructure provision.

- 6.27 In the event that a shortfall in meeting the baseline housing requirement is forecast but the shortfall is not so great as to require the development of all of the Local Reserve sites, the Local Planning Authority will also need to consider the order in which the sites should be released. This will depend partly on the scale of the anticipated shortfall. Other factors to be considered in the prioritisation of the sites will be related to the relative sustainability of the development proposed, that of the sites and of the settlements within which they are located, the nature of the identified shortfall in terms of housing location or type, and whether there is a particularly acute need for affordable housing in the locality of the site, which the site could help to remedy. The Council will consult with a range of stakeholders on its initial conclusions, in the light of annual monitoring. This will enable comments to be made on the Council's initial conclusions about the need to release sites, and any new issues, before the Council makes a formal decision annually about the release of any specific site(s). More detailed guidance is set out in the Supplementary Planning Document "Implementation of Local (Housing) Reserve Sites Policy" as to how the Policy will be applied and the criteria to be used in prioritising the sites, if a need is proven.
- 6.28 The Inspector's Report includes a number of site-specific conclusions which he reached relating to the development of the

sites. Developers will need to take account of these in any planning brief or design statement that they submit to accompany planning applications. They will also need to take account of, and comply with, other relevant policies in the Plan that may apply to Local Reserve Sites, in particular those relating to nature conservation, flood risk, sustainable development and pollution, and other policies relevant to a particular reserve site. The Inspector highlighted the suitability of the Pitt Manor, Winchester site for a park and ride scheme on about 1 hectare of land. The need for such provision will be reviewed if and when the site is released and provision should be made if a need exists. If park and ride provision is not required the estimated site capacity is likely to increase by 30-50 dwellings.

Development in the Built-Up Areas

- 6.29 In addition to the housing which is to be provided within the West of Waterlooville Major Development Area and which may also need to be provided under the 'reserve' housing provisions, there is scope for development on sites within the defined built-up areas of the settlements. Policy H.3 provides for such development to take place.

Policy H.3

Residential development or redevelopment will be permitted within the defined policy boundaries of:

<i>Bishop's Waltham</i>	<i>New Alresford</i>
<i>Cheriton</i>	<i>Old Alresford</i>
<i>Colden Common</i>	<i>Otterbourne</i>
<i>Compton Down</i>	<i>South Wonston</i>
<i>Corhampton</i>	<i>Southdown</i>
<i>Denmead</i>	<i>Southwick</i>
<i>Droxford</i>	<i>Sparsholt</i>
<i>Hambledon</i>	<i>Sutton Scotney</i>
<i>Hursley</i>	<i>Swanmore</i>
<i>Itchen Abbas</i>	<i>Twyford</i>
<i>Kings Worthy</i>	<i>Waltham Chase</i>
<i>Knowle</i>	<i>West Meon</i>
<i>Littleton</i>	<i>Whiteley</i>
<i>Micheldever</i>	<i>Wickham</i>
<i>Micheldever Station</i>	<i>Winchester</i>

6. HOUSING

- 6.30 In a District context, the settlements to which Policy H.3 applies tend to be the larger ones, with sufficient depth and complexity of development to give them a more obviously built-up character. Between them, they also contain a high proportion of the District's services, facilities, medical and educational establishments, employment, public transport and interchange provision, although not every settlement listed contains such provision. Such attributes complement and support the relative self sufficiency and social and commercial durability of these settlements. In terms of creating and maintaining the most sustainable patterns of development which can be achieved, these locations are considered the most suitable. They are generally capable of absorbing development which can be well related to local services and facilities and which, together with an increased emphasis on public transport and providing better facilities for pedestrian movement and cycling, can help to reduce the need to travel, particularly by private car.
- 6.31 Policy H.3 presumes in favour of residential development within the defined built-up areas. It anticipates development at densities that comply with Government guidance, normally falling within the range of 30-50 dwellings per hectare. In central locations within Winchester, and possibly the District's country towns, where accessibility on foot and by cycle to local services and public transport is best, higher densities may be appropriate.
- 6.32 The presumption in favour of residential and appropriate mixed-use development, within the defined built-up areas, does not apply in those important open areas subject to Policy RT.1 or recreational areas subject to Policy RT.2. Development proposals will also be subject to the requirements and provisions of other policies of the Local Plan Review and, particularly, those contained in Chapter 3: Design and Development Principles.

- 6.33 Outside the defined policy boundaries of the settlements listed in Policy H.3, development will need to be strictly controlled to protect the countryside and to prevent intrusive development which fails to conform to the overall housing strategy described above. The policy boundaries define the areas within which development is acceptable in principle, even though these may not correspond to property boundaries or the fullest extent of a settlement as local people understand it. To permit development beyond the specified boundaries of the built-up settlements would normally release land for development which would not be acceptable according to the 'brownfield first, greenfield last' principles of the sequential approach. Areas of land that should remain undeveloped, for example because of the existence of important open areas or the significance of such areas to the setting of the settlement, are excluded from the defined policy boundaries. These areas are treated as countryside in policy terms as are villages, hamlets and areas of scattered development.

~~Policy H.4~~ This policy expired on 20th March 2013

Outside the built-up areas of settlements listed in Policy H.3, schemes for limited infill residential development will only be permitted where the proposal accords with other relevant policies of the Plan and satisfies all of the following criteria:

- (i) *the site is well related to an existing village or settlement in that at least one side would adjoin an existing residential boundary;*
- (ii) *the principle of development on the site and the scale and form of the proposal would not harm the rural character and appearance of the area and that of the existing village or settlement to which it relates;*
- (iii) *the development would be consistent with the Council's objectives for the promotion of a sustainable pattern of development of the area.*

- 6.34 Housing development that relates to existing development in the countryside or that has a need to be there is described in Policies CE.19 – CE.27 in Chapter 4. Policy H.2 provides for the development of ‘Local Reserve’ sites as extensions to Policy H.3 settlements if considered necessary to meet the housing provision required under Policy H.1. Housing development elsewhere outside the defined policy boundaries of the settlements listed in Policy H.3 will need to be strictly controlled to protect the countryside and to prevent intrusive development which fails to conform to the overall housing strategy described above.
- 6.35 Notwithstanding this strict control of residential development in the countryside, Policy H.4 also recognises that there may be some scope for limited infilling in the villages and settlements in the designated countryside outside the settlement policy boundaries of Policy H.3. The criteria listed in Policy H.4 will ensure that any proposal is consistent with Government guidance in PPS7: “Sustainable Development in Rural Areas” in that it meets local needs but does not harm the character of the countryside or result in the formation or consolidation of unsustainable patterns of development. Policy H.4 should be read in conjunction with the Council’s Supplementary Planning Document (SPD) “Implementation of Infilling Policy” which assists in the interpretation of the policy. The number of dwellings permitted under this Policy is expected to be limited and will be the subject of annual monitoring.
- 6.36 Infill development is defined in the Glossary to the Plan and is further amplified in the SPD for the purposes of implementing this Policy. The Local Planning Authority will expect applicants seeking planning permission for development covered by this policy to demonstrate how their applications will meet **all** of the criteria included in the Policy, as amplified below and set out in greater detail in the SPD.
- 6.37 In determining whether a settlement is a sustainable location for infill development, particular consideration will need to be given to the range of facilities either within the settlement, or within safe and convenient distance of the proposed site by means of transport other than the private car. Alternatively, there may be instances where a particular local need for the form of development proposed has been identified in a Parish Plan, which has been endorsed by the Local Planning Authority, that is sufficient to outweigh the lack of local facilities or services in or within easy reach of the settlement.
- 6.38 In considering the size of sites where ‘limited infill’ development may be permissible, consideration will be given to the width of typical nearby dwelling plots. The SPD also sets out the circumstances in which the redevelopment for housing of non-residential buildings on infill sites, and where the intensification by redevelopment of residential properties, may be permissible.
- 6.39 Proposals for terraced or denser dwelling layouts, especially where they make provision for smaller households, will be permitted where they reflect the character of the area or would enhance the street scene. However, many of the settlements in the countryside consist mainly of frontage development, which will mean that ‘in-depth’ development is unlikely to reflect their character.
- 6.40 In determining whether or not a proposal would harm the rural character and appearance of the area and that of the existing village or settlement to which it relates, particular consideration will be paid to the content of Conservation Area Appraisals and adopted Village Design Statements, including the identification of any gaps or natural features that should be retained because of their importance to the character of the area.
- 6.41 The provisions of this Policy would not justify an exception to Policy CE.3 to allow for residential development within the

6. HOUSING

Strategic and Local Gaps. Development within the East Hampshire Area of Outstanding Beauty (AONB) or the proposed South Downs National Park, or other statutorily designated areas, would need to be the subject of very careful consideration. The landscape and scenic beauty of the AONB and the proposed National Park are of national importance and these areas are therefore subject to particular protection.

- 6.42 The Policy H.3 boundaries denote the areas within which appropriate development can acceptably be accommodated. Conversely, the development of sites adjoining but outside of those boundaries would be harmful to the character of the settlements, intrusive in the countryside, or be contrary to other policies of the Plan, and will not therefore be permissible under Policy H.4.

Affordable Housing

- 6.43 The District has some of the highest house prices in Hampshire, and these continued to rise during the 1990s and into the 21st century. The Government's Housing Policy Statement "The Way Forward for Housing"(2000) recognises the high demand for housing, and consequent high house prices, that exist in many urban and rural areas in the south of England. This has placed acute pressure on the social housing stock owned by the Local Authority and registered social landlords, and many people with average incomes are unable to find properties they can afford. The Local Plan therefore seeks the provision of housing designed to meet these needs.
- 6.44 This Plan defines "affordable housing" as "housing provided, with subsidy, for people who are unable to resolve their housing requirements in the local housing market because of the relationship between housing costs and incomes". This definition is based on that provided by the Winchester Housing Needs Survey 2002.
- 6.45 The Local Authority aims to increase the amount of affordable housing in the District primarily through the provision of

more subsidised homes, normally provided by registered social landlords. In addition to subsidised housing, the Plan promotes the provision of smaller open market homes, to address an identified imbalance in the housing stock and to bring home ownership within financial reach of more households on modest incomes.

- 6.46 Government policy on the provision of affordable housing is set out in Planning Policy Guidance Note 3; Housing (PPG 3), supplemented by more detailed advice in Circular 6/98 on Planning and Affordable Housing (soon to be replaced by PPS3). Government advice is that a community's need for a mix of housing types, including affordable housing, should be addressed in local plans. The majority of affordable homes should be provided within existing larger towns, near to a range of local facilities and public transport, but the needs of rural areas are also to be addressed. Where up to date survey and other information demonstrates a lack of affordable housing to meet local needs, local plans should include a policy for seeking an element of such housing in suitable housing developments.

Affordable housing need

- 6.47 The need for affordable housing in the District has been assessed in the Winchester Housing Needs Survey, carried out by consultants on behalf of the Local Authority in 2002. This Survey examined the level of housing need in the District during the period up to 2011. It examined incomes, house prices and other local data to assess the ability of households to access accommodation. The Local Authority will ensure that this housing needs information is kept up to date.
- 6.48 The Survey took account of existing and concealed households in need, and made an allowance for re-lets of the existing affordable stock. It identified a net annual outstanding need for 779 new subsidised affordable homes, which, projected over the period of the Survey to 2011, would result in a total of 7,011 units.

6.49 The Survey's results confirm the significant need for affordable housing in the District, primarily for subsidised housing provided for rent, although shared equity housing may have a wider role to play in the future. It will not be possible to meet all the need identified in the Survey time-scale, but the Local Authority will aim to meet as much of the need as possible, by maximising the provision of affordable housing on suitable sites wherever possible.

Addressing the need

6.50 The 2002 Winchester Housing Needs Survey recognises the problem of meeting the high level of need found, and the substantially increased level of need since the last Survey was carried out in 1999. It therefore recommends that the maximum achievable target level of affordable housing is sought from new developments. To achieve this, it recommends that a higher proportion of affordable homes should be sought within the District than is currently the case, increasing the proportion sought on suitable sites up to 40%.

6.51 There are two main ways that affordable housing needs can be addressed through the planning system:

- (i) by seeking a proportion of subsidised affordable housing as part of market housing sites; and
- (ii) by permitting small-scale affordable housing schemes in sustainable locations outside defined settlement boundaries (rural exception sites).

6.52 The Government advocates that most affordable housing should be provided on sites within the larger settlements, which are defined as those over 3000 population. Currently these include Winchester, Bishop's Waltham, Colden Common, Denmead, Kings Worthy, New Alresford and Whiteley. The populations of all the settlements are reviewed annually, and therefore may from time to time move between the categories. Developers should therefore check with the Strategic

Planning Division of the City Council to ascertain the precise category of each settlement. There is, however, also a need for affordable housing in the smaller towns and villages.

6.53 The Local Planning Authority has been seeking a proportion of 30% subsidised affordable homes on sites of 15 or more dwellings (or 0.5 hectares or more) in the larger settlements, and on sites of 5 or more dwellings elsewhere in the District. If the Local Authority continued to seek this proportion, on sites above these sizes, it is estimated that only about 200 affordable homes could be achieved in the remainder of the Plan period, a very small proportion of the identified need for 7,011 units. A number of changes are therefore proposed in this Plan to enable more affordable homes to be provided where they are needed.

6.54 The Council has had regard to the recommendation in the 2002 Housing Needs Study that they should seek up to 40% affordable housing provision on all suitable sites coming forward for planning permission during the Plan period. It has also taken account of the findings of the 2004 study on the deliverability and impact of the affordable housing policies that were contemplated in the Deposit Plan, in order to ensure there is no negative impact on housing site viability. In the light of these it is therefore considered that there should be an increase in the provision of affordable housing from the 30% figure sought hitherto on some sites to an overall target provision of 35% of housing in the District as affordable housing. The proportions of affordable housing sought and the minimum sizes of sites on which it should be provided take account of the need to maximise the provision of affordable housing in the various parts of the District, and the economics of its provision within different types of settlement.

6.55 This is a modest increase in the proportion formerly sought and the additional requirement should provide for a range of types of affordable housing, including housing for key workers on suitable sites.

6. HOUSING

Generally, larger housing sites will be more suitable for mixed tenure affordable housing (for rent and shared equity) but the City Council's Housing Development Team will advise on the types of property needed on each site. The greatest need in the District is for affordable rented housing.

6.56 Some affordable homes will also be provided in the West of Waterlooville Major Development Area (MDA) to meet the District's needs. A Housing Need Survey centred upon the Waterlooville MDA area, undertaken in 2002 on behalf of Winchester City Council and the neighbouring authorities of Havant Borough Council, East Hampshire District Council and Portsmouth City Council, concluded that a 50% proportion of affordable housing would be justified in the MDA. The Local Planning Authority recognises the need for the MDA to fulfil its important role in the provision of affordable housing and therefore the proportion sought will need to ensure that a viable development is achieved. A proportion of up to 40% subsidised affordable homes will be sought within the MDA, including within the reserve area, should it be required. A joint housing register for the MDA is likely to be the preferred means of allocating housing on the basis of priority need arising in the surrounding MDA catchment area.

6.57 There is also the possibility of a Major Development Area at Winchester City (North), although this has not yet been confirmed by the three strategic authorities. Should this area be confirmed as an MDA, any affordable housing is likely to make a significant contribution towards the District's needs, in view of the close relationship it would have with Winchester. The reserve MDA will be required to provide up to 40% of its housing as affordable dwellings in recognition of the considerable demand for such accommodation in the city and also to provide parity with the major greenfield urban extension site at the West of Waterlooville MDA.

6.58 The Local Reserve sites adjacent to Winchester, Denmead and New Alresford, should provide a minimum of 35% of their housing as affordable dwellings, if the release of any of the four sites be required as a result of the annual monitoring of housing supply in the District. The precise proportion of affordable housing for each of the Local Reserve sites will, however, be negotiated at the time any site is released, taking account of the need for affordable housing at that time.

6.59 Policy H.5 therefore indicates the Local Authority's intention to negotiate with applicants for housing development to secure an appropriate proportion of affordable housing on a site by site basis, taking into account the District target for affordable housing and individual site and market conditions. The provision of affordable housing is a material consideration in the determination of planning applications. Policy H.5 applies to all sites, including allocated and reserve sites, sites developable under the terms of Policy H.3, and other sites that may come forward elsewhere in the District.

~~Policy H.5~~ This policy expired on 20th March 2013

The Local Planning Authority will permit housing development on suitable sites where affordable housing forms:

- (i) - 40% provision within the defined built-up area of Winchester; and
- 30% provision within the defined built-up areas of the other larger settlements;

where 15 or more dwellings are proposed, or the site is 0.5 hectares or more;

- (ii) 40% provision within the Major Development Area at Waterlooville and the Strategic Reserve Major Development Areas at Waterlooville and Winchester City (North), if confirmed.

- (iii) 30% provision within the defined built-up areas of the smaller settlements and elsewhere in the

District, where the site can accommodate 5 or more dwellings, or exceeds 0.17 hectares.

(iv) *35% of the housing provision within the Local Reserve housing sites at:*

- *Pitt Manor, Winchester;*
- *Worthy Road/Francis Gardens, Winchester;*
- *Little Frenchies Field, Denmead;*
- *Spring Gardens, New Alresford;*

should the need for the release of any of these sites be confirmed.

The number, type and tenure of the affordable dwellings will be negotiated for each development, taking into account the need for affordable housing, market and site conditions, and other relevant factors.

The Local Planning Authority will need to be satisfied that appropriate arrangements are in place to ensure that the affordable housing remains genuinely available to those in housing need as long as the need exists (subject to any relevant statutory provisions).

6.60 The affordable housing element of any housing scheme should primarily be provided on-site as part of the housing development and designed to provide a mix of sizes, types and tenures throughout the site. All whole affordable units within the proportion sought should be provided as part of the development, but any part affordable units will be accepted as an equivalent financial contribution. The contributions will then be used to provide affordable housing in the locality. For developments within the smaller settlements, off-site contributions will be sought where they will be more effective in achieving affordable housing provision, having regard to site and viability considerations.

6.61 The Local Authority must be satisfied that affordable homes will continue to be available to local people in need. An effective way of ensuring that the homes remain affordable for local people is by

involving a registered social landlord in the development and management of the scheme. Developers of schemes involving a proportion of affordable housing should approach the Local Authority's Housing Development Team for advice on involving a Registered Social Landlord. One of the means used to secure the implementation of affordable housing is for developers to provide serviced land free of charge. The Council will also seek appropriate financial contributions, where necessary, to ensure that the dwellings provided can be made available to meet local needs. It will negotiate with applicants to secure an acceptable Section 106 obligation to control the occupancy of the homes.

Housing for local needs in rural areas

6.62 Frequently people living or working in the rural areas are unable to afford accommodation in their town or village, and the Local Authority recognises that it will be difficult to achieve the number of homes needed. Where there is a genuine need for affordable homes to meet the needs of a particular community, the Local Authority may be prepared to release land within or outside a settlement that would not otherwise be released for housing. The land should be suitable for a small-scale scheme, with all the homes genuinely affordable to local people.

~~Policy H.6~~ This policy expired on 20th March 2013

As an exception to other policies of the Local Plan, small-scale housing schemes will be permitted on sites well related to existing defined and other settlements, to meet the needs of local people unable to afford to rent or buy property on the open market, provided that:

- (i) *the Local Planning Authority is satisfied that the need cannot be met within the settlement where the need exists;*
- (ii) *the development provides affordable housing in perpetuity for local people in proven housing need, who cannot afford accommodation locally on the open market;*

6. HOUSING

- (iii) *there is access by public transport, walking or cycling to local facilities (particularly shops and schools);*
- (iv) *the development is well related to the scale and character of adjacent settlements;*
- (v) *it does not intrude unduly into the countryside or harm the landscape character or setting of settlements, particularly in the East Hampshire Area of Outstanding Natural Beauty.*

- 6.63 The Local Authority must be satisfied, either from the Winchester Housing Needs Survey information or through the Local Authority's Housing Registers, that there is a need for affordable housing in the settlement concerned. The need should relate only to the settlement or parish concerned and not to the wider area, and the Local Authority will involve the relevant Parish Council in establishing the level of local need. A local person is generally defined as one who lives or works in the town or village, or who has strong family connections with the village or parish where the scheme is proposed.
- 6.64 The homes provided should be available for all time for those in need. An effective way of securing this is for the scheme to be developed and managed by a registered social landlord. The Local Authority will negotiate with applicants to secure an acceptable Section 106 Planning Obligation to control the occupancy of homes permitted in accordance with Policy H.6.
- 6.65 The site should be well related in scale and character to the existing settlement. Ideally it should adjoin the edge of the developed area, although this may not be feasible in the case of some smaller villages. The occupants should have easy access to local facilities, particularly a school, shop and public transport, to ensure that they become an integral part of the community. The scheme should be sympathetic to the size of the rural settlement concerned, taking account of the housing need identified, the physical

characteristics of the preferred site, and the relationship of the site to the particular settlement.

- 6.66 In implementing Policy H.6, the Local Planning Authority will ensure that the Plan's policies for conservation and the protection of the environment are not compromised. Every scheme should be sensitively designed and sited to respect its surroundings. Where schemes are on the edge of settlements or otherwise in the countryside, they should always respect the local landscape character, but particularly within the Area of Outstanding Natural Beauty.
- 6.67 The initiative for "exceptions" schemes should normally come from the community they will serve. As few exception sites have been developed in recent years, the Local Authority is reviewing the way that schemes are promoted and investigating ways of involving Parish Councils from the start of the process. Any Parish Council considering an exception scheme should approach the Local Authority at an early stage.
- 6.68 Settlements where "exception" schemes would be considered would normally be those subject to Policy H.3, although in certain circumstances schemes may be considered in other small villages.

Housing Mix And Density

The need for smaller dwellings

- 6.69 The District's housing stock is a long term resource, and imbalances or deficiencies in the stock are therefore only remedied very slowly. In recent years in the District there has been a trend towards the development of larger houses, and most developments have incorporated only a limited range of dwelling types, sizes and tenures. Any new dwellings provided, either in new developments or by conversion of existing properties, should be better suited to the District's needs.
- 6.70 The Government's household projections,

and forecasts for Hampshire carried out by Hampshire County Council, indicate that an increasingly high proportion of new homes will be needed for single and two-person households. Some of these will choose to buy larger dwellings, but a significant number will seek smaller accommodation because that is all they need or can afford. The Winchester Housing Needs Survey provides information at District level and indicates that most of the need from local households is for one and two bedroom accommodation.

- 6.71 Smaller dwellings would help to meet the needs of newly forming households and young couples, provide for other smaller households, and provide housing for those on modest incomes currently unable to afford to enter the housing market. One of the key findings of the 2002 Winchester Housing Needs Survey was that about 90% new households need a one or two bedroom property. There will also, however, be scope for some higher standard small one and two bedroom accommodation for those households who may wish to downsize their homes.
- 6.72 The Hampshire County Structure Plan (Review) Monitoring Report 2004 includes data on the sizes of new dwellings being built in the Structure Plan area, and this indicates that in 1997/8 64% dwellings built were 3 or 4 bedroomed units, whereas only 10% were 1 bedroomed units. During the 1990s there was no evidence that the house builders responded to the increasing number of small households by increasing the number of small dwellings. The 2002 Winchester Housing Needs Survey, supplemented by a Stock Analysis report, indicated that there is an over-provision of 4 bedroomed properties throughout the District, and an under-provision of both 1 and 2 bedroomed dwellings in most parts of the District. The Survey also indicated a particular shortage of flats and terraced houses which are in high demand, and this contributes to the high prices demanded for these properties.

Influencing dwelling sizes and types

- 6.73 The Local Planning Authority has considered all these factors and will seek to influence the types of dwellings provided in new housing developments, to achieve a better housing mix in the District.
- 6.74 In August 2000, the Local Planning Authority adopted planning guidance "Achieving a Better Mix in New Housing Developments" to supplement the complementary Proposal H.7 in the previous Winchester District Local Plan. The guidance contains a set of principles that are now embodied in Policy H.7 and the accompanying text of this Plan.
- 6.75 Through Policy H.7, the Local Planning Authority will ensure that a better choice of housing is available in the District, by requiring developers to provide a better mix of housing sizes, types and tenures, and a higher proportion of the dwelling types and sizes that are needed. On sites capable of accommodating two or more dwellings, the Authority will therefore expect at least 50% of the housing units to be one or two bedroomed properties, to increase the availability of dwelling sizes in most demand, but currently in short supply.
- 6.76 The gross floor area of these small units should normally not exceed 75m² floorspace. Exceptionally, in conversion schemes, where higher standard units are needed to reflect the physical characteristics of the building, this may be exceeded. The Local Authority may also impose conditions prevent the conversion of two small dwellings into one.
- 6.77 Where sites are large enough for it to be feasible, they should also accommodate a wider mix of dwelling types, including terraced houses and flats that are in particularly short supply. Where housing sites incorporate a proportion of subsidised housing, and these units include one or two bedroomed properties, they will count towards the overall proportion of small units.

6. HOUSING

- 6.78 Developers should have regard to any extreme shortages of particular dwelling types in the area in which their development is proposed. Guidance is provided in Appendix 1 of the publication "Achieving a Better Mix in New Housing Developments" (Winchester City Council, 2000). Updates to this Appendix will be published on the Council's web-site.

Achieving higher densities

- 6.79 The Government expects housing developments to make efficient use of land and to be built to a minimum density of 30 dwellings per hectare net (PPG3: Housing). This means that housing densities in future will be considerably higher than in previous years. The minimum proportion of small dwellings that the District expects to see on most housing sites within the settlements will help achieve this minimum density. Densities of up to 50 dwellings per hectare net will be encouraged where the site location and characteristics make it acceptable.
- 6.80 On housing sites close to town and city centres, having good public transport accessibility, a higher proportion of small units may allow a density higher than 50 dwellings per hectare.
- 6.81 If sites are to be developed at higher densities, it is crucial that they are designed imaginatively without compromising the quality of the environment, in accordance with the design principles set out in the Design and Development Principles Chapter of this Plan. Every development should take account of the wider context, and have regard to Village or Neighbourhood Design Statements where they have been prepared and adopted for the area. In some locations the space about buildings in an area, often combined with the type and extent of tree cover, is such an intrinsic part of its character that even the lower end of the density threshold cannot be successfully achieved without harm being caused. Applicants should submit a design statement with their proposals, including a contextual analysis of the site and

demonstrate that the design principles of their scheme are derived from that analysis.

Policy H.7 This policy expired on 20th March 2013

Residential development, which accords with other policies of this Plan, will be permitted on sites capable of accommodating 2 or more dwellings where:

- (i) *it includes a range of dwelling types and sizes, with at least 50% of the properties provided as small 1 or 2 bedrooomed units suitable for small households;*
- (ii) *it includes, wherever appropriate, types of dwellings known to be in short supply in the District or locality, particularly flats and terraced houses;*
- (iii) *it achieves a net density of 30-50 dwellings per hectare, and potential for a higher density is utilised on sites close to town centres or public transport corridors. Where the site contains features that contribute to the character of the wider area (whether natural or man-made) it may be appropriate to exclude these from the developable area for the purposes of calculating net density.*

Special Needs Housing

- 6.82 Special needs housing is provided for particular categories of people, such as the elderly, the physically handicapped or those with learning difficulties. They may require housing specially adapted or built to assist mobility, or require varying degrees of care and support to maintain independent living, particularly under the Government's "Care in the Community" policy.
- 6.83 Registered Social Landlords or other specialist agencies normally provide such housing, working in conjunction with the Local Authority, and it should generally be built on sites within the settlements. Group homes for up to 6 people with learning difficulties do not normally require planning permission for the

conversion of an existing dwelling, but sites should be within the settlements and well related to facilities.

Accommodation for the elderly

- 6.84 The District has a high proportion of elderly residents, with 17.2% of the population over 65 in 2003, compared to 16% in the County as a whole. Hampshire County Council forecasts indicate that there is an increasing proportion of elderly people within the population, with the period 1991 - 2011 showing a 30% increase in the 65 - 74 age-group, and a 64% increase in those over 85.
- 6.85 The Council's policy is that elderly people should be able to remain in their own homes as long as possible, although some may wish to move to smaller homes, increasing the demand for smaller properties. Residential accommodation specifically designed for both active and frail elderly people will, however, be required for them as they get older. This should be located within existing communities.
- 6.86 It is important that sheltered accommodation is provided on level sites within settlements, in locations allowing easy access to shops, public transport, and health and community facilities. Residential care homes and/or nursing homes may be located elsewhere within a settlement, but should conform to the standards set by Hampshire County Council's Adult Services Department and Health Authorities for registration purposes. In the countryside, Policy CE.25 provides for the change of use of existing large buildings to institutional uses such as residential care and/or nursing homes.
- 6.87 Where existing residential care homes and/or nursing homes require extensions to meet the standards of the County Council's Adult Services Department and Health Authorities, applicants should liaise with the Local Planning Authority at an early stage. It will consider such planning applications favourably where a need can be demonstrated, and an extension in proportion to the existing building can be accommodated without harming the

character of the surroundings. Where residential care and/or nursing homes are located in the countryside, such extensions should be designed particularly sensitively to minimise the impact on the immediate setting of the building and the wider locality.

- 6.88 Contributions to off-site children's play and sports facilities will not be sought from developers of specialised accommodation for elderly people, but generous provision of on-site open space will be expected. This should be attractively designed to include visually interesting spaces and sitting out areas.

~~Policy H.8~~

This policy expired on 7th July 2009

Within the settlements subject to Policy H.3, accommodation specifically designed for the elderly will be permitted provided:

- (i) it is accessible by public transport, and close to local facilities, particularly shops, health and community facilities;*
- (ii) the site has level access to an attractive area of private communal open space, provided with sitting out areas.*

Where residential care and/or nursing homes are proposed, they should:

- (a) use a detached building of sufficient size, and not require inappropriate extensions, to make it suitable for a care home;*
- (b) have sufficient space within the curtilage to provide adequate car parking.*

Where additional space within a residential care and/or nursing home is required to meet the current standards applied by the Adult Services Department or Health Authority, an extension may be permitted where it is in proportion to the main building.

Mobile Homes

- 6.89 Residential caravans and mobile homes are treated as permanent housing, and

6. HOUSING

therefore they are normally only acceptable within existing settlements. However Policy H.9 recognises that their appearance can make them visually unacceptable in many locations. Therefore, sites for caravans and mobile homes must be carefully chosen, and have good existing screening.

Policy H.9 This policy expired on 20th March 2013

The Local Planning Authority will permit proposals for permanent mobile homes/residential caravans in accordance with Policy H.3. This will be subject to other relevant policies of this Plan dealing with permanent housing, and subject to the visual impact of such sites being overcome by landscaping or screening, using existing buildings or features. Such proposals will not be permitted in settlements within the East Hampshire Area of Outstanding Natural Beauty or in Conservation Areas.

- 6.90 It is not anticipated that sites could be acceptably integrated in the smaller settlements (to which Policy H.4 applies), or in areas of high visual quality such as the East Hampshire Area of Outstanding Natural Beauty or Conservation Areas. Sites will, therefore, only be permitted in the settlements to which Policy H.3 applies.
- 6.91 Although mobile homes/caravans can be more difficult to integrate into the townscape or landscape character of an area, they can provide valuable affordable housing. The Local Planning Authority will therefore generally resist the loss of permanent mobile home/caravan parks.

- 6.92 Policy H.10 applies to mobile home/caravan parks in the settlements and the countryside, provided they meet the criteria. It does not apply to holiday accommodation, agricultural workers' caravans, sites with temporary planning permission, or any type of unauthorised site. The Policy provides for the use of permanent mobile home/caravan parks to cease where they are causing particular problems. However, its general aim is to resist the loss of this source of affordable accommodation. Proposals for the storage of touring caravans will be considered in the context of the Local Plan's aims for leisure development (see Policies RT.15-RT.17).

Policy H.10

The Local Planning Authority will not permit the change of use or redevelopment of existing mobile home/caravan parks where:

- (i) the site is authorised and is used to provide permanent residential accommodation (rather than transit, storage, or holiday facilities);*
- (ii) the site is not unduly intrusive and does not create particular problems, such as traffic generation or other disturbance;*
- (iii) the site is not used to provide accommodation for an agricultural worker, or otherwise restricted so that the need for it may change in the future.*

Introduction

- 7.1 This Chapter sets out the Local Planning Authority's policies for employment development in the District and also considers Ministry of Defence land and development. Site specific policies are contained in Chapters 11-13, dealing with Winchester, the Major Development Areas and the Settlements. Employment development in the countryside is addressed in Chapter 4, Countryside and Natural Environment.

Strategic policies

- 7.2 Regional Planning Guidance for the South East (RPG9, 2001) highlights the interrelationship between economic, social and environmental issues. RPG9 emphasises that it is only through the rigorous application of sustainable development principles that economic success can be secured for the Region, whilst maintaining its environmental and cultural attractiveness, and fostering social inclusion. The Regional Economic Strategy produced by the South East England Development Agency (SEEDA) in 2002 also promotes sustainability principles to underpin economic success. One of SEEDA's key objectives is to promote economic growth focused on the new knowledge-based industries.
- 7.3 The Hampshire County Structure Plan (Review) aims to facilitate the growth and development of existing businesses whilst laying down the framework for new economic growth. Its policies allow for employment development on sites already with planning permission or in use for employment purposes, and within built-up areas as defined by Local Plans. The Structure Plan also permits development within rural settlements provided it is appropriate in scale and location. Employment commitments in the District in 2004 amounted to nearly 113 hectares of employment land, of which nearly 40% was at Whiteley. The Structure Plan does not contain a requirement for a specific amount of employment floorspace to be provided.

Employment in Winchester District

- 7.4 Employment in the District is concentrated in the service sector, especially public services. This is most pronounced in Winchester town centre where there is a concentration of public sector employment. Unemployment in the District is low (1.0% in March 2006), which is lower than the County level of 1.3%, which in turn is significantly lower than the national average.
- 7.5 Hampshire County Council has produced an "Economic Profile" of the District. This indicates that the District is one of the most prosperous areas in the country, with considerable economic strength. The District's environmental and heritage qualities are also recognised, along with the need to ensure economic growth respects these. There are, however, potential threats and weaknesses to the local economy, some of which the Local Plan can help to address. Most relevant is the possible increase in attractiveness of the District for industrial development, reflecting the large amount of land available, increasing labour supply and the spread of development pressure from the north of Hampshire. Conversely, the lack of available office development opportunities, especially in Winchester, is also a possible threat.
- 7.6 In 1996 over 80% of all jobs in Winchester District were in the service sectors and this proportion was even higher in Winchester itself. Public services account for a particularly high proportion, 44%, compared to 27% for Hampshire. The private service sectors are therefore somewhat less well represented in the District than elsewhere in Hampshire (40% of jobs in Winchester District compared with 51% in Hampshire).
- 7.7 As part of the Local Plan preparation process, a survey of local businesses was undertaken to assess likely requirements for additional (or reduced) business floorspace. The results need to be treated with some caution as this was not a

7. EMPLOYMENT

comprehensive survey, but it did highlight a demand for smaller office units within the District, and Winchester town centre in particular. This, combined with the conclusions of the Economic Profile and concerns amongst the business community about the continued effect of office restraint in Winchester, suggest a more flexible approach is needed. This Chapter sets out office policies for Winchester which provide for the development of additional small-scale offices to meet the needs of local firms. At the same time, the concerns that originally led to the introduction of office restraint policies remain relevant, especially regarding additional housing pressures, traffic and imbalances in the employment structure and labour market.

Employment Strategy

New development

7.8 Strategic advice, existing employment development consents and analysis of economic and employment trends, suggest the following employment strategy:

- providing for the development of existing commitments (sites allocated in the previous Local Plan or with planning permission);
- a generally permissive approach to new employment development in the settlements, subject to local environmental and conservation constraints, the need to respect the scale and character of the settlements, and the scope for optimising use of previously developed land within existing settlements;
- making provision for appropriate levels of employment development within the West of Waterlooville Major Development Area and giving consideration to the possible need for employment provision as part of an MDA at Winchester City (North), if this development is needed;

- generally resisting the loss to other uses of sites which are currently in employment use, provided they are not causing problems and subject to consideration of sustainability principles;
- the restraint of employment development where conservation constraints are most severe (for example, substantial office development in Winchester could have harmful effects in terms of housing pressure, traffic growth and other development pressure if not carefully controlled).

7.9 A number of sites allocated for employment development in the earlier Winchester District Local Plan had not been developed. Planning Policy Guidance Note 3: Housing advocates reviewing such allocations in order to avoid an oversupply of employment land which may not realistically be taken up. Following this advice these allocations have been reviewed against the factors set out below, which are based on Regional Planning Guidance:

- strategic importance of the site for employment purposes;
- current use and suitability for employment development;
- scope for optimising use of previously developed land and land within built-up areas;
- relationship of the site to the District's main built-up areas;
- scope for developing a mix of uses on the site;
- accessibility and potential for access by sustainable transport modes;
- likely market demand and developability.

7.10 Using these factors, the relative sustainability of, and potential demand for, development of each of the sites previously allocated has been reassessed. Where justifiable the employment allocations are

carried forward into this Local Plan. Details of these sites are contained in the Settlements and Major Development Areas Chapters, and summarised in Tables 3 and 4.

Table 3: Sites Allocated for Employment

Site location	Policy no.	Area of site (ha.)
West of Waterlooville	MDA.1	30
Hillson's Road, Curdridge	S.7	4.1
Solent 1, Whiteley	S.13	9.8
Solent 2, Whiteley	S.14	8.7
Little Park Farm, Whiteley	S.15	1.3

Table 4: Sites Allocated for Mixed Use including Employment

Site location	Policy no.	Area of site (ha.)
Abbey Mill, Bishop's Waltham	S.3	1.9
Freeman's Yard, Cheriton	S.6	1.1
Former Station Yard and Coach Business, Sutton Scotney	S.10	1.6

7.11 Tables 3 and 4 are not comprehensive lists of all sites that may be developed for employment uses. There are sites already with planning permission, and other appropriate development opportunities will come forward during the Plan period. The Tables include the size of the allocated sites. However, they do not estimate the amount of floorspace that may be accommodated, as this could vary considerably according to the type of development proposed.

7.12 The assessment of allocated sites indicates that there can be a more flexible approach to certain sites, hence their designation as mixed use allocations in Table 4. Employment use can be incorporated with other uses, including the possibility of housing or 'live-work' units (see Glossary). Live-work units will only contribute to meeting the required proportion of employment on a particular site where

they are designed and can be controlled to ensure that they provide genuine and useful workspace and that this will be retained.

7.13 There is also scope for some employment development, appropriate in scale and type, in the settlements. Such development, other than where already committed or allocated, will generally be limited to small-scale workshops, industries, offices, or other uses appropriate to their surroundings and locations. This is most likely to meet the needs identified by the business survey, provide flexibility of use, and provide for increases in local employment opportunities that reflect the character of the District's settlements.

Policy E.1 This policy expired on 20th March 2013

Small-scale commercial or business development, redevelopment or changes of use (normally falling within Use Classes B1, B2, or B8) will be permitted within the built-up areas of the settlements, provided:

- (i) *in the built-up area of Winchester, there is no conflict with Policies E.3 & E.4;*
- (ii) *it can be satisfactorily accommodated in terms of scale, density, character and design in relation to the settlement and the site;*
- (iii) *it would not place an undue burden on the local road network or generate traffic of a type or amount inappropriate for local or rural roads and nearby properties or settlements;*
- (iv) *it is accessible by public transport, is not likely to increase significantly the number and length of car journeys and makes adequate provision for access by cyclists and pedestrians;*
- (v) *it is not detrimental to the amenities or the operation of adjoining uses, particularly with regard to noise, traffic generation and hours of operation.*

7. EMPLOYMENT

7.14 Small-scale employment development usually falling within Use Classes B1 (offices, research and development, and light industry), B2 (general industry) or B8 (storage or distribution) can often be accommodated in the settlements. Such development is important for businesses seeking to adapt and expand, but account needs to be taken of the possible harmful effects, particularly of B2 or B8 uses. It may be necessary to impose conditions to ensure that the requirements of Policy E.1 and other relevant Policies such as DP.3 and DP.10 - DP.12 can be met, for example relating to noise and working hours. In Winchester office development requires more strict control in order to ensure that it does not create pressures which would harm the special character of the town, and to avoid imbalances in the employment structure being exacerbated. Therefore, Policies E.3 and E.4 apply in Winchester.

7.15 Particular attention should be paid to the effect of the proposed development and associated activity on the immediate vicinity of the site and the surrounding area. While there is scope for mixing employment and other forms of development, it is important that problems are not created for future occupiers of business premises or nearby residents. Account will, therefore, be taken of the likely effect on nearby uses, especially housing, in terms of noise and disturbance, traffic and working hours. It may be necessary to impose conditions or seek planning obligations to control these factors (see also Policies DP.10 - DP.12).

Existing employment

7.16 Employment in Winchester District is dominated by the service sector. In 1997 88% of jobs in the District were in this sector and the proportion was slightly higher in Winchester itself. These proportions are higher than either the Hampshire or national averages. It is important to control any further increases in the dominance of the service sector so as to maintain some variety in the employment structure of the District, to

avoid over-dependence on particular sectors, to retain a range of employment opportunities close to where people live, and to avoid excessive commuting into or out of the District and its settlements.

~~Policy E.2~~ This policy expired on 20th March 2013

In order to retain and increase the variety and number of employment opportunities in the District, proposals involving the loss (by change of use or redevelopment) of existing sites or premises in lawful use within Use Classes B1, B2 or B8 (or sites permitted or allocated for these uses) will only be permitted where:

- (i) *the retention or expansion of the existing use would cause overriding environmental or highway objections which the proposed development would overcome; or*
- (ii) *the Local Planning Authority is satisfied that the need for the proposed development outweighs the benefits of retaining the existing use.*

7.17 It is important throughout the District that uses within Classes B1, B2 and B8 are not unnecessarily lost. However, the Local Planning Authority recognises that there may be existing uses within these classes that are causing unacceptable environmental or traffic problems. Alternative employment uses that are more appropriate to these areas will be encouraged. In Winchester, these uses should accord with Policy E.4, which resists office development outside the town centre.

7.18 In formulating Policy E.2, the Planning Authority has taken account of the likely needs for other development and made provision accordingly. However, while employment sites and premises should be viewed as a valuable long-term resource, there may be unforeseeable circumstances where the need for a particular development outweighs the benefits of retaining the existing employment use.

7.19 The loss of existing employment land in Use Classes B1, B2 or B8 will be resisted in

order to retain a variety of employment opportunities throughout the District. In order to retain those employment sites that are the most sustainable, the factors outlined in paragraph 7.9 of this Chapter may be relevant in assessing the relative merits of existing employment sites and whether they would be more suited to alternative uses. Therefore, the loss of established employment sites, such as those in the main industrial estates, sites in the larger settlements which are reasonably well served by public transport and where there is likely to be some market interest in employment development will be resisted. Conversely, alternative forms of development may be more acceptable on isolated employment sites in small settlements that are poorly served by public transport and located away from the strategic road network. In the countryside, the loss of employment sites and premises to residential use would not be appropriate and low-intensity or agriculture-related uses may be the only acceptable option if employment sites cannot continue in their existing use.

- 7.20 Policy E.2 applies throughout the Plan area, including employment uses in the countryside. The retention of business uses in converted rural buildings will be encouraged.
- 7.21 There are also other business uses in the countryside that are not in converted rural buildings, but are lawful employment uses, and these firms may from time to time need to replace buildings. Where such a need is demonstrated, planning permission may be granted, but each proposal will be judged on its merits. To be acceptable, the proposal should achieve environmental benefits and a more efficient use of the land without materially increasing the amount of built development on the site. The proposal should also meet the requirements of Policy CE.18 in the Countryside and Natural Environment Chapter and the main requirements of Policy CE.17, particularly those that relate to the effect on the locality and travel needs.

- 7.22 The re-use of employment sites in the countryside for housing will be resisted (see Policy CE.17).

Office development in Winchester

- 7.23 The pressures for office development (Use Class B1[a]) in Winchester have long been a cause for concern. An office restraint policy was introduced in the mid-1970s, followed by employment restraint policies in the Mid Hampshire Structure Plan and the Winchester Area Local Plan. These policies generally limited increases in office floorspace to 200 square metres. Despite the restraint policies, office floorspace increased by 76% between 1974 and 1990.
- 7.24 Accordingly, the earlier Winchester District Local Plan strengthened office restraint policies by controlling the expansion of office floorspace (including changes of use where planning permission was needed), and by controlling the uses incorporated in redevelopment schemes. During the 1990s a relatively weak office development market and a very strong housing market, in combination with the earlier District Local Plan's restrictive office policies, resulted in a net reduction of office floorspace in Winchester of about 14% between 1994 and 2000.
- 7.25 Previous restraint policies were based on the concerns that extensive office development would bring about the following harmful effects:
- increased development pressures, not only for offices themselves, but also for other forms of development such as housing, car parking, services and roads. This would serve to increase pressure to extend the built-up area of the town;
 - increased commuting into the town which is already at a high level and conflicts with the aims of sustainable development;
 - increased pressures for traffic and parking improvements, in conflict with the Plan's planning and

7. EMPLOYMENT

transportation strategy;

- increased congestion which can make the town a less attractive place in which to live, work or shop;
- increased imbalances in the employment structure towards service and administrative employment, possibly resulting in skill shortages and “overheating” of the local economy.

7.26 Whilst the above concerns remain valid, a more flexible approach is necessary in order to address the concerns of the local business community and the need for smaller office units, particularly in Winchester town centre. The town centre offers the greatest opportunity for more sustainable development as sites are likely to be well served by public transport and accessible by walking and cycling.

~~Policy E.3~~ This policy expired on 7th July 2009

Within the defined town centre of Winchester (see Inset Map 31), office development, extensions or changes of use to offices (Use Class B1[a]) of 200m² floorspace or less will be permitted.

Exceptionally, development of more than 200m² will be permitted for established organisations where:

- an operational need for expansion/relocation within Winchester can be demonstrated;*
- appropriate measures are proposed to address transport implications, including production of a Green Travel Plan;*
- satisfactory measures are proposed to avoid additional pressures being placed on the local housing market and supply of affordable housing.*

7.27 In line with the sequential approach and the sustainability criteria outlined in paragraph 7.9 of this Chapter, Policy E.3 provides for the expansion of small local businesses where there is scope for such development. Opportunities are greatest in Winchester town centre where sites are

well served by public transport, and accessible by walking and cycling. Such small-scale development should minimise any harmful effects of office development.

7.28 Where an established organisation within the area can demonstrate a clear operational need to justify more substantial development (or where a scheme of several smaller units is put forward amounting to more than 200m²) this may exceptionally be permitted. However, this would require a number of issues to be addressed in the proposal. A Green Travel Plan will be required to identify what provision is made to deal with additional travel demands, including making appropriate financial contributions for relevant measures. It will also be necessary to assess and deal with the additional pressures that such a development may place on the local housing market, especially in terms of affordability. Such an assessment would need to include measures to address any issues raised, for example by the provision of, or contribution towards, affordable housing and/or ‘key worker’ housing for employees unlikely to be able to rent or to buy housing locally. This aspect is very important if new employment development is not to place unacceptable pressure on local housing provision or lead to excessive commuting.

7.29 Outside the town centre boundary, restraint of office development continues to be appropriate, including proposals to re-use or redevelop existing offices. In these cases alternative uses, particularly housing, will be promoted.

~~Policy E.4~~ This policy expired on 20th March 2013

Planning applications for office (Use Class B1[a]) development outside the defined town centre of Winchester (see Inset Map 31), including new development, extensions, redevelopment and changes of use, will not be permitted, including:

- where planning permission is required, the redevelopment or change of use of sites or premises used or allocated for*

non-office use, including Use Classes B1(b), B1(c) and B8;

- (ii) the replacement of existing office (Use Class B1[a]) floorspace.*

Where a need for office development is demonstrated, in accordance with Policy E.3(i), the change of use or redevelopment of an existing employment site outside the town centre may exceptionally be permitted provided criteria (ii) and (iii) of E.3 are met and a sequential search has shown that there are no suitable sites within the town centre available. Any site proposed would need to have good accessibility to public transport and by walking and cycling.

- 7.30 Policy E.4 applies to any self-contained office (Use Class B1[a]) development within the built-up area of Winchester, as defined by Policy H.3. However, the development of offices which are completely ancillary to another use will normally be acceptable where their size is minimised. Policy E.4 can only apply to proposals which require planning permission and does not, therefore, affect the permitted development rights of existing buildings (unless they are otherwise restricted).

Industry

- 7.31 It has been noted above that Winchester's employment structure is dominated by service employment, particularly in the public sector. This is reflected in the fact that, despite the recession of the 1990s, some skill shortages still remain in certain service employment sectors. Clearly, with such a relatively small manufacturing base, Winchester is very vulnerable to even small losses of manufacturing employment. Its heavy reliance on service industries, could also be an area of weakness.
- 7.32 It is, therefore, particularly important that industrial and warehousing land and premises (Use Classes B1[b], B1[c], B2 and B8) are not lost to other uses. Policy E.2 seeks to achieve this and, along with Policy E.4, is intended to safeguard Winchester's limited stock of industrial land and

buildings. Whilst in employment terms it may seem desirable to expand Winchester's manufacturing base, the scale of development needed to make any significant impact would conflict with the planning strategy for the town.

Ministry of Defence Land

- 7.33 There are a number of sites throughout the District that are currently owned and operated by the Ministry of Defence (MoD). Planning permission is required for development by the Ministry of Defence and its proposals will, therefore, be subject to the relevant policies of this Plan. The paragraphs below set out the approach that will be taken where development is proposed on MOD sites, or where such sites become surplus to requirements.
- 7.34 The most significant MoD establishments lie within the countryside, where there is a general presumption against built development. The expansion of military activities on rural sites will be considered against the Plan's objectives to protect the character of the countryside from harmful development.
- 7.35 To be acceptable, development on MoD sites within the countryside should be operationally essential, with no reasonable scope for it to be accommodated on an alternative site within a settlement or another establishment. Operational MoD development should minimise harm to the character of the countryside.
- 7.36 In the case of development on operational MOD sites in the countryside, development should be small-scale and sensitively located so as not to increase visual intrusion. If more substantial development is essential, proposals should be accompanied by a full site appraisal and/or planning brief which respects the physical and policy constraints and opportunities affecting the site. Early consultation with the Local Planning and Highway Authorities will assist with preparation of a site assessment and is encouraged.
- 7.37 Should existing MOD sites in the

7. EMPLOYMENT

countryside become surplus to defence requirements, their re-use or redevelopment will be permitted, provided that any resultant development proposals are appropriate to the site and its surroundings.

- 7.38 Having regard to the varied form, function and constraints of existing MoD sites within the countryside, the re-use/redevelopment potential of each site will require careful assessment. To conserve the character of the countryside, it is important that development is confined to existing built-up parts of the site. New buildings or structures will not be permitted on predominantly open, undeveloped, agricultural or recreational land. MoD establishments often include utilitarian buildings, sometimes of a temporary construction. Development proposals should, therefore, provide for the removal of any buildings that are visually intrusive and their replacement by new development (where appropriate) or restoration of the site. The amount of new development should not exceed that existing, and in most cases it will be appropriate to seek a significant reduction in the amount of built development, especially on the more sensitive and prominent sites. The major MoD sites are listed below.
- 7.39 **Fort Southwick:** This is one of a series of six hill forts along the chalk ridge of Portsdown Hill, built for the defence of Portsmouth. It was built in the 1860s and is a Grade I listed building and a Scheduled Ancient Monument. Therefore, any proposed work would require close liaison with English Heritage. The site also includes a significant area of open land on both escarpments of Portsdown Hill, currently in agricultural use. It falls partly within Portsmouth City Council's area, and consideration of the future of the site will require co-operation with both Local Authorities.
- 7.40 **Portsdown Main:** This establishment extends along the crest of Portsdown Hill. Much of the site falls within the area of Portsmouth City Council, and any

development proposals for the re-use of the site should be prepared in close liaison with both Authorities. A comprehensive planning brief has been adopted by the two Authorities and the MoD and has regard to existing constraints, particularly access and prominence in the landscape (Portsdown Main Planning Brief, 1998). The brief provides for a mix of uses, including light industry, hotel/conference centre, leisure and residential, but with an emphasis on employment uses.

- 7.41 **Portsdown West:** This site is also located on Portsdown Hill. Any proposals for further development on this site are unlikely to be acceptable given its prominence.
- 7.42 **Sir John Moore Barracks:** This Barracks falls largely within an area of countryside between Winchester and Littleton, which is defined as a Local Gap (see Policy CE.2). It was opened in 1985 as a training centre and the site comprises a number of facilities including living accommodation. Having regard to the need to prevent coalescence between Winchester and Littleton, proposals for expansion are unlikely to be acceptable.
- 7.43 **Worthy Down Camp:** The Camp is an Army education and training centre and provides living accommodation as married quarters. It is located in an area of countryside that separates South Wonston and Kings Worthy. Any proposals should have particular regard to these characteristics.
- 7.44 **Southwick Park:** The former 'HMS Dryad' has been largely vacated by the Royal Navy and has become the Defence College of Police and Personnel Administration. However, a wider review of defence training needs is ongoing and may result in further changes. The site is located in the countryside beyond the defined built-up area of Southwick and the Local Plan's Countryside and Natural Environment Chapter and paragraphs 7.33 – 7.38 above provide appropriate guidance that will be relevant whether the site is retained in

defence use or becomes surplus to requirements.

- 7.45 The area occupied by the establishment contains a number of important heritage features, ranging from Roman earthworks to the listed building of Southwick House and Clocktower. Southwick House was the Headquarters for the planning of the D Day landings in 1944 and has recently been restored. The Operation Overlord map remains in the building, is of great historic significance, and should be retained on site, with, if possible, access open to the public. Most of the other buildings are modern and of little architectural merit. Some are intrusive in views from Portsdown Hill and, if new development or redevelopment are proposed, the opportunity should be taken to remove or replace these buildings.



Introduction

8.1 Any modern community needs a wide range of facilities and services so as to function properly. The District has a range of facilities that meet the immediate needs of local residents and visitors. In order to continue to serve the community, it is important to retain, and wherever possible, improve existing main and local shopping, commercial and tourism centres. These centres are accessible by a choice of means of transport, including walking, cycling and public transport, helping to reduce dependence on the private car.

8.2 This Chapter sets out the Local Planning Authority's policies relating to town, local and district centres, and facilities and services, including shopping, within the Plan area. The following strategy is proposed:

- recognition of the continuing need to support Winchester town centre's role as an important historic and market town and visitor destination serving central Hampshire, particularly in respect of comparison and specialist goods;
- adoption of a sequential approach to new development, where the main town and village centres are the favoured locations for the development of new facilities and services that attract large numbers of visitors;
- as conservation and other constraints severely limit the scope for major new development both within the town centre and around the edge of Winchester, it is not generally proposed that land is specifically allocated for new development;
- controls over development which would reduce vitality and viability within the areas of Primary Shopping in Winchester and the main rural settlements;
- encouragement for the development and improvement of local and district centre facilities serving the residential

suburbs of Winchester and rural settlements, and opposing the loss of facilities and services where they serve a local function;

- encouragement for the use of upper floors, especially for residential, so as to make better use of under used property and maintain "lived in" centres.

Overall Approach

8.3 Guidance is contained in Planning Policy Statement 6 (Planning for Town Centres 2005) and the Hampshire County Structure Plan 1996-2011 (Review), adopted in 2000. These documents seek to promote town and local centres, ensuring that further development follows a 'sequential approach', where central locations are favoured and 'out-of-centre' locations are only considered as a last resort. Development proposals should be assessed against their impact on the vitality and viability of town and local centres and their accessibility by a choice of means of transport.

8.4 Following earlier studies, the Council commissioned a new retail survey and study in 2002, resulting in the publication of the Winchester Retail Study 2003 (Winchester City Council/Nathaniel Lichfield and Partners). This indicates the likely need for additional floorspace of various types and makes recommendations accordingly. As a result the Local Plan proposes that any further significant retail development should be concentrated in Winchester town centre, primarily as part of the proposed Broadway/Friarsgate development (see Policy W.2 in Chapter 11: Winchester). Any other significant retail development proposals which are unable to be located in the Broadway/Friarsgate development (now known as Silver Hill), or elsewhere in the town centre, will be required to demonstrate a need for the development in the proposed location and to meet the other requirements of Policy SF.1, including the sequential test.

8. TOWN CENTRES, SHOPPING & FACILITIES

- 8.5 The Winchester Retail Study recommends that Winchester provides additional floorspace of approximately 8500m² gross (6000m² net) for 'comparison' shopping and 5000m² gross (3300m² net) for 'convenience' shopping. This would meet projected growth in retail spending during the Plan period and help Winchester regain a realistic proportion of the expenditure lost to other centres. The Study sets out full details of the assumptions made regarding population and expenditure growth, claw-back, turnover levels, etc. The Broadway/Friarsgate area is the most suitable location for such development, and as much of the additional comparison floorspace as can be reasonably accommodated should be provided there, as part of an overall redevelopment scheme (see Policy SF.1). It is thought unlikely that the full recommended provision of convenience floorspace can be built within the town centre. How much can be accommodated will depend largely on the final format of the Broadway/Friarsgate scheme. If further retail floorspace is needed in Winchester, it should be provided in accordance with the 'sequential approach' contained within Policy SF.1.
- 8.6 The Study identified a possible need for additional retail warehousing but acknowledged also the need for new floorspace to be provided in accordance with the sequential approach and subject to the requirements of Policy SF.1.

Town, Village and Local Centres

- 8.7 Winchester District has the following retail centres:

Main Town Centre: Winchester

Other Town/Village Centres:

Bishop's Waltham
Denmead
New Alresford
Whiteley
Wickham

These centres have been identified on the Proposals and Inset Maps due to their importance for a range of retail and other uses. Policies SF.1 and SF.5 seek to retain retail uses within the Primary Shopping Areas of the town and village centres, whilst encouraging a diverse mix of town centre uses.

- 8.8 In addition to these there are many other settlements where there is smaller scale retail provision, which also provides important local facilities. These are not identified individually as they do not have such an extensive range of shops or facilities and services. Nonetheless, they provide a very important local function and the facilities and services they provide are highly valued. Policies SF.6 and SF.7 seek generally to maintain and enhance facilities and services in the settlements and will be used to help retain the facilities provided in local centres.
- 8.9 Although there are distinctly different centres identified in the District, the overall approach aims to achieve:
- protection of the vitality and viability of town and village centres;
 - encouragement of a mix of town/village centre uses;
 - encouragement of new or improved facilities and services within the built up areas of settlements to meet the needs of local communities.

Commercial development in town and village centres

- 8.10 Winchester's compact town centre provides a concentration of shops, leisure, cultural, tourism and entertainment facilities, a regular market, public services, and employment opportunities reducing the need for people to travel elsewhere to meet their needs. These facilities and services are accessible by various means of transport other than the private car, including walking, cycling, bus and rail.

- 8.11 There are also a number of smaller towns and village centres performing a valuable local function. They offer a range of facilities and services close to local communities, providing for local convenience needs. In accordance with the Plan's transportation strategy and sustainable development aims, additional commercial development should be directed to the main town and village centres of the District.

Policy SF.1

Retail, leisure or other development which attracts large numbers of people (Use classes A1, A2, A3, A4, A5, B1, C1, D1 and D2) will be permitted within the town and village centres of Winchester, Bishop's Waltham, Denmead, New Alresford, Whiteley and Wickham, as defined on the Proposals and Inset Maps..

Where a need for the development is demonstrated and no suitable sites are allocated or available for such development within a defined town or village centre, proposals will be permitted on edge-of-centre, district centre or local centre sites. Development of out-of-centre sites will only be permitted where a need is demonstrated and no suitable alternative sites are available. All proposals outside defined town and village centres will be required (individually and cumulatively) to:

- (a) adopt a format, design and scale of development appropriate to local circumstances and the need identified;*
- (b) avoid adverse impacts on the vitality and viability of existing defined centres and to the development plan strategy;*
- (c) avoid detrimental effects on overall travel patterns and car use and be readily accessible by public transport, cycle or on foot.*

Policy SF.2

Proposals which would result in a net loss of commercial or leisure floorspace (Use Classes A1, A2, A3, A4, A5, B1, C1, D1 and D2) at ground floor level will not be permitted within the defined town and village centres of Winchester, Bishop's Waltham, Denmead, New Alresford, Whiteley and Wickham, as defined on the Proposals and Inset Maps, unless:

- (i) it is no longer practical or desirable to re-use the site or premises for its existing or another commercial/leisure use; or*
- (ii) the proposal is for relocation of an existing use within the town/village centre and there will be no net loss of ground floor commercial units.*

- 8.12 Policies SF.1 and SF.2 apply to new retail, tourism, cultural, commercial, leisure, entertainment and facilities and services. They seek to promote new commercial development within town and village centres and to resist the loss of such uses at ground floor level. Assessments of the likely need for additional shopping provision during the Plan period have been made and land is allocated for any substantial requirements (see Policy W.2 in Chapter 11: Winchester). Any proposals that are put forward for leisure facilities should be accompanied by a needs assessment. Where proposals are put forward on sites not allocated for development, developers must demonstrate a need for the proposed development, and that they have thoroughly assessed all possible sites within the relevant town/village centre (as defined on the Proposals and Inset Maps). 'Out-of-centre' proposals, especially for retail development (Use Class A1), will also need to demonstrate that they will not affect the vitality and viability of the existing centre and how the transport and other objectives of the Plan can be met. The Local Planning Authority will refuse applications for development which, by itself, or cumulatively with other recently completed or proposed schemes, will

8. TOWN CENTRES, SHOPPING & FACILITIES

undermine the vitality and viability of existing town and village centres or which would seriously harm local centres.

- 8.13 Policy SF.1 is not intended to prevent the provision of facilities and services outside the town and village centres listed if they are required to meet local needs. Where facilities for tourists and visitors relate to a particular attraction it may not be appropriate to direct them to a town or village centre but, wherever possible, development attracting large numbers of visitors should be located in the centres listed in Policy SF.1.
- 8.14 Proposals involving the loss of commercial or leisure buildings and land to uses other than those listed in Policy SF.1 will not be permitted unless it is no longer practical or desirable to retain such a use (see also Policy SF.7 and paragraph 8.43), or the proposed use is relocating from elsewhere within the centre. In this case, the applicant will need to ensure that the premises being vacated are available for a commercial or leisure use.
- 8.15 Policy SF.1 applies to all commercial developments of a significant scale. An assessment of the likely economic, environmental and accessibility/traffic impacts will be required with major applications, to enable full consideration of the proposal and its likely implications for the town or village centre concerned.
- 8.16 New development should be carefully designed and sited to be in scale and character with the existing centre. Particular care should be taken to ensure that new development preserves or enhances the character or appearance of Conservation Areas. Development proposals that fall within the defined Primary Shopping Areas will also need to satisfy the requirements of Policy SF.5, which seeks to retain a predominance of retail uses within the centres.
- 8.17 There has been concern, especially in Winchester, about the impact of large new public house developments, especially on

residential amenity. Guidance dealing specifically with Use Classes A3, A4 and A5 uses, especially pubs (A4), is necessary to ensure the potential harmful effects of such development are controlled.

Policy SF.3

Development falling within Use Classes A3, A4 and A5 will be permitted within the defined town and village centres of Winchester, Bishop's Waltham, Denmead, New Alresford, Whiteley and Wickham, as defined on the Proposals and Inset Maps, provided:

- (i) the proposal would not cause undue disturbance to nearby residential properties or lead to disturbance away from the premises;*
- (ii) the development would not harm the character of the area and, if within a Conservation Area, would preserve or enhance its character;*
- (iii) adequate provision is made for the disposal of litter, including recycling facilities, where appropriate.*

- 8.18 Policy SF.3 seeks to ensure that housing near to a proposed A3, A4 or A5 use does not suffer undue disturbance, whether by noise from inside the building or disturbance generated outside. Although introduced primarily to control public house development, Policy SF.3 will be applied to all development within Use Classes A3, A4 or A5, including hot food takeaways. It will be used to ensure that, as well as disturbance, other sources of harm, such as from litter, fumes or cooking smells, are avoided or properly controlled. There is potential for noise and disturbance to be created away from the application site, by people going to or from the premises, and the Local Planning Authority will take this into account where there is likely to be a direct relationship with a proposed development.
- 8.19 The Local Planning Authority will seek advice, as necessary, from the Environmental Protection Team of the City Council, the Police and other relevant specialists. It may be necessary to impose

conditions to control certain aspects of the development, but matters such as licensing hours do not fall within planning control.

- 8.20 Where A3, A4 or A5 uses are open late at night, and especially if premises are licensed, it is best if they are located in parts of the town and village centres where few people live. In Winchester, the Jewry Street area has developed as an evening leisure area, generally very successfully. There is also likely to be scope for A3, A4 or A5 uses and other leisure development in the Broadway/Friarsgate area, if this is redeveloped. Other areas of the town are more strongly residential in character and many are of great historic importance. Areas such as this, and “quiet” areas, for example around the Cathedral, are not likely to be suitable for further A3, A4 or A5 development, unless its character can be tightly controlled.

Residential development in town and village centres

- 8.21 Policy H.3 provides for the development of suitable sites within the built-up areas of the District for residential purposes. Notwithstanding Winchester town centre’s role as an important shopping and commercial centre, there is scope for residential development which can help to bring into use disused or underused premises, maintain a “lived-in” centre and provide a local market for shops and services.
- 8.22 In the smaller historic towns in the District, (including New Alresford, Bishop’s Waltham and Wickham) one of the attractive features is the proximity of residential properties to the main shopping area. These towns retain a substantial amount of residential properties above, and sometimes between, shops and offices, giving a domestic scale. The loss of residential property to other uses within Winchester and other historic town and village centres could have a significant effect and Policy SF.4 presumes against such changes in order to protect the character of these areas.

~~Policy SF.4~~ This policy expired on 7th July 2009

In town and village centres, the Local Planning Authority will promote residential development that brings into use upper floors. Changes of use to residential will be permitted in town and village centres. The loss of residential uses will not be permitted within the conservation areas of the towns and villages listed in Policy SF.1.

The primary shopping areas

- 8.23 The Primary Shopping Areas comprise the ground floors of properties in the retail cores of the main town and village centres (as listed in paragraph 8.7). The extent of these areas is shown on the Proposals and Inset Maps. The continued economic health of these centres is heavily dependent upon the vitality and viability of their core shopping areas. It is desirable to encourage proposals which would assist in developing and enhancing the role of these centres, although this objective has to be carefully reconciled with other needs, such as conservation, tourism and transportation.
- 8.24 It is important to ensure Winchester and other centres remain attractive as shopping destinations. These are also mostly attractive historic centres, attracting large numbers of visitors. Account has been taken of the changes that are likely to occur in retailing over the Plan period, which may include an increase in home/internet shopping and contraction of the service sector (Use Class A2). Nevertheless, the primarily retail function of the main centres needs to be maintained, for environmental as well as economic reasons. Their attractiveness to visitors means that the District’s main town and village centres are generally well placed to take advantage of the trends towards greater integration of shopping and leisure visits.
- 8.25 In order to assist this, Policy SF.5 seeks to prevent a net reduction in the amount of retail floorspace within the defined Primary Shopping Areas of Winchester, Bishop’s Waltham, Denmead, New Alresford, Whiteley and Wickham. The continued predominance of retail uses within town centres is also crucial to the successful maintenance of the historic character of many of them.

8. TOWN CENTRES, SHOPPING & FACILITIES

Policy SF.5

Proposals which, either cumulatively or individually, would result in a net loss of retail floorspace within the Primary Shopping Areas (as defined on the Proposals and Inset Maps) will not be permitted. Within the Primary Shopping Areas permission will not therefore be granted for the change of use of the ground floor of a building from Use Class A1 (Retail) to uses falling within Use Class A2 (Financial and Professional Services), A3 (Restaurants and Cafés), A4 (Drinking Establishments), or A5 (Hot Food Takeaways) except:

- (i) where the Local Planning Authority is satisfied that the proposal will benefit, or at least maintain, the vitality, viability and retail attractiveness of the Primary Shopping Area concerned, or;*
- (ii) where an A2, A3, A4 or A5 use is already located within the Primary Shopping Area and a grant of permission for relocation to alternative premises would not result in a net loss of retail units.*

Provided that:

- (a) following the implementation of the proposal, retail (A1) use would remain the predominant use within the immediate retail frontages;*
- (b) the design of any resulting replacement frontage, including fascias, signs and any ancillary features (for example, cash dispensers) satisfies the requirements of other relevant policies of this Plan.*

8.26 In assessing the impact of a proposed change of use, in accordance with Policy SF.5(i), the Local Planning Authority will take account of factors such as pedestrian flows, customer draw and the opening hours of the proposed use. It will also take into account the generally exceptional need for such a location, given the flexibility to locate elsewhere under the terms of Policy SF.1. The Local Planning Authority will need to be

satisfied that the attractiveness of the centre will at least be maintained, and preferably improved, for example, by the attraction of more potential shoppers and/or by providing services outside normal shopping hours. In assessing the effect of the proposed development in terms of Policy SF.5(a), the proportion of retail frontages within 25 metres either side of the unit will be taken into account. Proposals which would result in more than 20% of such a frontage being in non-retail use will not be permitted.

8.27 Government advice suggests that where services are provided principally to visiting members of the public, that use may contribute to the overall vitality of town centres. There are a number of non-retail uses already established within the defined Primary Shopping Areas. Policy SF.5 provides scope for their relocation, subject to the objective of retaining retail uses as the predominant ground floor use within that area. In such cases, the local planning authority will seek a planning obligation restricting the use of the ground floor of the vacated premises to retail use (Use Class A1), so as not to lead to an overall loss of retail units in the Primary Shopping Area.

8.28 There is an interdependence between primary and secondary shopping areas. "Service" uses, such as banks, building societies and restaurants, have a legitimate role within the overall balance of land uses within the town centre. Many major banks and building societies are already an established part of the street scene. However, it is important to control the presence of such uses, in order to ensure that they do not proliferate to such an extent that they damage the town centre's primary retailing role or character.

8.29 In order to provide further flexibility in the range of land uses which may be permitted within the town centre, but without compromising other objectives, Policies SF.1 and SF.5 provide scope for the establishment of A2, A3, A4 and A5 uses in upper floors and basements within the Primary Shopping Area and elsewhere within the town centres. A mix of uses is encouraged outside the

Primary Shopping Areas, where they will help maintain or improve the vitality and viability of the centre.

Retail warehousing

- 8.30 The Local Planning Authority intends to concentrate comparison goods shopping in the town and village centres. However, there may be certain types of retailing that would not be suitable in the town centres, because of the levels of traffic generated and the types of goods sold. Such retail operations are collectively known as “retail warehouses” which deal typically in bulky goods collected by or delivered to the customer and need extensive parking on-site. Examples are furniture, carpets, do-it-yourself and household electrical goods. The Winchester Retail Study (2003) concluded that there is no need for the Local Plan to allocate further retail warehousing land. It is expected that part of the capacity for retail warehousing that is expected to arise over the Plan period will be accommodated on suitable town centre sites that accord with the sequential approach to the provision of retail floorspace. Any proposals for retail warehousing development would have to follow the sequential approach and meet the requirements of Policy SF.1.

Shops in the Countryside

- 8.31 New shops in rural areas should be located within the settlements, in accordance with the ‘sequential approach’ (see also Policy SF.6 below). However, it may be desirable to allow farm shops, provided their function is principally to sell goods produced on the holding. They can also contribute to the diversity of economic activity in rural areas (see Policy CE.16).
- 8.32 A farm shop using an existing building as an outlet for goods produced on that establishment is “permitted development” under the Town and Country Planning General Permitted Development Order, 1995. However, planning permission is required for a farm shop requiring a new building or selling goods imported onto the farm.

- 8.33 In assessing proposals for shops and other retail uses in rural areas, the Local Planning Authority will apply the ‘sequential approach’, taking account of whether the proposal is small scale and required only to meet a rural need or should more appropriately be located in a town or village centre (see also Policy SF.1). It will also consider the potential impact on nearby village shops, the volume of traffic likely to be generated, and access and parking arrangements.
- 8.34 Shops ancillary to rural petrol stations can also fulfil a useful role but, as with other rural shops, should provide local facilities and not adversely affect more accessible convenience shopping within settlements, which serve the local community.

Facilities and Services

New facilities and services

- 8.35 The development of new or improved facilities and services within the built-up areas of settlements (as defined by Policy H.3) to meet the needs of local communities is encouraged.

~~Policy SF.6~~ This policy expired on 20th March 2013

The development of new, extended or improved facilities and services within the settlements will be permitted.

- 8.36 For the purposes of Policy SF.6, “facilities and services” include libraries, cultural and arts facilities, community centres, village halls, indoor sports and recreation facilities, churches and places of worship, dedicated premises for community organisations, burial grounds, educational establishments, health care facilities, residential care and/or nursing homes, accommodation for social services, premises for the emergency services, development undertaken for the operational purposes of public utility companies and the Environment Agency, allotment gardens, pubs and shops primarily serving or intended to serve a local function. This list is not exhaustive and Policy SF.6 encourages a range of

8. TOWN CENTRES, SHOPPING & FACILITIES

facilities and services that serve a local community. Facilities that are aimed at providing for a wider need or market should be located in the main town and village centres, as required by Policy SF.1.

8.37 Development of many of the facilities and services listed above will involve the construction of buildings, which are likely to be of a high architectural profile, by virtue of their function and location. A high standard of design (including landscaping) is sought for all new development, but this is especially true of public buildings.

8.38 In exceptional cases, development to provide essential local facilities and services may need to be accommodated outside the settlements, in the countryside. This may be, for instance, where such a facility or service cannot be provided in a built-up area. Policy CE.4 deals with these situations, but applies to a narrower range of facilities and services than would be appropriate in the settlements.

Existing facilities and services

8.39 The importance to local communities of a range of facilities and services, including shops, is recognised. Policy SF.6 favours proposals for new or improved village shops and other facilities and services. Policy SF.7 seeks to resist the loss of shops and other facilities and services to other uses.

~~Policy SF.7~~ This policy expired on 20th March 2013

The Local Planning Authority will not permit proposals which would result in the loss to other uses of premises or sites currently or last used for the provision of facilities or services. Such proposals may exceptionally be permitted where the Local Planning Authority is satisfied that it is no longer practical or desirable to re-use the site or premises for its existing or another use likely to benefit the local community.

8.40 Policy SF.7 relates to facilities and services (as listed in paragraph 8.36) both in the countryside and the settlements, including recreational facilities (see also Policy RT.2).

8.41 Apart from the provision of services by the utility companies, improvements in the provision of facilities and services are likely to be constrained by the availability of public finance and planned investment programmes. It is, therefore, important that full use is made of existing provision and programmed improvements before additional facilities are considered.

8.42 It is important that existing facilities and services benefiting local communities are not unnecessarily lost. Accordingly, there will be a presumption against the re-use or redevelopment of sites or premises for other purposes. However, the policies of this Plan can only relate to land use matters. The Local Planning Authority is not a provider of facilities and services, and planning powers cannot ensure that a particular facility (for example a school or shop) continues to operate, no matter how desirable that may be in itself.

8.43 The Local Planning Authority will seek to retain existing local facilities or services that have an important function for local communities. Where a property or site currently provides a facility or service, the Local Planning Authority will seek its retention. This applies even if a property or site is currently unused, but the last use was as a facility or service. Applicants seeking to promote an exception to Policy SF.7 will need to demonstrate that the site or premises concerned are no longer viable and/or suitable for such use. This may involve providing details of accounts, attempts to sell the business/property for a use which would be permitted within the terms of Proposal SF.6, and an investigation of the potential to use the building/site for other facility and service uses.

Further and higher education

8.44 Higher education provision in the District provides valuable facilities and is an important aspect of the local economy. Policy SF.6 provides for such establishments to be developed and to expand within the defined settlements. The Plan's countryside and natural environment policies would resist the

development of new establishments outside the defined settlements, but there are some establishments already located in the countryside. In considering proposals for development at these locations a balance needs to be struck between the operational requirements of the establishment and the policies of restraint over development in the countryside that the Local Plan and Government policy applies.

Policy SF.8 This policy expired on 20th March 2013

Development which is essential for the operation of existing further and higher education establishments in the countryside will be permitted provided that:

- (i) the development and location proposed are essential for operational purposes and there is no suitable alternative site within a defined settlement;*
- (ii) any new buildings are either in replacement of existing development or are of a small scale and sensitively located so as not to increase visual intrusion;*
- (iii) in the case of development of a more substantial scale, the proposal is accompanied by a full site appraisal and/or planning brief which respects the physical and policy constraints and opportunities affecting the site;*
- (iv) in the case of an educational establishment, an assessment of the accommodation needs of students and the likely impact on the local housing market is made and appropriate provision made to ameliorate any harmful effects;*
- (v) a transport assessment is carried out and appropriate measures put forward to ensure that travel demands are minimised and met in the most sustainable way.*

countryside by reusing existing buildings, minimising the amount of built development and giving careful consideration to the siting and design of any buildings or structures. Early consultation with the Local Planning and Highway Authorities will assist preparation of a site assessment and is encouraged.

- 8.46 Where a need is demonstrated for development of a scale that cannot be accommodated by reusing existing buildings, a full site appraisal or planning brief will be needed. This may be combined with the production of a master plan, as sought by Policy DP.2. Any brief or master plan should take account of the countryside and natural environment policies applying as well as any features or constraints of the site. Where educational development is proposed, there should be an assessment of the impact of any increase in student numbers, both in terms of transport implications and accommodation requirements. The provision of on-site student hostel accommodation may be acceptable if this can be satisfactorily accommodated and would help to reduce travel demands and pressures on affordable housing in the area. However, the development of independent dwellings, whether for staff or students, would conflict with the Plan's aim of resisting residential development in the countryside and will be resisted.

- 8.45 Policy SF.8 applies to higher and further education establishments. Ministry of Defence establishments are dealt with in Chapter 7. To be acceptable, development should be operationally essential with no reasonable scope for it to be accommodated in an existing settlement. Proposals should minimise harm to the character of the



Introduction

- 9.1 This Chapter sets out policies for protecting important open areas, and providing for recreation and tourism. Further guidance is available in the City Council's strategy for tourism, and emerging strategy for sport and recreation.
- 9.2 The main objectives of these policies are to:
- Encourage the provision of most recreation and visitor facilities in the settlements;
 - Protect important open areas for their amenity and recreation value;
 - Encourage improvements in recreational space to meet the Local Plan's standard, and provide good quality, accessible facilities;
 - Ensure that new housing development makes appropriate provision for new and improved facilities;
 - Encourage leisure buildings and visitor facilities in the settlements where they respect their size and character, with facilities attracting large numbers of people being located in accordance with the sequential approach;
 - Allow recreation and tourist facilities to be accommodated in the countryside where they can be accommodated without harm to the local environment.

Protecting Important Open Areas

- 9.3 The Plan aims to concentrate development for recreation and tourism within existing towns and villages, while retaining their green spaces where they have a local amenity or recreational value.
- 9.4 Policy RT.1 protects areas important for their amenity value, and Policy RT.2 protects areas that are of significant local recreational value. Policy RT.1 and Policy RT.2 apply to settlements with defined policy boundaries (subject to Policy H.3).

- 9.5 Where important open areas of amenity value are on the edge of settlements subject to Policy H.3, they are excluded from policy boundaries and will be subject to countryside policies.

- 9.6 Sites currently used for recreation are evaluated in accordance with the Local Plan's recreational standard (see paragraph 9.15 and Table 5). All such sites, including those subject to countryside policies, are identified in the Winchester District Open Space Strategy, which is a background document to this Plan. Most recreation areas in the countryside represent the main recreational resource for the nearby communities.

Important amenity areas

- 9.7 Open areas with a significant amenity value help define the character of towns and villages and Policy RT.1 protects them from development that would compromise this value.

Policy RT.1

The development of buildings and hard surfaced areas will not be permitted within the open areas with an important amenity value, defined on the Proposals and Inset Maps.

Where there are substantial existing buildings or hard surfaced areas adjoining and within the same curtilage as an important open area, additional buildings or extensions to the main building will only be permitted where:

- (i) *the use is related and ancillary to the function of the main building;*
- (ii) *their location is well-related to the main building;*
- (iii) *the contribution of the open area to the character of the wider area is maintained or enhanced.*

- 9.8 Policy RT.1 does not apply to churchyards which contain listed buildings and are within Conservation Areas, since their character and appearance is adequately controlled by designated Conservation Area and listed building controls.

9. RECREATION & TOURISM

- 9.9 Some important open areas adjoin, and are within the curtilages of, substantial buildings. In these instances, Policy RT.1 excludes the area covered by the main buildings, car parking and circulation areas. Occasionally users of such properties, such as schools or other institutions, need additional buildings or extensions. This may be acceptable where the development can be accommodated without harm to the appearance of the open area, and its contribution to the character of the wider area.

Important recreational space

- 9.10 Existing recreational space must be retained to maintain adequate provision for the settlements and its loss will be resisted.

Policy RT.2

Development proposals or changes of use will not be permitted where they would result in the loss or reduction of the recreational value of the important recreational areas within settlements which are subject to Policy H.3 of this Plan, as identified on the Proposals and Inset Maps.

Within these areas, the development of additional, ancillary buildings or hard-surfaced areas will only be permitted where the Local Planning Authority is satisfied that the recreational value of the site would be maintained or enhanced. Any retained or replacement provision would need to be of at least equal community benefit, in terms of the facilities provided, potential use, location, suitability and availability.

- 9.11 Where the Planning Authority is satisfied that limited development could be accommodated without harm to the recreational value of the area, and within the terms of the Plan's other policies (in particular Policy RT.1) or, exceptionally, where a facility could acceptably be replaced completely, permission may be granted. However, any alternative provision needs to be secured and be able to provide at least the community recreational benefit of the area to be lost.

This will be measured in terms of the facilities and amount of land available, the uses it can accommodate, its availability, and its location in relation to the community it serves. In the case of educational establishments that are also subject to the provisions of Policy RT.1, Policy RT.2 will apply only to playing fields, all-weather pitches and hard surfaced open games courts.

Smaller important open spaces

- 9.12 In addition to identified open areas, there are often other smaller areas of open space which are an intrinsic part of the surrounding housing. Areas of open space of less than 0.4 hectares are too small to be separately identified on the Proposals and Inset Maps, but they have generally been provided in conjunction with the surrounding development, contributing to its appearance, and providing opportunities for informal recreation. Where they have been well-used for this purpose over a long period of time, they should be retained. They should only be developed if the buildings to which they relate are redeveloped. Where this takes place, new open areas should be created in accordance with other Policies (particularly DP.3, DP.4, DP.5 and RT.4).

~~Policy RT.3~~ This policy expired on 20th March 2013

Built development will not be permitted on important small areas of informal open space within housing developments, where they are in active use, well maintained and contribute substantially to the appearance of the surrounding area.

Improving Recreational Space in the Settlements

- 9.13 Every community in the District should have access to appropriate amounts of recreational space to meet their present and future needs, conveniently located.

The recreational space standard

- 9.14 The Local Planning Authority has adopted a minimum standard of provision for the

settlements of 2.8 hectares (7 acres) of recreational space for every 1000 residents.

- 9.15 This standard includes land for children's play and sports grounds, based on the National Playing Fields Association's recommended minimum standard for outdoor playing space (2.4 hectares per 1000 population). The provision of space for informal recreation is also important, and the Local Plan standard requires provision at a standard of 0.4 ha per 1000 population (see Table 5).
- 9.16 The Winchester District Open Space Strategy identifies the existing provision of children's play areas and sports grounds. It also identifies deficiencies in quantitative and qualitative terms on a parish basis and is updated annually. This reflects local requirements, although the quantitative assessment of deficiencies is based on the NPFA standard as described in paragraphs 9.14 and 9.15. The Council is currently undertaking a District-wide audit of a wider range of open space and recreation facilities and a needs assessment of the requirements of residents and visitors, in accordance with the advice in Planning Policy Guidance Note 17, Planning for Open Space, Sport and Recreation, published in 2002.

Table 5: Minimum requirements for recreational space

Category	Space required per 1000 population (hectares)
Children's play	0.8 (to include equipped playgrounds, other opportunities for outdoor play and casual play space)
Sports grounds	1.6 (of which at least 1.2ha should be for pitch sports)
General use	0.4
TOTAL	2.8

- 9.17 The use and design of recreational space and its location in relation to where people live is as important as the amount of land available.

Facilities for children should cater for children of all ages, and be provided within easy walking distance of housing areas, without the need to cross barriers such as major roads. The Local Planning Authority will follow the guidance of the National Playing Fields Association in this respect, as set out in its "Six Acre Standard" document.

Recreational space for new housing development

- 9.18 New housing development should incorporate or provide for sufficient recreational space and facilities to meet the needs of its residents. Wherever possible, provision should be an integral part of the development. It should be appropriate to the needs of the residents and conveniently located. If some of the provision has to be made off-site, a financial contribution may be required, to allow facilities to be provided or improved in a suitable location nearby (see also Chapter 14).

Policy RT.4 This policy expired on 20th March 2013

Where public recreational space and facilities are deficient, residential development that accords with other relevant policies of this Plan will only be permitted where appropriate amounts of space and facilities are provided for children's play, sports grounds and general use, in accordance with the Local Plan's standard of 2.8 hectares per 1,000 population. The provision should be well-related to the housing development it serves, but the exact form and type should take into account the nature and size of the development.

- 9.19 The detailed requirements for the provision or improvement of recreational space and facilities will be based on the Local Plan's minimum requirement, as set out in Table 5. Any financial contribution required will be fairly and reasonably related in scale and kind to the proposed development, as required by Government advice.
- 9.20 The City Council has assessed the adequacy of recreational space and facilities throughout the District in detail. This

9. RECREATION & TOURISM

assessment takes account of the existing recreational land available, its accessibility from the main housing areas, and the quality and standard of existing children's play facilities, sports grounds and areas for general recreational use.

- 9.21 In areas where the type and/or amount of provision is deficient when assessed against the criteria above, new housing will generate additional demands. In these cases the Local Planning Authority will require open space provision on-site, or, where this is not possible, an appropriate financial contribution from developers to provide or improve facilities in an appropriate location nearby.
- 9.22 The City Council's Open Space Strategy identifies deficiencies in the area, standard, quality or accessibility of children's play and sports facilities. It also suggests how additional recreational demands created by new housing development could be met within each Parish and within Winchester City. These suggestions take account of the anticipated scale and location of new housing development over the period of this Local Plan. The Strategy is revised annually, and supplements this Local Plan. New areas of open space provided as a result of Policy RT.4, or through alternative means, will be included when they are in recreational use. The Strategy will be used to assess the additional need for open space generated by each housing development.
- 9.23 A considerable amount of housing development in the District takes place on small sites. On sites accommodating less than 15 dwellings, it may not be feasible or appropriate to provide recreational space on-site. If, however, provision is to keep pace with housing development, these small housing sites should make a contribution, where the provision for children's play or sports ground facilities in that locality is lacking or deficient in size, location or quality, in the same way as larger housing sites. The City Council will be guided in its assessment by the District Open Space Strategy.

- 9.24 Developments of less than 15 dwellings will not be expected to provide space for general use off the proposed housing site. However, a contribution for children's play facilities and/or sports grounds will be sought where it is inappropriate to provide them on the site, there are already deficiencies in the facilities that exist in the locality, and where these facilities are fairly and reasonably related to the proposed development. Contributions will then be used to provide or improve the appropriate recreational facilities within a reasonable timescale.

Improvements in recreational provision

- 9.25 Policy RT.5 promotes improvements in recreational provision generally in all the settlements. It applies where there are shortages of recreational land when measured against the minimum standard, but also where the quality, standard, and distribution of facilities needs to be improved.
- 9.26 It also applies to particular areas of land adjacent to the larger settlements with the most serious shortfalls. Land is allocated in the Plan to meet these shortfalls, to improve ease of access to facilities, and to meet the needs of development taking place during this Plan period:
- at Bushfield Camp, Winchester;
 - north and west of Courtenay Road, Winchester;
 - north of Stockbridge Road/west of Littleton Road, Winchester;
 - at Pondside Lane, Bishop's Waltham;
 - east of Thompson's Lane, Denmead;
 - east of Forest Road, Denmead;
 - south-east of Hookpit Farm Lane, Kings Worthy;
 - west of Arlebury Park, New Alresford;
 - north of Solomon's Lane, Waltham Chase; and
 - east of Mill Lane, Wickham.

The City Council will work with the relevant Parish Councils and community representatives within the Winchester town area to secure the appropriate recreational use of these sites. All these areas, identified on the Proposals and Inset Maps, are located in the countryside in policy terms and their development for recreation will therefore be subject to the countryside policies of the Local Plan.

Policy RT.5

Planning permission will be granted for improvements in recreational land and facilities and land is reserved for the provision of new facilities within the areas listed in paragraph 9.26 and defined on the Proposals and Inset Maps. Schemes should be designed to accommodate shortfalls of children's play and sports facilities identified in the area, and have regard to any relevant proposals in the District Open Space Strategy.

- 9.27 Where recreational land deficiencies are less significant, proposals are contained in the Winchester District Open Space Strategy only. The Strategy provides annually updated details of the facilities in each parish and in Winchester. It identifies where the provision is inadequate and suggests improvements to meet present and future needs. The City Council will work with the Parish Councils to secure these smaller scale improvements.
- 9.28 All children's play facilities should be within easy reach of the housing areas they serve, and make provision for children of all ages. They should be located so that there is no need to cross an obstacle, such as a major road. There are areas that would benefit from additional equipped play areas, should suitable opportunities arise, and such provision will be encouraged.

Policy RT.6

This policy expired on 20th March 2013

The development of children's play facilities, particularly equipped play areas, will be permitted on suitable sites within the settlements, especially in areas where there is a shortfall in provision or where there is no reasonable access to an existing facility.

- 9.29 There is under-provision of playing pitches throughout the District, and special encouragement will be given to increasing provision in settlements where this is most significant.
- 9.30 Playing fields owned by the Local Education Authority or private organisations can make an important contribution to the availability of pitches, particularly at times of peak demand (generally at weekends). The City Council will encourage the public use of playing field facilities owned by the Education Authority or private organisations, outside the hours of use by the main establishment. The location of school playing fields means they are often particularly well placed to meet this need.

~~Policy RT.7~~

This policy expired on 7th July 2009

The development of recreational facilities that widen the public use of playing fields provided for educational establishments and private organisations will be permitted.

Recreational Land in the Countryside

- 9.31 The countryside is an important recreational resource, and a location outside a settlement may sometimes provide the only opportunity to improve the public recreation facilities available to nearby residents, or to provide facilities for activities requiring substantial areas of land.

Formal recreation

- 9.32 Areas of land specifically designed for organised sports, or for a number of recreation purposes, are known as formal recreation facilities. If located in the countryside, they should be well related to the settlements they serve, and carefully designed to maintain or enhance the character of the landscape.
- 9.33 The Local Planning Authority will generally only permit small-scale buildings in association with such facilities, although, where a particular need can be demonstrated in order for a facility to continue, it may be possible to permit larger facilities or

9. RECREATION & TOURISM

structures, where they can be accommodated satisfactorily in the countryside. Larger facilities will not, however, be permitted in the Strategic and Local Gaps.

~~Policy RT.8~~ This policy expired on 7th July 2009

The development of formal recreation facilities will be permitted in suitable areas in the countryside, particularly in edge of settlement locations and within defined Strategic and Local Gaps, provided they:

- (i) *maintain or enhance the landscape character of the area;*
- (ii) *require only small-scale buildings and hard-surfaced areas ancillary to the primary open recreational use of the land, especially in the Strategic and Local Gaps.*

A larger scale building will only exceptionally be permitted where a local need can be demonstrated, and it can be accommodated without harm to the local environment.

Recreational routes

9.34 There are a number of different kinds of routes that are important for their recreational use, providing for activities that are not organised, and allowing public access to the wider countryside. These include public footpaths, cycleways, bridleways, and "byways open to all traffic" (BOATS). "Roads used as public paths" (RUPPs) also exist, although they are currently being re-classified as restricted byways. Informal recreation activities will be encouraged where they are compatible with the character of the countryside and further public access can be accommodated without harm to the area.

9.35 Improvements to these networks will be encouraged, particularly long distance routes and links with the settlements, which provide opportunities for appreciation of the countryside. Route reservations are made in appropriate locations (see Chapters 11-13 and Policy RT.10). Any accommodation proposed in association with a route should re-use an existing building, with new buildings permitted only in exceptional circumstances.

9.36 The Countryside and Rights of Way Act 2000 (CROW) introduced new requirements for Local Highway Authorities to produce Rights of Way Improvement Plans. Any development that would affect the rights of way network should refer to the relevant Rights of Way Improvement Plan.

~~Policy RT.9~~ This policy expired on 20th March 2013

In order to extend and improve the rights of way network, development proposals associated with the improvement of footpaths, cycleways and bridleways will be permitted where they are appropriate to the character of the route and its setting, including the provision of:

- (i) *more durable surfaces and improved access for users;*
- (ii) *car and cycle parking/unboxing areas;*
- (iii) *opportunities for environmental appreciation and education;*
- (iv) *small-scale facilities for overnight accommodation adjacent to the route.*

Where a building is required, it should re-use a small-scale suitable existing building.

9.37 Parts of the former Meon Valley railway route are already well used by pedestrians, cyclists and horse riders. It provides the ideal opportunity for a long-distance bridleway linking the settlements in the Meon Valley, from West Meon to Wickham and Knowle.

~~Policy RT.10~~ This policy expired on 7th July 2009

A long-distance bridleway is proposed along that part of the former Meon Valley railway line within the District. Proposals to develop the proposed route will need to meet the requirements of Policy RT.9.

Equestrian development

9.38 Equestrian enterprises generally require a countryside location, and frequently include built facilities such as stables, riding schools or studs. There may be circumstances where they would be allowed within the countryside, but they

are not considered to be so vital to its economy or well-being as the primary industries of farming and forestry.

9.39 Where equestrian enterprises are permitted, the Plan seeks to minimise their impact by encouraging the re-use of existing buildings. Development proposals should accord with the City Council's advice in "Equestrian Development" (Winchester City Council, 1999), which supplements this Local Plan. Where new buildings are essential, they should be carefully designed and located to fit in with the landscape and/or adjoining buildings. The effect of the proposed development on neighbouring property and land uses must be taken into account, as well as the pressures that will be placed on existing footpaths, bridleways and roads. The Local Planning Authority will also need to be satisfied that adequate arrangements will be made for manure disposal, generally by frequent removal, so as to avoid disturbance to adjoining properties.

9.40 The presumption against residential development in the countryside applies to proposals related to equestrian uses (see Policy CE.22).

Policy RT.11

The development of stables, equestrian training areas, horse riding schools and/or riding centres or studs will be permitted, provided they:

- (i) *where possible, make use of existing buildings which do not constitute eyesores, and do not involve the erection of new buildings which may harm the landscape appearance of the area;*
- (ii) *do not harm the appearance or function of a Strategic or Local Gap;*
- (iii) *are well related to existing or proposed bridleways and are not likely to cause or exacerbate conflicts between equestrians, vehicles or pedestrians;*
- (iv) *do not have a detrimental affect on nearby properties or land uses (for*

example, because of inadequate manure disposal arrangements):

- (v) *do not have an adverse effect on the appearance of the landscape by the use of inappropriate construction materials, boundary treatments, floodlighting and other infrastructure and, in the case of equestrian training areas, by the use of inappropriate surfacing materials.*

The development of residential accommodation in connection with equestrian development will be considered only where an essential need can be demonstrated, using the criteria for agricultural workers' mobile homes and dwellings set out in Policies CE.19 and CE.20 (see Policy CE.22). Therefore, in considering applications for equestrian development, the Local Planning Authority will have regard to the need for on-site accommodation and the adequacy of existing residential development.

Golf-related development

9.41 Facilities for golf may be accommodated in the countryside, where they do not cause unacceptable harm to the landscape quality and wildlife habitats, or to the surface water regime or water resources of the area. They are unlikely to be appropriate within the East Hampshire Area of Outstanding Natural Beauty unless the proposal generally maintains or enhances the natural landscape quality. In view of the modifications to the landscape generally required, these circumstances will be rare. Preferred locations are those that are within easy reach of the larger settlements of the District.

9.42 Policy RT.12 provides for the development of golf facilities in appropriate circumstances, and generally accords with advice in the document jointly prepared by the County and District Councils of Hampshire: "Golf Course Development in Hampshire - Policy and Practice".

9. RECREATION & TOURISM

Policy RT.12

Proposals for new golf courses or golf-related development will only be permitted where they:

- (i) are generally contained by landform and are carefully designed to reduce the impact on the environment, taking into account the landscape character, nature conservation interests, the surface water regime and water resources existing in the area;*
 - (ii) incorporate safety features in the design, for users of the facility, surrounding land uses, public footpaths and bridleways in the area;*
 - (iii) ensure that ancillary buildings or other structures are small-scale, well screened and relate satisfactorily to the character of the surrounding area. Wherever possible, a suitable existing building should be used;*
 - (iv) would avoid detrimental effects on the farm structure in the locality.*
- 9.43 Proposals for golf-related development will require the submission of a detailed planning application so that the impact on the landscape, (including trees and hedgerows) and the wider environment (including nature conservation, surface water regime and the use of water resources), can be fully assessed. Proposals affecting an historic park or garden (see Policy HE.3) should be particularly carefully considered and should avoid the loss of key features, retain the essential character of the site and assist its protection, management and restoration.
- 9.44 The City Council wishes to encourage more "pay as you play" courses, since this is where there is the greatest need for new facilities. These are generally more likely to be acceptable in the countryside as they tend to require shorter holes and less ancillary facilities than other types of courses. In assessing the impact of proposed development, account will be taken of the need for floodlighting and its effect on the character of the area.

- 9.45 New dwellings proposed in association with golf course development will only be permitted where accommodation is essential for golf course staff, and where it is possible to convert a suitable existing building or to use an existing "tied" dwelling in the countryside.

Noisy sports

- 9.46 These sports include a wide variety of activities including motor, air, water and gun sports, and war games. They all generally require a location in the countryside. Many rely on the temporary use of land, operating within "permitted development" rights. Where a permanent site is required, planning permission will be needed.
- 9.47 Appropriate sites should generally be well contained by natural features and remote from housing. Derelict or degraded land, set-aside farming land, or land already subject to high ambient noise levels, is most likely to be suitable for such uses. Land within the Area of Outstanding Natural Beauty is likely to be less acceptable, as such uses would generally be incompatible with the natural peaceful qualities of the countryside in this area.
- 9.48 Applicants are advised to discuss their requirements with the Local Planning Authority at an early stage, before submitting a planning application. The Local Planning Authority will need to be satisfied that the activity can be accommodated without harm to the character of the surrounding countryside or the amenities of adjacent occupiers.

Policy RT.13

Proposals for sites for noisy sports will only be permitted where they:

- (i) are well contained by landform or vegetation, and remote from existing housing;*
- (ii) incorporate safety features in the design of the proposal, particularly for spectators;*

- (iii) *ensure that ancillary buildings or other structures are small-scale, well screened and relate satisfactorily to the character of the surrounding area. Wherever possible, a suitable existing building should be used;*
- (iv) *include full supporting information with applications to show how the above criteria have been taken into account, including information on the site requirements of the activity; anticipated noise levels from all sources, including machines and public address systems; anticipated traffic levels, including the nature and frequency of spectator events, if applicable; and the need for permanent buildings, structures or hard surfaced areas.*

In certain circumstances, temporary permission may be granted for a limited period, to allow the effect of the development on the surrounding area to be assessed. The development of sites within the Area of Outstanding Natural Beauty, Sites of Special Scientific Interest and Sites of Importance for Nature Conservation will not be permitted.

- 9.49 Within Sites of Special Scientific Interest, no permitted development rights exist for war games, motorsports or clay pigeon shooting. Applications to undertake these activities within, or on sites adjacent to, such areas will only be acceptable where the nature conservation importance of the area can be satisfactorily protected.

Indoor Leisure Uses

Provision of leisure and entertainment buildings

- 9.50 The City Council encourages the provision of additional indoor leisure facilities in the District's towns and villages, where they can be accommodated without harm to the character of the settlements, and preferably can be used by both residents and visitors. These may include sporting, leisure, arts and entertainment buildings, and visitor attractions.

- 9.51 Facilities should be accommodated with regard to the sequential approach set out in PPS 6: Planning for Town Centres. Those facilities serving a wide area should be located within the main town and village centres identified in Policy SF.1 of this Plan. If no suitable central site is available, an edge of centre location or a site elsewhere in the built-up areas of these centres may be appropriate, if it is well related to the public transport network. Exceptionally, where it can be demonstrated that there is no suitable site within these built-up areas, facilities serving a wider area may be permitted on a site adjacent to a built-up area, provided that it is well related to public transport and the strategic road network.
- 9.52 Developments should be of a scale appropriate to the size of the centre and, particularly in Winchester and the other historic centres, should have regard to the character of the locality. Smaller facilities, such as pubs and restaurants, may be suitably located in local centres or in the smaller village centres, to broaden the range of existing facilities there.
- 9.53 The southern part of the District has poor accessibility to indoor sports facilities, and therefore additional provision has been made within the area by expanding the facilities at Swanmore School. Indoor provision has also been improved in Denmead, to serve the eastern part of the District. An increase in the joint use of indoor facilities currently in other uses, particularly educational uses, would also help to improve provision and will be encouraged.

~~Policy PT.14~~ This policy expired on 20th March 2013

Development proposals that improve the range of indoor sporting, leisure, arts and entertainment facilities, will be permitted on suitable sites within the town and village centres listed in Policy SF.1. Where it can be demonstrated that no central sites exist, development of an edge of centre site, or a site elsewhere in the built-up areas of these centres, may be permitted, provided it is appropriate in scale and nature to its surroundings and is accessible by a variety of modes of transport.

9. RECREATION & TOURISM

Where proposals would serve a purely local function, development will be permitted in other settlements subject to Policy H.3 or, exceptionally, on suitable sites adjacent to their built-up areas, where they would also be subject to the countryside and natural environment policies of this Plan. Proposals should:

- (i) be of significant benefit to the local community;*
- (ii) be well related to public transport and the strategic road network;*
- (iii) respect the amenities of residents and other uses adjacent to the proposed site;*
- (iv) be appropriate to the size and character of the settlement.*

- 9.54 Elsewhere in the countryside, opportunities for indoor leisure provision will be limited to the change of use of existing buildings, and Policy CE.25 relates to the change of use of larger buildings. Policy RT.16 relates to the change of use of smaller buildings for visitor-related and leisure uses. Where an ancillary building is required in association with outdoor leisure uses, and no suitable building exists in the locality, a new building may exceptionally be permitted, provided that it is small-scale, essential to the efficient operation of the leisure use, and located in an unobtrusive, well screened position (see also Policies RT.8 and RT.9).

Tourism

- 9.55 Winchester is one of the premier tourist attractions in the country and attracts many tourists and day visitors. Elsewhere in the District, tourism is generally small-scale and related to the heritage qualities of the towns, villages and countryside. The City Council's policy is to encourage facilities for tourists, day visitors and the growing number of business visitors, where they can be accommodated without harm to the environment.

Facilities for visitors in the settlements

- 9.56 In Winchester and the rural settlements, the improvement of facilities and accommodation for visitors is encouraged where this can be achieved without detriment to the character of the towns and villages. The maintenance and improvement of historic attractions is particularly encouraged, since they benefit both visitors and the well being of the District. Proposals that seek to extend the range of accommodation, to suit all types of visitors, will also be welcomed. The scale of development proposed should take account of the size of the settlement in which it is proposed and the affect on the local environment.

~~Policy RT.15~~ This policy expired on 20th March 2013

The improvement or development of facilities and accommodation for visitors (which may be either serviced or self-catering), and hotel/conference facilities, will be permitted within the settlements provided:

- (i) the development is appropriate to the settlement in terms of size, layout and appearance, the character of surrounding development and the type of facility or accommodation to be provided;*
- (ii) the development is well related to public transport, and does not generate traffic inappropriate for local roads, nearby properties or settlements.*

Tourist and leisure facilities in the countryside

- 9.57 Proposals for new tourist attractions or leisure facilities in the countryside should generally be small-scale and re-use existing buildings, to ensure that activities are maintained at a level that can be accommodated without harm to the local environment.

Policy RT.16

The change of use and/or conversion of existing buildings in the countryside to small-scale leisure or tourism related facilities will be permitted, provided:

- (i) *the proposal re-uses a building constructed of permanent materials with a reasonable expectation of life;*
- (ii) *the proposal maintains or enhances the rural environment and the building is preferably of some architectural, historic or local importance;*
- (iii) *the proposal retains the interesting character of the building and its site and preferably leads to positive environmental improvements.*

Where proposals involve the change of use of buildings to self-catering holiday accommodation, it will be necessary to limit such use by means of conditions or a planning obligation, to prevent a permanent residential use being established.

- 9.58 Camping and caravanning are popular holiday/leisure activities, but touring camping and caravan sites are often visually intrusive in the landscape. They will, therefore, not be acceptable in Gaps, the East Hampshire Area of Outstanding Natural Beauty, or in other particularly important areas of countryside. Nevertheless, elsewhere within the Plan area, there may be opportunities for small sites to be developed, which are well screened and otherwise generally acceptable in the local environment.

Policy RT.17

Small-scale touring, camping and caravanning facilities will be permitted, except on sites which are of particular ecological, landscape, agricultural or historic value, provided the site is well screened from vantage points, public highways and residential development and would not intrude into the rural landscape.

- 9.59 The development of sites for more permanent holiday accommodation, such as chalets or mobile homes, is less acceptable in the countryside than touring sites. The accommodation tends to be present all year round and the intrusion into the countryside is, therefore, greater. Such development will

only be permitted where a site is so well screened from public viewpoints that it is not visible at any time of the year. Only woodland sites are likely to be suitable, subject to the conservation of their forestry, historical and ecological importance.

Policy RT.18

The development of sites for permanent, short-stay tourist accommodation in the countryside will not be permitted unless such sites are totally screened from public viewpoints, and comply with the provisions of Policy RT.17. It will be necessary to limit the period during which the buildings can be used by means of conditions or a planning obligation, to prevent a permanent residential use being established.

- 9.60 The development of any new tourist and leisure facilities should be viable in their own right, and should not require other development, such as housing or business uses, to ensure viability. The need for tourist and recreational facilities in the countryside is not so great so as to justify "enabling" development that would override the presumption against inappropriate development in the countryside.

~~Policy RT.19~~

This policy expired on 7th July 2009

Residential or commercial uses, proposed in association with tourism, recreational and leisure developments in the countryside, but not directly essential to their operation, will not be permitted.



Introduction

- 10.1 This Chapter sets out the Local Planning and Highway Authorities' general policies relating to transport.
- 10.2 Recent years have seen a substantial increase in the demand for travel. Nationally, road traffic grew by 22% between 1988 and 1998. Within this overall figure, motorway traffic grew by 49% and trunk road traffic by 21%. Against this background, there is increased concern about the environment in terms of the polluting effects of traffic and the impact of new road building. As a result, the Government is now promoting integrated transport policies that aim to minimise the demand for travel, increase travel choice and fully integrate transport with land use planning.
- 10.3 The Hampshire County Structure Plan (Review) provides a strategic planning framework for the period up to 2011 and includes a number of strategic transportation policies, consistent with Government policy defined in Planning Policy Guidance Note 13 (PPG13) and Regional Planning Guidance (RPG9). The Local Plan is consistent with and supports policies in PPG13, RPG9 and the County Structure Plan (Review).
- 10.4 Hampshire County Council is the Highway Authority responsible for the majority of transport and highway proposals in the Plan area, although the Department for Transport, (DfT) is responsible for motorways and trunk roads. The Hampshire Local Transport Plan sets out the Highway Authority's detailed proposals for developing an integrated transport strategy over the five year period 2006 – 2011. It also identifies, in principle, the measures that will need to be implemented during the period of the Local Plan and is fully consistent and integrated with the County Structure Plan (Review). The Hampshire Local Transport Plan has 7 key objectives:

- to increase accessibility to services;
 - to promote safety;
 - to reduce the impact and effect of congestion;
 - to widen travel choice;
 - to contribute towards improvements in air quality;
 - to support wider quality of life objectives;
 - to encourage value for money and efficient asset management.
- 10.5 Land use policies in the Local Plan complement and are fully integrated with the Local Transport Plan's objectives. In particular, they promote sustainable development that minimises the demand for travel, particularly by car, and promote the use of walking, cycling and public transport.

New Development

Development location

~~Policy T.1~~ This policy expired on 20th March 2013

Development which accords with other relevant policies of this Plan will be permitted provided it is, or could be, served efficiently by public transport, cycling and walking. New development likely to attract a large number of journeys should be located to minimise travel demand and provide a choice of transport mode. For developments that have significant transport implications, a Travel Plan will be required to support planning applications.

- 10.6 The location of new development has a major influence on travel demand and modal choice. Government policy now indicates that new developments that generate a significant number of journeys should be located to minimise the demand for travel and provide the greatest opportunity for access by public transport, cycling and walking. Town centre sites are generally the best locations to meet these requirements, as promoted by Policy SF.1. Developers promoting out of centre

10. TRANSPORT

developments will need to satisfy the Local Planning Authority that the development is necessary and that a more suitable town centre site is not available.

- 10.7 Where appropriate, development will need to be accompanied by an assessment of the transport/sustainability impact, giving details of the modes of travel to be used and parking provision proposed (see Policy T.4). This should include an indication of the potential for trips to be made by public transport, cycling and walking. An evaluation should also be made of the environmental impact of traffic generated by the development.
- 10.8 Travel Plans are becoming an essential requirement for many developments. These ensure that the occupier of the site takes positive measures to maximise the proportion of journeys made by public transport, walking and cycling. Work Place Travel Plans encourage employers and employees to recognise and take responsibility for the social and environmental impact that their organisations create, in terms of transport and travel issues. The Plans describe how employers can introduce measures that discourage unnecessary business and commuter journeys through home working and the use of new technologies, as well as reducing the impact of necessary trips by using more environmentally friendly means than the sole car journey where possible.
- 10.9 The Local Plan's countryside and natural environment policies (in particular Policy CE.17) permit the re-use of existing non-residential buildings for employment uses. These developments will need to demonstrate how the demand for travel is minimised, in line with Policy T.1. In some cases it may not be appropriate to permit development in isolated rural locations that can only be served by car.

Development access

Policy T.2

Development that accords with other relevant policies of this Plan, requiring new or improved access, will be permitted provided it does not:

- (i) *interfere with the safety, function and character of the road network;*
- (ii) *have adverse environmental implications and meets the Highway Authority's standards for adoption as public highway.*

Direct access onto the Strategic Road Network will only be permitted if the Highway Authority is satisfied that no alternative access is available or appropriate and that the proposals would not adversely affect the function, operation and character of the Strategic Road Network.

- 10.10 It is important that any new or changed access point onto the highway network is carried out to a satisfactory standard. Developers will, therefore, be required to satisfy national and local standards on the scale, type and locations of junctions proposed on the highway network. In considering the adequacy of provision for highway safety and access, regard will be had to the latest edition of the DfT's "Design Manual for Roads and Bridges" as well as the Local Highway Authority's own standards, as appropriate. It is also important that highway or access "improvements" do not damage the appearance of the local area, especially in rural areas or historic environments. In such areas it may not be appropriate to adhere to standardised solutions to resolve highway/access problems.
- 10.11 The main function of the Strategic Road Network is to provide for longer distance journeys. It comprises motorways and trunk roads (which are the responsibility of the DfT) and the more important County roads included in the Primary Route Network (distinguished by the green

background signs). If access is permitted directly onto the Strategic Road Network, the developer will have to demonstrate that its primary function of carrying longer distance traffic will not be compromised.

- 10.12 The DfT now has a more relaxed attitude towards new development requiring direct access onto the trunk road network, particularly where no alternative is available and it would enable the redevelopment of sites in urban areas that satisfy other land use and transport planning objectives. However, where suitable alternative access is available onto a secondary road, this should always be considered a more appropriate solution than direct access onto the Strategic Road Network.

Development layout

Policy T.3

In new development, the site layout should be designed to encourage low vehicle speeds and incorporate requirements for safe and convenient cycle and pedestrian routes, cycle parking and links and access to existing or proposed cycle or pedestrian routes. In larger developments, the layout and access will need to be suitable for the efficient operation of bus services. Suitably located and designed bus stops with shelters will be required.

- 10.13 Cycling and walking are important modes of travel for local journeys and it is therefore important that new developments provide safe and convenient pedestrian and cycle routes. This includes routes within the development site and links in and out of the development site to the surrounding area.
- 10.14 It is important that the general highway layout in new developments fully facilitates access by bus services. This includes ensuring that the road layout can accommodate buses and that adequate waiting and turning facilities, shelters and information systems are provided. Where appropriate, contributions will be sought towards establishing bus services in new developments.

Parking standards

Policy T.4

Development that accords with other relevant policies of this Plan will be permitted where it provides parking for cars, motor cycles and pedal cycles and turning facilities, as appropriate, in accordance with the relevant standards.

- 10.15 The Hampshire Parking Strategy and Standards 2001 define the Highway Authority's County-wide parking standards and have been adopted as supplementary planning guidance. These standards aim to minimise the amount of car parking provided in new developments, particularly where a site is fully accessible by a range of transport modes. This will encourage a greater proportion of journeys to be undertaken by alternative modes to the car, which is fully consistent with national and local policy.
- 10.16 The Local Planning Authority will seek to avoid excessive provision of parking for motor vehicles, which is likely to encourage the use of the car instead of other modes of travel. The County-wide parking standards will be applied as a maximum and sympathetic consideration will be given to development proposals with reduced levels of parking provision and/or shared provision between different land use types. Account will be taken of any existing or potential controls over on-street parking and the need to maintain the character of the area. In these circumstances, contributions towards the relevant Area Transport Strategy may be sought to improve access by non-car based transport modes. Within Winchester, this may include the provision of additional Park & Ride car parking.

Off-site transport contributions

~~Policy T.5~~ This policy expired on 20th March 2013

Where there are transportation objections to a proposed development that would otherwise accord with relevant policies of this Plan, and where the Highway

10. TRANSPORT

Authority is satisfied these could be overcome by the provision of appropriate off-site transportation measures, planning permission may be granted provided satisfactory contributions to fund the necessary measures are made.

- 10.17 Where an otherwise acceptable development is likely to impose additional burdens on existing transport infrastructure, the developer will be required to contribute to improvements off-site that will enable travel needs generated by the development to be accommodated. Contributions could be required to fund a number of measures, including highway improvements, new and improved pedestrian and cycle facilities and improved public transport services and facilities.

Transport Related Development

Integrated transport infrastructure

Policy T-6 This policy expired on 20th March 2013

Proposals to assist the development of an integrated transport network, a choice of transport modes and the operation of efficient public transport will be permitted, including:

- (i) new or improved rail stations, including better interchange facilities with other modes;*
- (ii) measures to improve the capacity of the rail network;*
- (iii) interchange and park and ride facilities; and*
- (iv) off highway bus priority measures.*

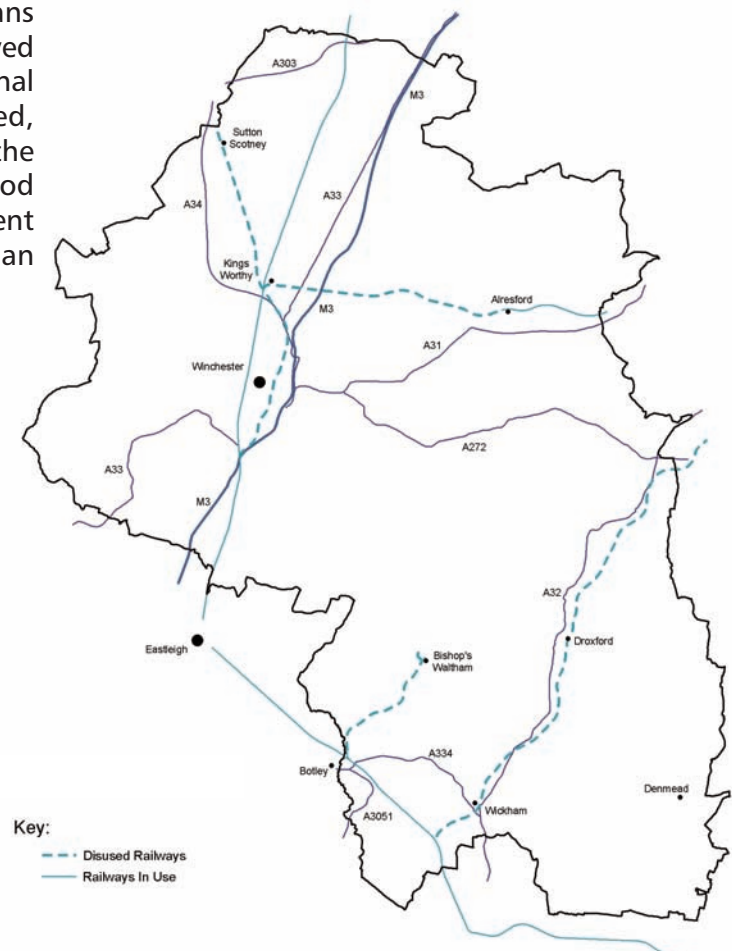
- 10.18 Developing an integrated transport strategy and improving travel choice are key objectives of national and local transport policy. The Local Plan area encompasses a number of Area Transport Strategies defined in the Hampshire Local Transport Plan that aim to achieve these objectives at a local level. These include the Central Hampshire Transport Strategy

area and the Solent Transport Strategy area. The majority of Winchester District falls within the Central Hampshire Transport Strategy area, which incorporates and supersedes the Winchester Movement and Access Plan (WMAP). The remaining southern part of the District is covered by the Solent Transport Strategy area. These Area Strategies have been developed jointly by the County and District Councils.

- 10.19 The County Council sets out its policies and proposals for public transport in the Local Transport Plan and the annual Passenger Transport Report. Both these documents offer direction to those who are involved, directly or indirectly, in planning and providing public transport in Hampshire. Within the legislative framework and available resources, the County Council will seek to secure and support the provision of public transport services.
- 10.20 Public transport will have an important role to play in serving new development proposals in the Local Plan area, particularly the Major Development Areas (MDAs) proposed in the County Structure Plan (Review). A step change in the quality of public transport serving these developments will be needed to ensure that it is an attractive option in comparison with the car. Internal layouts need to be bus friendly and permeable for pedestrians and cyclists.
- 10.21 Quality partnerships have been signed between the County Council and major public transport providers in the District, in order to improve the quality of services and associated infrastructure.
- 10.22 In addition to the provision of conventional bus services, more radical solutions are also required to access rural communities. These include car-share and rural taxi schemes, expansion of dial-a-ride and providing a database of accessible transport.

- 10.23 The rail network in the Local Plan area is focused on the London Waterloo to Weymouth main line, with stations at Winchester, Micheldever and Shawford. Botley station, on the Eastleigh to Fareham railway line, is also within the Local Plan area. Winchester is the most important station in the Local Plan area and is served by all main line services. In contrast, Botley, Shawford and Micheldever are generally only served by stopping services. However, there is the potential to make better use of them as public transport hubs for the surrounding rural hinterlands. The Mid-Hants Railway between Alton and Alresford is primarily a leisure facility. However, there could be scope for introducing commuter services at some stage.
- 10.24 Rail travel involves the use of more than one mode of transport and it is therefore important that interchange facilities at railway stations are adequate to maximise the use of rail services. Typical measures can include better access for pedestrians and public transport users and improved levels of pedal cycle parking. Additional car parking could also be considered, although this should be dedicated for the use of rail passengers. Provision of good quality interchange facilities is consistent with the Government's objectives for an integrated transport network.
- 10.25 In their Network Management Statement 2000, Railtrack has identified a capacity constraint on the main line between Basingstoke and Southampton. A number of options are currently being considered to overcome this problem, including widening the railway to accommodate additional four track sections between Basingstoke and Winchester.
- 10.26 Bus based Park and Ride has an important role to play, particularly for Winchester (see Chapter 11), in support of measures to alleviate town centre traffic problems.

Fig. 2 Existing and Former Railway Lines in Winchester District



10. TRANSPORT

Cycling, walking and bridleways

- 10.27 Winchester District has a number of disused railway lines within it, as illustrated in Figure 2 below. These have potential to be used for sustainable transport purposes, providing alternatives to motorised transport, including freight or passenger rail travel, cycling and walking. The severing of these potential routes by development may prejudice the development of possible future schemes and so is unlikely to be justified in normal circumstances.
- 10.28 Some routes may be suitable for re-establishment of railway use in future, if economic and environmental circumstances make this feasible, either for passenger or freight transport, thus removing some motorised traffic from the road network and contributing to widening transport choices. Some former railway routes linking settlements may have the potential for sections to be used for general travel and commuting purposes. Recreation use may provide attractive leisure routes.
- 10.29 The former Meon Valley railway line is an example of such a scheme. The route has been largely converted to a bridleway and is also extensively used by cyclists. This has created a recreational route segregated from road traffic from the north to the south of the Meon Valley (see Policy RT.10).

~~Policy T.7~~

This policy expired on 7th July 2009

Development that would prejudice the future use of disused railway trackbeds, embankments and associated infrastructure as recreational or transport routes will not be permitted. When considering development proposals on and adjacent to former railway lines, the Local Planning Authority will take into account the potential for the line to be used for sustainable transport or recreational purposes, in both the immediate future and the longer term.

- 10.30 Even if there are no current proposals to reinstate transport use of a former railway

line, the option to do so should generally be safeguarded.

~~Policy T.8~~

This policy expired on 7th July 2009

In order to promote cycling and walking, proposals to improve and extend the footway, footpath, cycleway and bridleway network will be permitted.

- 10.31 Current transport policies aim to promote both walking and cycling for local journeys, in order to reduce car usage. In order to facilitate a modal shift towards walking and cycling, significant improvements to existing pedestrian and cycle routes will be required. Almost all journeys include a pedestrian element, making walking an essential part of the total transport system.
- 10.32 In the rural parts of the District, a cycling strategy has been developed in partnership with the County Council and local cycle groups. This aims to provide safe and practical connections between the many rural communities and larger settlements. A cycle working group has also been established for the urban area of Winchester. This has identified and prioritised cycle schemes within Winchester.
- 10.33 As part of the Central Hampshire and Solent Transport Strategies, the County Council will seek to implement small-scale traffic management schemes in rural areas which will seek to manage the speed of traffic and make conditions more attractive for walking, cycling and horse riding.

Freight

Policy T.9

In order to promote the use of rail for freight movements, rail freight interchange facilities will be permitted. Existing rail freight facilities and sidings at Micheldever and Botley will be safeguarded.

- 10.34 The County Council has defined a freight strategy in the Local Transport Plan. It is accepted that the majority of freight movements will continue to be made by

road and lorries are encouraged, where appropriate, to use the Strategic Road Network in order that their impact on the environment can be minimised.

10.35 There is concern in rural areas about the impact of heavy goods vehicles on unsuitable roads. Through the Central Hampshire Transport Strategy, the County Council will consider measures to address the movement of freight in and around the countryside.

10.36 The County Council's strategy seeks to promote the use of alternative modes for freight movements wherever possible. Within the Plan area, rail forms the main alternative to road for freight movements. Existing rail freight interchange facilities at Micheldever and Botley should be retained to maximise the opportunity for freight movements to transfer from road to rail (see also Policy CE.14) Proposals to establish new rail freight interchange facilities in the Plan area will be favourably considered providing their location would not create an unacceptable environmental impact on the surrounding area, and subject to other policies of this Plan.

Traffic Management

10.37 The Local Plan has a relatively limited role to play in traffic management issues, as these are normally dealt with directly by the Highway Authority. Through the Central Hampshire and Solent Transport Strategies, the main objectives for implementing traffic management schemes are to ameliorate road safety and environmental problems. A wide range of measures have been considered to achieve these objectives and, following consultation, speed reduction measures, new pedestrian crossing facilities and pedestrianisation are examples of schemes that will be promoted through the relevant area transport strategy.

~~Policy T.10~~ This policy expired on 7th July 2009

Measures will be implemented along the B3354/B2177 corridor between Winchester

and Wickham (see Proposals Map) to:

- (i) *improve public transport services and infrastructure;*
- (ii) *improve facilities for cyclists and pedestrians; and*
- (iii) *improve road safety.*

10.38 Within the Central Hampshire and Solent Transport Strategy areas, a corridor strategy has been identified along the B3354/B2177 between Winchester and Wickham. The objective of this strategy is to reduce the rate of traffic growth by improving alternatives to the car. This includes improving public transport services and associated infrastructure, including providing better information. Traffic management measures will be implemented to improve safety and security for pedestrians and cyclists, particularly in the settlements along the corridor.

Road Schemes

~~Policy T.11~~ This policy expired on 20th March 2013

New road construction will only be permitted to ameliorate serious environmental and/or safety problems, which cannot be resolved by traffic management measures, and to provide access to new developments.

10.39 New road building is now only promoted when no other appropriate solution can be found to resolve a transport or environmental problem. The County Council and City Council recognise that it is neither feasible nor environmentally desirable to try to meet future levels of traffic demand by building new roads.

10.40 Within the Local Plan area, the County Structure Plan (Review) retains two road schemes; an east-west bypass for Botley and the completion of Whiteley Way to link into the A3051 Botley Road to the north of Curbridge.

10. TRANSPORT

Policy T.12

Land will be safeguarded to enable:

- (i) *the construction of an east-west bypass for Botley between the A334/A3051 junction and the boundary of the Local Plan area at the River Hamble (see Inset Map 6);*
- (ii) *the completion of Whiteley Way to a junction with the A3051 Botley Road to the north of Curbridge and improvements to the A3051 between its junction with Whiteley Way and the A334 (see Proposals Map and Inset Map 29).*

10.41 The southern half of Whiteley Way has been constructed and planning permission has been secured for its completion through to the A3051 Botley Road. The County Council has, however, been unable to complete the road due to complications in acquiring third

party land. The County Council will continue to seek to resolve these problems to enable the road to be completed.

Trunk road improvements

10.42 The Highways Agency is responsible for maintaining and improving the trunk road network. Proposals exist at Junction 9 of the M27 for the construction of a free flow left turn lane from Whiteley Way onto the eastbound M27 entry slip road, although this scheme is not currently programmed for implementation. This would require third party land and also result in the closure of the direct access from Hill Coppice Road onto the roundabout. Access to Hill Coppice Road will be provided through the Hill Coppice development. Further improvements to the Junction 9 roundabout will be considered in the longer term.

Introduction

11.1 This Chapter contains policies relating to Winchester and its immediate surroundings. These complement the general policies contained in previous Chapters, and should be read in conjunction with them. The policies are organised under relevant subject headings.

The Future of Winchester Study

11.2 The Hampshire County Structure Plan 1996-2011 (Review) policy E19 recognises the special character of Winchester. It seeks to ensure that development in and around Winchester protects its heritage and requires an assessment of environmental capacity to be carried out so as to direct development to the most suitable locations. In response to this policy, the City Council has undertaken the "Future of Winchester Study". The aim of the Study was also to consider the town's social and economic assets, as well as its environmental qualities, based on wide discussion and consultation, and to produce a framework to guide development in the long term.

11.3 The Study took a four stage approach:

- understanding Winchester's social, economic and environmental character (what matters and why);
- identifying pressures for change that could affect this character;
- assessing possible future scenarios and types of development that could be accommodated;
- translating the findings into guidelines for planning and other strategies and monitoring the results.

The Study was started in June 1998 and its results were endorsed by the City Council in June 1999. It was published in 2000.

11.4 The Study identified a large number of attributes that are important to Winchester's character, but refined these down to a small number of core themes and characteristics:

Strengths:

- its rich historic legacy;
- its setting;
- its small scale and compact centre;
- the green wedges, River Itchen, water meadows and abundance of trees;
- its strong local economy;

Weaknesses:

- threats to air quality;
- impacts from the use of private cars;
- perceived lack of range of shopping opportunities in the town centre;
- instances of social exclusion and pockets of deprivation.

11.5 The Study then considered the changes that Winchester would be under pressure to accommodate, either resulting from the desires of people living, working in or visiting the town, or those imposed by wider changes such as economic trends or technological advances. This identified some conflicts between what people want, such as the desire for less congestion and pollution but also the ability to use their cars freely and to park easily and cheaply.

11.6 The results were drawn together in a "Framework for Change", proposing policy and management guidelines for all of the features that are important in maintaining Winchester's special character. Where these are related to planning issues they have been taken into account in developing the Local Plan's policies for Winchester. Some of the key recommendations, such as the need for an Urban Capacity Study, have already been actioned but others may not be within the scope of the Local Plan to take forward and will require action by other means.

11. WINCHESTER

- 11.7 The Study concluded that the objectives that required investment or development outnumbered those that would constrain it, although many constraints were highly important. Therefore, the overall aim proposed was to maintain Winchester as a “compact city” and make better use of what the town already has. There should be a sequential approach to development, concentrating new development within the existing boundary, particularly in and adjacent to the town centre (an approach that is incorporated into Government advice, in PPG3). However, at some point, continued concentration of development within the town could start to destroy the qualities that the approach is seeking to protect and there will need to be some carefully planned growth.
- 11.8 After the Study was undertaken, the Hampshire County Structure Plan Review imposed a requirement to plan for a “reserve” MDA at Winchester City (North). The Future of Winchester Study concluded that new development would need to be sustainable and maintain Winchester’s core characteristics. Whilst this is particularly applicable to maintaining the town’s setting, this does not mean that all aspects of its setting are sacrosanct. The approach to planning for the possibility of major development at Winchester City (North) is set out in Chapter 12, Major Development Areas.

Environment

Winchester’s special character

- 11.9 Winchester’s heritage and environment are of international importance. The town centre was the first in England to be designated a Conservation Area. The town has a wealth of historic buildings and sites, its archaeology is rich and varied, and its townscape is of the highest quality. Additionally, the town is set within a landscape of particular importance and attractiveness, and there are many landscape and other features within the town that are of great importance, such as

ridgelines, vegetation, and open areas. These qualities and the benefits of the town’s setting and bio-diversity are detailed in The Future of Winchester Study.

- 11.10 Winchester’s topography provides strong visual links between the town and its setting. The surrounding countryside is visible from many parts of the town, and there are many views into the town from outside. Accordingly, it is important that the many individual elements that combine to constitute the special character and identity of the town itself are conserved. The Future of Winchester Study includes a detailed “Framework for Change” (Future of Winchester Study, Appendix F), which sets out in detail the characteristics which matter most for Winchester’s special character, examines the issues, trends and threats that may affect them and sets out policy and management implications. These have been taken into account in developing the Local Plan’s policies and are a valuable reference for considering development proposals, whether they be individual schemes or wider strategies.
- 11.11 In addition, the City Council, along with a number of partners, commissioned the Winchester Conservation Area Project to assist in the management and protection of the Conservation Area. The Project is in three parts, the Conservation Appraisal, the Conservation Area Review and the Conservation Area Strategy. The Conservation Area Appraisal assesses the quality and character of the Conservation Area, describing the town’s development and identifying historic assets and their contribution to the environmental quality of Winchester. The Conservation Area Review highlights issues such as detracting features and opportunities for enhancement and includes a review of boundary issues. The Conservation Area Review introduces an environmental capital matrix that relates to the qualities of the area. The matrix is divided into eight categories, covering every aspect of the form of the town and its buildings, to enable proposals to be assessed against

the various qualities of the Conservation Area. The Conservation Area Strategy sets targets and priorities to assist the management of the Conservation Area and provides a benchmark for future reviews. It links conservation issues with wider aspects, including traffic management, tourism, town centre management and housing.

- 11.12 The Plan's general policies relating to design and development principles and the historic environment (Chapters 3 and 5) are also aimed at conserving the special attractiveness of Winchester.

Policy W.1 This policy expired on 20th March 2013

In order to protect and enhance the special character of Winchester and its landscape setting, development (including redevelopment, extensions, alterations and changes of use) which accords with other relevant policies of this Plan will be permitted, provided it respects the particular architectural and historic qualities of the town as a whole and its landscape setting. Development on steep slopes will only be permitted where the Local Planning Authority is satisfied that it is appropriately designed for the site conditions and will not detract from the quality of the townscape and landscape of Winchester.

- 11.13 Winchester is unique among the settlements of the District in terms of its topography and the spacious development on prominent, well-treed hills and slopes (e.g. St. Giles's Hill and Sleepers Hill). The characteristics of these areas contribute to the town's character and should be conserved. With dense tree cover, the steepest slopes are attractive features in views within Winchester, as well as from viewpoints outside the town. Any further development on the steepest slopes should be carefully designed to protect this character.

Housing

- 11.14 The Urban Capacity Study indicates that Winchester has considerable scope for housing development within its defined built-up area (Policy H.3). The Local Plan's policies promote the realisation of this

capacity within a design-led approach, aimed at achieving high environmental quality. The Local Planning Authority will encourage the re-use of upper floors within Winchester town centre, and housing is likely to be an appropriate use in many cases (Policy SF.4). In the town centre, and in other parts of the town well served by public transport, there is scope to optimise the capacity of residential development opportunities without requiring large amounts of car parking provision.

Employment

- 11.15 The pressures for office development in Winchester resulted in office restraint policies being introduced in the mid 1970s. Even so, office floorspace has increased considerably. The earlier Winchester District Local Plan strengthened office restraint policies and its policies resulted in a net reduction of office floorspace in Winchester after it came into effect.
- 11.16 There remain concerns about the pressures brought about by office development, but a more flexible approach is considered necessary in order to provide for small office units, particularly in Winchester town centre. Policies E.3 and E.4 set out the approach to office development in Winchester, which seek to take advantage of the town centre's opportunities for sustainable development on sites well served by public transport and accessible by walking and cycling.

Town Centre, Shopping & Facilities

- 11.17 Winchester town centre offers the most comprehensive range of facilities and services available in the District. The Local Plan's sequential approach to commercial and leisure development promotes such development within the defined town centre of Winchester or the District's other main centres (see Policy SF.1). The Plan also seeks to resist the loss of such facilities at ground floor level within the town centre, where small and specialist businesses contribute considerably to the town's special character (see Policy SF.2).

11. WINCHESTER

11.18 In recent years a number of large public houses have been developed in the town centre, leading to concern about the effect on residential properties nearby. Policy SF.3 seeks to ensure that new development within Use Classes A3, A4 or A5 avoids problems arising for neighbouring uses.

11.19 The continued economic health of the town centre is closely related to the vitality and viability of the core shopping area. It is important to ensure Winchester remains attractive as a shopping destination attracting large numbers of visitors. In order to help support the primarily retail function of the centre, for environmental as well as economic reasons, Policy SF.5 seeks to prevent a net reduction in the amount of retail floorspace within the defined Primary Shopping Area.

Broadway/Friarsgate (Silver Hill)

11.20 The Broadway/Friarsgate area in central Winchester, comprises the bus station, medical buildings, Sainsbury's supermarket, Kings Walk, Friarsgate multi-storey car park and the former Post Office sorting office. The area currently contributes little to the architectural and historic character of the City. The development of the area will provide the opportunity to revitalise this part of the town and to provide a mix of uses appropriate to it, with high quality urban design and architecture that enhances the town centre.

11.21 The area under consideration is bounded by Friarsgate to the north, Middle Brook Street to the west, Silver Hill and part of the Broadway to the south, and Busket Lane and the Brook Street culvert to the east. The site is in the centre of Winchester where Policies E.3 and SF.1 - SF.3 apply. Kings Walk and the Middle Brook Street parts of the site are within the Primary Shopping Area, where Policy SF.5 applies. The site is within the Winchester Conservation Area and most of the site is in the floodplain of the River Itchen.

Policy W.2

Development proposals for a mix of uses including housing, shopping, leisure, and possible civic, cultural and community facilities will be permitted on approximately 2 hectares of land between the Broadway and Friarsgate, as identified on Inset Map 31, provided that they:

- (i) incorporate an appropriate mix of uses that reinforce and complement the town centre, including housing, retail and other town centre uses;*
- (ii) provide a new bus station, retain the existing street market and provide sites for the relocation of existing healthcare facilities, the Post Office, taxi rank and other important facilities in the area;*
- (iii) provide the main vehicular access to the multi-storey car park and service areas from Tanner Street, with the closure of Silver Hill to through traffic, except where access is required for servicing;*
- (iv) retain and enhance key views and provide a series of linked public spaces;*
- (v) include a satisfactory archaeological assessment;*
- (vi) provide public art within the scheme and a 'percent for art' contribution;*
- (vii) make an appropriate contribution to the improvement of the public realm on the site and in the surrounding area, in particular Friarsgate, Middle Brook Street, and the Broadway;*
- (viii) provide appropriate on and off-site highway works and traffic management arrangements to accommodate a new bus station and associated revised bus routes and stops in the town centre;*
- (ix) incorporate adequate flood protection measures;*
- (x) include an Environmental Impact Assessment and Transport Assessment.*

- 11.22 The Council has prepared a Planning Brief for the site in conjunction with key stakeholders. It incorporates the findings of the 'Future of Winchester Study' (see paragraphs 11.2 – 11.8 of this Plan), where relevant. Development should be in accordance with the Brief and potential developers should be guided by the Brief when formulating their proposals. The Council will expect developers to establish and maintain a constructive dialogue with all stakeholders throughout the design and construction of the development.
- 11.23 The development should significantly extend the range and quality of retail provision in the town so as to complement and reinforce the shopping function of the town. Retail provision should reflect the floorspace needs in central Winchester for convenience and comparison goods as identified in the Winchester Retail Study 2003.
- 11.24 Residential provision should assist in bringing life and security to the centre and help to reduce the need to travel. The housing should be integrated with the other uses on the site and should meet the requirements of the Plan regarding housing mix and affordable housing provision. The site is likely to have capacity for a substantial amount of residential accommodation and is therefore included as a residential allocation within Table 2 of the Plan (Housing Supply from Allocated Sites).
- 11.25 The site provides an opportunity for increasing the range of indoor leisure facilities in the town centre. Any significant leisure proposals will be required to demonstrate a need for provision and that the requirements of the 'sequential test' (PPS6) have been followed.
- 11.26 A new bus station is required on the site. Developers will need to work closely with bus operators and the County Council to achieve a modern passenger-friendly station.
- 11.27 The site is likely to be of archaeological importance and redevelopment offers the opportunity to investigate the archaeology and history of the area. The importance of this central site, within the Conservation

Area, means that a scheme of the highest architectural quality is required. The Council will expect an enhanced public realm comprising linked public spaces of attractive and varied materials incorporating public works of art. Public links to the Itchen should be opened up and enhanced.

- 11.28 Drainage is an important issue on the site. There are several open and culverted watercourses running through it and the eastern part of the site is within the floodplain of the River Itchen. Accordingly, a Flood Risk Assessment and adequate protection measures will need to be agreed with the Environment Agency (see Policy DP.8).

Recreation & Tourism

- 11.29 There is a serious shortfall of recreational space in Winchester, amounting to a deficiency of 11.3 hectares of play space and 20.4 hectares of sports provision. Existing recreational facilities should be retained, and improved wherever possible. Important recreational areas within the defined built-up area and within adjacent areas of countryside are subject to the provisions of Policy RT.2. Where deficiencies in the standard or quality of provision are identified in these spaces, through the Open Space Strategy, new development will be expected to contribute to improvements in accordance with Policy RT.4 of this Plan.
- 11.30 The most substantial shortfall of provision is in sports grounds, and the Government considers that the provision of adequate playing fields should be accorded high priority. Additional housing development taking place within the built-up area in this Plan period will increase this need. Policy RT.5 therefore allocates areas of land on the edge of the town primarily for playing field provision. These are at Bushfield Camp, north of Harestock Road, and in the Courtenay Road area (see Policy RT.5 and paragraph 9.26) and are identified on Inset Map 31. Children's play facilities should generally be provided within developed areas, in accordance with Policy RT.6,

11. WINCHESTER

although there may be scope for facilities for older children in association with sports ground usage.

- 11.31 The Bushfield Camp area is an appropriate location for additional playing fields, and is therefore subject to the provisions of Policy W.3 as well as RT.5. The area could accommodate a considerable part of the shortfall in provision, but it should also provide opportunities for informal recreation and possibly small-scale visitor related uses, as set out in the Bushfield Camp Study (Winchester City Council, 1997). The area also offers the opportunity for the development of a Park and Ride car park (see Policy W.4).

~~Policy W.3~~ This policy expired on 20th March 2013

At Bushfield Camp, within the area defined on Inset Map 31, planning permission will be granted for the provision of facilities for open sports, informal recreation and small-scale tourism-related uses, provided that:

- (i) proposals include the provision of a substantial area of sports pitches to serve the general recreational needs of Winchester, and associated areas of informal recreation in appropriate locations;*
- (ii) additional planting is provided to minimise the visual impact of the facilities in views from the surrounding countryside and measures are taken to protect areas of nature conservation interest;*
- (iii) vehicular access is provided from Badger Farm Road, along with good public transport facilities, and footpath and cycleway links to the surrounding residential areas;*
- (iv) the area is planned and managed to ensure that the uses appropriate to the various parts of the site are inter-related.*

- 11.32 The Bushfield Camp area is adjacent to the urban edge of Winchester, and part of a larger Local Gap. The former Army camp area provides an extensive area of level

land that would form the main area suitable for additional playing fields, but there are a number of other issues relating to this area and the adjacent countryside.

- 11.33 The Bushfield Camp Study identified areas suitable for formal and informal recreation, and the potential for any associated recreation/tourism facilities. The provision of access to the site was examined, including footpath and cycle access from adjacent residential areas, and public transport routes. The Study concluded that a Park and Ride facility could be developed in the Bushfield area, in association with recreational uses (see Policy W.4).

- 11.34 The Study's proposals take particular account of the area's prominent and sensitive location and the need for care to ensure that facilities are integrated into the local landscape. Recreational facilities provided should generally be open uses of a low key nature, so as not to be intrusive in wider views. The elevated position of the site, the exceptional views over the Itchen Valley, and areas of regenerating downland vegetation at the margins, provide potential for informal recreation. This could include the provision of a landscaped or nature conservation area between the original camp and Badger Farm Road.

- 11.35 The Local Planning Authority will ensure that the uses proposed for the various parts of the area are appropriate to its character and that they interrelate well. It will, therefore, be necessary to establish comprehensive principles of development for the entire area, in accordance with Policies DP.1 and DP.3, prior to planning permission being granted for any aspect of the development. The principles should demonstrate that full account has been taken of the conclusions of the Bushfield Camp Study, and should be integrated with a detailed Management Plan for the whole area.

- 11.36 Winchester is one of the premier tourist attractions in the country in view of its important heritage and the City Council

encourages the town's role as a cultural and leisure centre for the District. Many facilities are used by local residents and visitors to the District and the Plan allows for the range of tourist attractions, leisure facilities and visitor accommodation to be developed and extended (see Chapter 9, Recreation and Tourism).

Transport

11.37 The Hampshire Local Transport Plan sets out the transport strategy for the County for the period 2006 – 2011. The City of Winchester and its immediate surroundings fall within the Central Hampshire Transport Strategy area of that Plan, which incorporates and supersedes the Winchester Movement and Access Plan and has been developed jointly by the City Council and Hampshire County Council.

11.38 The Central Hampshire Transport Strategy sets out a long-term transport strategy for Winchester which focuses on improving accessibility and air quality, reducing the level of traffic in the town centre and tackling localised congestion. The main elements of the strategy for Winchester are to:

- Further develop the park and ride strategy together with associated priority measures for buses, traffic management measures and a phased relocation of long-stay parking from the city centre to park and ride sites;
- Provide additional Quality Bus Partnerships and bus priority measures on key radial routes into the city;
- Press for safety and capacity improvements at M3 Junction 9;
- Improve accessibility for pedestrians and cyclists in the city centre;
- Contribute to improvements in air quality as part of the Air Quality Action Plan in central Winchester;
- Improve bus and rail interchange facilities including the proposal to redevelop the bus station at Silver Hill

in central Winchester;

- City centre improvements including car parking Variable Message Systems, car parking management and a review of traffic circulation options.

11.39 The Hampshire Local Transport Plan identifies key schemes and proposals considered for implementation during the five year period 2006-2011.

Park and Ride

11.40 Park and Ride is an important part of the Central Hampshire Transport Strategy. It will reduce the number of people bringing their cars into central Winchester, resulting in significant environmental benefits. This will allow the implementation of measures to reduce the impact of the car in the town centre and reallocate road space in favour of public transport, walking and cycling.

Policy W.4

Planning permission will be granted for Park and Ride car parks in or around Winchester, linked to the city centre by exclusive bus services with bus priority schemes, provided that:

- (i) *the proposal would not be unduly intrusive or harmful to the special landscape setting of Winchester;*
- (ii) *suitable means of access can be provided for cars and buses and any associated traffic management measures can be accommodated satisfactorily.*

If schemes are proposed outside the policy boundary of Winchester, the Local Planning Authority will need to be satisfied that the benefits of the scheme outweigh conflicts with countryside or other policies of the Plan. Only facilities essential to the satisfactory and successful operation of Park and Ride will be permitted in such locations.

A Park and Ride car park and associated infrastructure will be permitted at Bushfield Camp, in association with recreation development planned for this site (see Policy W.3).

11. WINCHESTER

- 11.41 The Local Transport Plan has identified the need for an 800 space Park and Ride site to the south of Winchester for implementation by 2011. The Bushfield Camp Study and other assessments undertaken since have shown that Bushfield Camp is the most appropriate site for such a development and that this should preferably be undertaken in conjunction with the recreation development proposed (see Policy W.3). This will supplement the existing Park and Ride facility at Bar End and forms part of a long-term strategy of providing Park and Ride car parks on the main radial routes into Winchester.
- 11.42 The Local Transport Plan has also identified the need to provide at least two further Park and Ride sites within the next 10 years. It suggests that a site in the Winnall area could serve traffic from the M3 Junction 9 and the area east of Winchester and another site to the north of the town could serve traffic from the A34 and Andover to the north. No specific locations have been identified at this stage.
- 11.43 It may not be possible to find suitable sites for Park and Ride car parks within the built-up area of the city. The Policy, therefore, would allow for sites to be developed in areas subject to countryside policies, providing a strong justification for the provision is put forward, sufficient to outweigh other objections.
- 11.44 Particular account will be taken of the special landscape setting of Winchester and the need to avoid undue intrusion into it. For this reason, it is not likely that suitable sites will be identified in the Conservation Area or the East Hampshire Area of Outstanding Natural Beauty. Where Park and Ride car parks have to be located in the countryside, the facilities provided should be limited to those essential for the successful operation of the scheme.

Town centre traffic management

~~Policy W.5~~ This policy expired on 20th March 2013

In order to enable traffic management measures to be introduced to reduce motor traffic in the central area and eventually to eliminate most traffic from the area bounded by North Walls, Eastgate Street, the Kingsgate area and Sussex Street, development which would generate significant additional cross-town private vehicle traffic will not be permitted.

- 11.45 A key objective of the Central Hampshire Transport Strategy is to reduce traffic volumes in central Winchester by providing additional Park and Ride facilities and other measures. This will lead to significant environmental improvements and allow the provision of additional bus priority measures and schemes to improve safety and amenity for pedestrians and cyclists. It is therefore important that new development in central Winchester does not generate significant additional volumes of vehicular traffic. Central Winchester does, however, offer a good opportunity for the provision of developments that can make full use of access by Park and Ride, public transport, walking and cycling to minimise the need for direct access by car.

Parking controls and servicing

Policy W.6

In order to assist in reducing traffic flows in the town centre and to encourage the use of Park and Ride, particularly for long stay parking, the development of additional public car parks in Winchester will not be permitted, other than in accordance with Policy W.4.

- 11.46 Car parking controls are an important part of the strategy to reduce vehicular activity in the town centre. Whilst car parking will continue to be provided, particularly for short stay uses such as shopping, the price structure and other controls will encourage the use of Park and Ride facilities as an alternative. Consequently, no additional

public city centre car parks will be provided and some existing long stay car parking spaces will be withdrawn or converted to short-stay use as Park and Ride develops. Park and Ride car parks and associated bus services will be run as an integral part of the overall public parking service in the town.

- 11.47 Park and Ride is not intended to increase the stock of public parking in Winchester. Town centre parking, especially for long-stay use, will be managed to ensure that, overall, current levels of parking are maintained. In some cases individual car park layouts may be revised to reduce the number of spaces, and in other cases car parks may be redeveloped for a mix of uses, which may or may not include parking. The car parks that currently appear to have scope for redevelopment are Upper Brook Street, Middle Brook Street (retaining short-stay parking), Chesil (surface), Durngate, Worthy Lane/Cattle Market, Gladstone Street and St Peters. Further studies will be undertaken to assess which, if any, should be redeveloped.

Policy W.7

Residential development will be permitted in Winchester providing parking provision is limited to current standards. In the town centre in particular, minimal, if any, parking will be permitted on-site, taking account of the on-street parking situation in the area and the scope to control residents' parking.

Non-residential development (including redevelopment, extensions or changes of use) will be permitted providing parking provision does not exceed minimum operational levels and appropriate financial contributions are made to assist implementation of measures in the Central Hampshire Transport Strategy.

- 11.48 The Hampshire Parking Strategy and Standards 2001 aim to minimise the amount of on-site parking in new developments, particularly where a site is well served or capable of being well served by public transport, walking and cycling.

This is consistent with current Government policy. Within the central core of Winchester, a key objective of the Central Hampshire Transport Strategy is to reduce traffic volumes in central Winchester. Minimising on-site parking provision in new developments is one of the ways that this can be achieved.

- 11.49 Although the Plan seeks to control public parking and future private non-residential parking, existing private non-residential parking comprises around half of all parking spaces in the town centre. The County and City Councils are working in partnership to encourage local employers to produce workplace travel plans for staff travel and car parking which discourage access to Winchester by car and encourage the use of public transport, car sharing, walking, cycling and Park and Ride.
- 11.50 Government policy encourages reduced levels of on-site parking provision in new residential developments and this is reflected in the Hampshire Parking Strategy and Standards 2001. For town centre sites the Government indicates that on-site parking provision should be reduced significantly. Therefore, within Winchester town centre, the Local Planning Authority will seek reduced levels of parking. The town centre, as referred to in Policy W.7 is as defined by Policy SF.1 (Chapter 8). Account will also be taken of accessibility to public transport and other factors, allowing applicants and the Local Planning Authority to agree satisfactory means of providing car parking by considering each site on its merits.

~~Policy W.8~~ This policy expired on 7th July 2009

Commercial development will be permitted in Winchester provided that it is designed and located to minimise the impact of service vehicles.

- 11.51 The Local Planning and Highway Authorities will seek to minimise the need for large service vehicles in the town centre. However, this must be balanced against the requirement to maintain a vibrant retail and commercial centre and

11. WINCHESTER

such developments by their nature will require servicing access. Any new development should provide adequate servicing arrangements where this is possible. In addition, the Highway Authority will continue to review controls on the timing of service deliveries and encourage new means of delivery. The Winchester Freight Forum will investigate the feasibility of a “trans-shipment depot” for the longer term.

Environmental traffic management

~~Policy W.9~~ This policy expired on 20th March 2013

New development which accords with other relevant policies of this Plan will be permitted in Winchester, provided that it does not conflict with environmental improvement schemes and traffic management measures proposed in the city centre.

- 11.52 In order to maximise the environmental benefits of the Central Hampshire Transport Strategy, traffic calming and environmental improvement measures will be introduced on streets in the town centre.

Pedestrians, cyclists and the mobility impaired

- 11.53 The Central Hampshire Transport Strategy aims to improve road safety. The general proposals for traffic management and traffic calming will improve safety, comfort and convenience for pedestrians in the town centre. In addition to these measures, the Planning and Highway Authorities will continue to monitor pedestrian flows on radial roads and provide suitable crossing facilities, where justified.
- 11.54 The Local Authorities will seek to provide, wherever possible and feasible, safe, convenient and pleasant conditions for pedestrians and cyclists. Existing cycle routes in the town will be extended. The provision of cycle parking facilities in the town centre will also be considered with environmental improvement and development schemes in town centre streets. Short-term extensions to the cycle

network are likely to be within existing public highways.

- 11.55 There is a reasonable footpath network in and around Winchester, although there are places where there is conflict between pedestrians and vehicles, for example, on City Bridge and in some of the narrower streets. There are a number of opportunities to provide attractive new footpaths or to improve conditions for pedestrians.

Policy W.10

New footways/footpaths are proposed in the following locations:

- (i) from Jewry Street (north side of No. 28) to North Walls (west side of County Reference Library);
- (ii) from Chesil Street to The Weirs;
- (iii) from Water Close to Wolvesey Castle and The Weirs;
- (iv) from Durngate westwards alongside the School of Art to North Walls Park;
- (v) from Durngate Bridge along the east bank of the River Itchen to join with footpath No. 9 (completion of partial link).

- 11.56 The aim of Policy W.10 (i) is to achieve a footway link between Canister House in Jewry Street, to North Walls, adjacent to the Reference Library. This would provide a convenient route separated from vehicular traffic.
- 11.57 The proposed footpath from Chesil Street to The Weirs (Policy W.10 [ii]) may be incorporated in any development or redevelopment proposals, using the passage of No. 14 Chesil Street and crossing the River Itchen. Such a route would provide a safer alternative to City Bridge for pedestrians from the Chesil Car Park and properties in the area.
- 11.58 Policy W.10 (iii) proposes a footpath from Water Close to the Castle and The Weirs, which would link the Castle and Cathedral areas with the River and provide an attractive and useful link, whilst avoiding

the Bishop's residence.

- 11.59 The proposed footpath between Durngate and North Walls Park (W.10 [iv]) would provide an attractive and useful riverside walk around part of the edge of the town centre.
- 11.60 Much of the footpath link proposed between Durngate and footpath No.9 (Proposal W.10 [v]) exists already. The completion of the missing part, to the rear of commercial properties on Easton Lane, would extend this attractive riverside walk.

Policy W.11

A new bridleway is proposed between Barfield Close, along the former railway line and viaduct, and alongside the Bushfield link road, to Bushfield roundabout.

- 11.61 A bridleway currently exists between Hockley and Garnier Road, running between the Itchen Navigation and the disused railway. The route is narrow in places, with potential for conflict between cyclists and horse riders. The proposed alternative route would create a safe cycling route into the town centre from Compton and Hockley, as well as a recreational route linking to the wider bridleway network. Although it is currently proposed to provide a route adjacent to the Bushfield link road, other alternative routes will be investigated.



Introduction

- 12.1 This Chapter deals specifically with the Major Development Area at West of Waterlooville and Reserve Major Development Areas at Winchester City (North) and West of Waterlooville. Each has specific policies setting out the requirements for their development, and these requirements cover all the aspects needed to enable them to become communities in their own right.
- 12.2 A large new community is proposed in the south-east of the District, at West of Waterlooville, one of four Major Development Areas proposed in the adopted County Structure Plan (Review). This Plan defines the extent of the area expected to accommodate development, and sets out the requirements for the preparation of a Masterplan, which should be prepared before detailed proposals are considered.
- 12.3 The adopted County Structure Plan (Review) policy H4 also requires the Local Plan to make provision for possible additional Major Development during the Plan period (the Strategic Reserve provision). The policies for West of Waterlooville and Winchester City (North) below (MDA.1 and MDA.2) identify sites within which such provision will be made, if a need is identified.

within the administrative area of Havant Borough Council. The majority of the development area is within Winchester District, but a small part is within Havant Borough. Winchester City Council and Havant Borough Council are therefore working in partnership to plan for the new community. The Winchester District Local Plan deals only with that part of the development area that falls within its administrative boundary. The adopted Havant Borough District-Wide Local Plan, prepared by Havant Borough Council, sets out complementary policies for that part of the MDA development within its own area.

- 12.6 Inset Map 27 identifies land sufficient to accommodate a comprehensively planned, mixed use new community comprising at least 2000 dwellings, 30 hectares of employment land and associated physical and social infrastructure. The development of this area will not be permitted until a comprehensive Masterplan for the whole site has been adopted by the Local Planning Authority. The policies for the MDA set out in this Plan are based upon a Masterplan Framework which will form the basis for more detailed work. The main features of the Masterplan Framework, which have also been agreed by Havant Borough Council, are shown for illustrative purposes at Figure 3 (loose in folder).

Policy MDA.1 This policy expired on 20th March 2013

West of Waterlooville

Background

- 12.4 A new community is proposed at West of Waterlooville, one of four Major Development Areas (MDAs) required by the Hampshire County Structure Plan 1996-2011 (Review). The Structure Plan indicates that the new community should help to meet the development needs of south-east Hampshire and support the continued economic regeneration and associated environmental improvements in Portsmouth, Havant and the surrounding urban area.
- 12.5 The development area is situated within the south-east extremity of the Local Plan area, adjoining Waterlooville, which is

A new, mixed use community comprising at least 2000 dwellings, employment provision, and associated physical and social infrastructure is proposed at West of Waterlooville. The part within Winchester District is defined on Inset Map 27, which also defines the maximum extent of the area for housing, mixed use, community facilities and other associated buildings and infrastructure. It also defines the area for employment. Development will be permitted provided that:

- (i) *it is in accordance with a comprehensive Masterplan, to be produced, including a detailed design brief which covers the whole site and*

12. MAJOR DEVELOPMENT AREAS

has been approved by the Local Planning Authority;

- (ii) *an environmental and sustainability statement is submitted, demonstrating that interests of acknowledged importance will be protected and any adverse impacts mitigated, or that there is an overriding justification for development to take place in the location and manner proposed;*
- (iii) *an integrated and balanced mix of development is proposed, which contributes towards a sense of identity for the new community including:*
 - *a mix of housing types and sizes, including affordable housing to meet identified local needs;*
 - *approximately 30 hectares of employment development (Use Classes B1 and possibly B2 and B8), the majority to be located as extensions to the existing Brambles Business Park and phased in accordance with the approved Masterplan. Where appropriate, smaller-scale Class B1 development may be located elsewhere as part of mixed use development;*
 - *the reservation of land within the proposed employment area adjoining the Brambles Business Park for a resource centre, to include provision for a replacement household waste recycling centre and other appropriate waste management operations subject to further study in the preparation of the detailed Masterplan for the site;*
 - *adequate facilities and services to serve the new community and where appropriate the existing local communities, including provision for local shopping, education, health care, a place of worship, a cemetery and other*

social and community facilities as identified by the Masterplan;

- *adequate formal and informal public, private and amenity recreation land/open space to serve the new community;*
- (iv) *the provision of the physical infrastructure necessary to serve the community both on and off-site has been provided or appropriately secured, including:*
 - (a) *the completion of appropriate access routes, including a southern access route linking to the A3 in the vicinity of Ladybridge roundabout, from the development to the adjacent transport network for public, commercial and private transport, cycling and walking. Transport provision should:*
 - *encourage greater use of public transport, walking and cycling and, in particular, integrate with the A3 bus priority corridor proposals;*
 - *provide good access for these modes within the site and to Waterlooville town centre, local employment areas and schools;*
 - *minimise the impact of traffic from the development on sensitive roads and residential areas; and*
 - *provide parking within the development in accordance with the adopted standards.*
 - (b) *adequate improvements to the sewerage and water supply systems, including where feasible the implementation of sustainable drainage systems, are also made, together with arrangements to ensure that there would be no change in run-off and river characteristics*

upstream or downstream of the development site and that it would not result in any increase in flood risk;

(v) *the proper integration of new development with Waterlooville Town Centre is achieved, with the town centre acting as the focus for shopping, leisure and other community activities for the new community. Development should also support and/or enhance the role of existing local centres at Purbrook and Hambledon Road;*

(vi) *arrangements are made to enhance informal public access to the countryside, which may include:*

- *extending and/or improving the recreational opportunities to the west of Purbrook;*
- *improving and/or extending public footpath, bridleway and cycleway networks in the surrounding countryside;*
- *taking advantage of strategic landscaping planting within and around the site, and other landscape features, to provide informal recreational opportunities and improved public access to the countryside;*

(vii) *the main landscape features of the site are retained and incorporated into the development proposals with appropriate arrangements secured for their long-term management and maintenance including:*

- *the substantial woodland blocks to the west of Purbrook where the impact of development should be minimised;*
- *important trees and hedgerow networks;*

- *water features, which could be integrated with greenways to provide improved linkages to the countryside for informal recreation;*
- *the highest point that runs east-west across the development area, which should form an integral part of the structural landscape framework and could incorporate a linear open space to improve access to the countryside;*
- *long distance views from Portsdown Hill and the East Hampshire Area of Outstanding Natural Beauty, which should be protected as far as possible through the sensitive design and layout of development and an appropriate landscaping scheme.*

An advanced strategic landscape planting and management scheme should be secured, funded and implemented to reinforce, maintain and enhance the landscape features, both on and off-site, before development commences.

(viii) *the main nature conservation interests are protected. In particular, development should avoid wherever possible the loss and fragmentation of the Sites of Importance for Nature Conservation (SINCs) to the west of Purbrook and protect waterways and hedgerow features. Opportunities should be taken to strengthen links between these features to create a network of wildlife corridors throughout the development. Appropriate long-term management and maintenance arrangements will be required. Where development, such as a transport link or item of infrastructure, is necessary in a particular location that affects a SINC, suitable design and mitigation measures will be required to minimise the impact;*

12. MAJOR DEVELOPMENT AREAS

- (ix) *the local gap between Waterlooville and Denmead as defined on the Inset and Proposals Maps is maintained;*
- (x) *residential development is phased and implemented in step with the provision of employment and social and physical infrastructure, in accordance with the Masterplan;*
- (xi) *it can be demonstrated that the most efficient use is made of land proposed for development having regard to the provisions of the Masterplan, Government guidance on housing density and the amount of housing permitted in the early phases of development.*

The maximum extent of a reserve area sufficient to accommodate up to 1000 dwellings is also identified. This additional development will not be permitted in this area unless a compelling strategic justification for additional housing is identified by the strategic planning authorities. Until such time countryside policies will continue to apply to the reserve area. If the reserve housing is required, the precise extent of the area identified on Inset Map 27 within which housing and associated buildings will be permitted will depend upon the density proposed and the extent of the land permitted to accommodate the 2000 dwellings. The reserve area identified on Inset Map 27 may be reduced in size if higher densities than currently envisaged are achieved in the Baseline allocation.

No development will be permitted within the boundary of the new community which would prejudice its proper development, including the possible development of an additional 1000 dwellings.

Development principles

- 12.7 Inset Map 27 identifies areas of residential, mixed-use, employment, community facilities and other uses and infrastructure to accommodate the Baseline provision of at least 2000 dwellings in the overall MDA area that straddles the boundary with the

neighbouring Havant Borough Council. It is envisaged that development of the MDA will commence in several locations simultaneously and it will be necessary to secure a comprehensive development programme to ensure the implementation of all the ancillary infrastructure proceeds in a coherent manner. The Inset Map also indicates the maximum extent of the Reserve site for up to 1000 dwellings, which may be reduced in size if higher densities than currently envisaged are achieved in the Baseline allocation.

- 12.8 There are expected to be considerable variations from the average net density across the site, dependent upon a number of factors including topography, existing natural features and the proximity of the town centre, local facilities and public transport routes. In particular, higher density development should be provided where the site abuts Waterlooville Town Centre and the urban edge.
- 12.9 Sustainable drainage systems (SuDS) have significant advantages for the water environment and for nature conservation. Residential development at densities of 40 dwellings per hectare or lower is likely to permit the implementation of SuDS. In the event that higher densities are achievable, developers will need to explore the feasibility of implementing SuDS.
- 12.10 Proposed built development is located away from the southern part of the MDA to minimise the impact of the development on sensitive ecological features in the area to the west of Purbrook and on the Rowans Hospice.

The "reserve area"

- 12.11 Some or all of the Reserve area may be required to meet strategic housing needs, should a compelling justification be identified. The strategic planning authorities (Hampshire County Council, Southampton City Council and Portsmouth City Council) will determine whether such a justification has been established.

- 12.12 Although the need for the additional housing has not yet been “triggered” by the strategic planning authorities, it is sensible to plan for the possibility that all the land will need to be developed. This is particularly important in relation to the provision of infrastructure and the design concept adopted. The Masterplan will, therefore, be required to include the reserve area.
- 12.13 Unless or until such time that additional development is “triggered” the countryside policies of this Plan will be applied to the reserve area shown on Inset Map 27. Moreover, no development will be permitted that would prejudice the proper planning of the new community including the reserve area.

An integrated and balanced community

- 12.14 The new community will provide for large-scale, mixed use development, including the co-ordinated and integrated development of transport, housing, employment, health, community and social facilities, shopping, education, formal and informal recreation and leisure facilities and other identified local needs. The aim is to achieve a high quality, well designed and balanced new community with a strong sense of identity and place.

Housing

- 12.15 Residential development should include a good choice and mix of housing types and sizes. The range of housing types should include a sizeable proportion of smaller dwellings (1 and 2-bed units) to reflect the identified housing needs of the local area. Winchester City Council currently seeks 50% smaller dwellings on larger developments. The results of an updated housing survey undertaken in 2002 on behalf of the local authorities in South East Hampshire conclude that a large proportion of small units is also required to meet needs in South East Hampshire. Therefore 50% of the MDA total housing provision will be sought in the form of small units (as defined in Policy H.7).

- 12.16 The development will be expected to provide affordable housing and other housing to meet any special housing needs that may be identified within the south-east Hampshire area. This Plan seeks up to 40% affordable housing in the MDA within Winchester District (see Policy H.5) which is intended to meet a wider sub-regional need, and will contribute to the affordable housing needs of a number of adjacent Local Authorities (Havant Borough Council, Portsmouth City Council, and part of the East Hampshire District Council), in addition to parts of this District. Affordable housing provision will be expected to be fully integrated with the development of market housing and to be dispersed within the development area. Concentrations of large numbers of affordable housing should be avoided in one location.

- 12.17 It may be appropriate to locate affordable housing closest to public transport and community facilities, where residents are likely to have limited car ownership levels. This is particularly important for any special needs provision.

Employment

- 12.18 The new community will include approximately 30 hectares of new employment land, most of which should be provided as extensions to the existing Brambles Business Park, to take advantage of the good accessibility to the A3(M) and strategic road network. Expanding the Brambles Business Park would create a significant strategic site and provide a location and accommodation that is needed by local businesses. The remainder of the employment provision should be provided in the form of mixed use development or small-scale workshops adjoining the local centre or at other appropriate locations within the MDA.
- 12.19 Employment development should include provision suitable for local business expansion and relocation. In Havant Borough Council’s Business Property Needs Survey (August 2000), 76% of respondents

12. MAJOR DEVELOPMENT AREAS

said that half to nearly all their workforce were local residents and these were the businesses most likely to have increased their workforce in the last five years. Allowing for the expansion of existing businesses will therefore help to avoid losses of local employment and secure a viable development, based on known demand.

- 12.20 The decline in the manufacturing sector locally suggests that the main emphasis should be on the generation of jobs, biased towards the industrial sector, especially manufacturing. However, there should be a mix of uses within Use Classes B1, B2 and B8, in order to promote diversification and greater robustness in the area's employment base, although B8 uses (Storage and Distribution) should be limited due to their generally low employment generation and high commercial vehicle use. The distance of the area from the motorway network also indicates that the site is less likely to be attractive to such uses.
- 12.21 The development will provide an opportunity to contribute to training schemes for local people, which will assist with development and business take-up. This will be especially important where new businesses are likely to require skills that are not available locally. There may be scope for linkage to Single Regeneration Budget funding, where benefits to the areas such as Wecock and Leigh Park can be shown.
- 12.22 The successful enterprise centres at Brambles Business Park and Broadmarsh indicate that a similar centre may be appropriate to cater for start-up businesses, as well as accommodation for businesses that need to expand. There may also be the opportunity for a business cluster or innovation hub, building on the uses at Brambles Business Park and Aston Road/Aysgarth Road industrial estate. This would help to reinforce the role of the older industrial estate and integrate with the MDA. Links to a University or other research establishments, could also benefit the development of businesses.

Resource Recovery Park

- 12.23 The employment allocation includes a reservation of approximately 2.8 ha. for a 'resource recovery park', the purpose of which is to make the community as sustainable as possible in terms of the consumption of natural resources. In terms of waste, this will mean minimising the need for waste disposal facilities by maximising reuse and recycling through the provision of local reception and processing facilities. The resource centre will include a site of around 0.4ha for a new Household Waste Recycling Centre to replace the existing facility off Hambledon Road, which has outgrown its location. The exact nature of other uses required by Hampshire County Council as Waste Disposal Authority would be determined by the precise location of the site, its access, proximity to dwellings and the needs in the area at the time of site availability. Detailed proposals for any of the elements of the resource recovery park will need to provide for the satisfactory routing of heavy goods vehicles to minimise any adverse impact on nearby settlements and residential areas, including Denmead, Hambledon, Purbrook, Southwick, Widley and Waterlooville.

Transport

- 12.24 The location of the new community immediately adjacent to Waterlooville town centre offers substantial opportunities to encourage walking, cycling and public transport. The Masterplan for the new development will promote a development design and layout that maximises travel choice by these modes.
- 12.25 The South Hampshire Rapid Transit proposals are integral to the local transport strategy for the Waterlooville area. The A3 bus priority corridor proposals have been implemented, including improvements adjacent to the MDA site. Provision for a new bus priority link through the development area should be secured to ensure an integrated transport system for the whole area.

- 12.26 Careful consideration has been given to how access to the new community can best contribute to transport objectives. The proposed vehicular access points are shown on Inset Map 27. They include an access from the A3 in the vicinity of the Ladybridge roundabout to provide a southern access road for the new community.
- 12.27 The southern access road is required to minimise the volume of traffic originating from the MDA needing to use the A3 through Purbrook. It is also required to enable the provision of a good quality public transport link through the MDA. The southern access road is therefore expected to be provided at an early stage in the development. Its alignment will need careful design to minimise its impact on important nature conservation and landscape features to the west of Purbrook and to preserve the tranquil setting of the Rowans Hospice.
- 12.28 At the northern end of the development, provision is made for two access points onto Hambledon Road. The northernmost of these is intended to be constructed in conjunction with a bus-only link within the site to further facilitate the provision of a good quality public transport link through the MDA including a connection with Cowplain Secondary School to the north.
- 12.29 There will be vehicular, pedestrian and cycle links to the main new employment areas to integrate them with the existing Brambles Business Park and the remainder of the MDA. A Transport Assessment will be needed to inform decisions regarding appropriate measures required for lorry routeing.
- 12.30 Vehicular access to the MDA will only be permitted from the locations referred to above, and not from Closewood Road, Newlands Lane, Forest End, Windrush Gardens or Purbrook Heath Road. Careful consideration will be given to the appropriate routeing of construction traffic before planning permission is granted for any development.
- 12.31 Any planning application for development

should be supported by a full Transport Assessment. Measures to stimulate walking, cycling and bus usage will be required and these facilities, together with access routes to the development and possibly improvements to the trunk road network, will need to be provided, secured and paid for by the developers of the MDA.

Community services and facilities

- 12.32 Provision should be made for new and/or improved local services and facilities to meet the needs of the new community, in step with or advance of new housing provision. It will be important to ensure that new social infrastructure is in place early on in the development of the community. Some of the main community facilities that will be needed are considered below, but a range of other facilities and services required by the development will be identified in the Masterplan.

Education provision

- 12.33 The Local Education Authority's policy is that, where possible, primary schools should be within walking distance from the homes of pupils within the area to be served, with safe (preferably segregated) routes for journeys on foot or bicycle and related to public transport. Therefore, provision for primary education should be made within the development area.
- 12.34 The development of 2,000 houses will generate a need for one new primary school and if development extends to 3,000 houses a second primary school would be required. Given the aim of educating primary children locally, the new primary school should be available very early in the development programme. Because it can take three years from initial programming to completion of a school, temporary accommodation is likely to be needed whilst a permanent school is being built.
- 12.35 The development will also generate a demand for secondary school places, but this would be insufficient to require a new secondary school. Therefore, appropriate improvements will be required to existing

12. MAJOR DEVELOPMENT AREAS

secondary schools in the local area and safe routes to schools should be established. This will need to be reflected in the design of the footpath/cycleway network and public transport links within the development area, and improvements to off-site links are also likely to be needed.

- 12.36 Government and local authority funding for new schools is insufficient to cover the full cost of provision. As the need for education provision is generated by the development, developers will be expected to provide all education facilities needed on-site (including a second primary school when required) and contribute to improved provision off-site for secondary education.
- 12.37 The Education Authority must secure adequate provision of pre-school education. It is not normally a provider, this being achieved by involving the voluntary/community sector and “not for profit” or fully commercial providers. There will also be a need for day care facilities for children in the 0-4 age range. It will, therefore, be necessary to make provision for pre-school facilities. Increasing demands, in terms of space and time, suggest that dedicated accommodation will be needed, which should be provided by the developers.

Health provision

- 12.38 Existing primary care services in the Waterlooville area are at capacity and new and/or improved primary health care facilities will be required as a consequence of the new development. Primary health care includes GP services, pharmacies and dentists. The precise requirements are still to be determined, but new facilities could take the form of a surgery/health centre, a drop-in centre or a multifunctional building, which would meet a range of community needs. The Masterplan will establish specific development requirements, to which developers will be required to contribute.

Neighbourhood centre

- 12.39 A new neighbourhood centre, acting as a focal point for the new community, will be required. This is likely to support a small convenience store and possibly other small retail units. Community buildings, such as the primary school and place of worship may appropriately be located in the neighbourhood centre, which should also be located having regard to the existing neighbourhood centres at Hambledon Road and Purbrook.

Cemetery

- 12.40 A cemetery is proposed on land to the north of Milk Lane, adjacent to the A3.

Integration with Waterlooville town centre

- 12.41 Waterlooville Town Centre will provide higher order facilities and services and the development should be physically integrated with it. The Masterplan will examine ways in which pedestrian, cycle and public transport links can be improved between the town centre and the new community, including the feasibility of changes to Maurepas Way to improve accessibility and reduce traffic impact. The town centre is currently orientated away from the development area. Havant Borough Council is looking at ways in which the town centre can be better linked to the development and detailed proposals will be set out in the Masterplan.

Recreation and open space

- 12.42 Provision for children’s play will need to include Local Areas for Play (LAPs), Local Equipped Areas for Play (LEAPs) and a Neighbourhood Equipped Area for Play (NEAP). Provision for young people should also be considered. This could take the form of a multi-use games area or skateboard area and will be determined by the Masterplan, following further consultation with local community groups.

Allotments

- 12.43 A small part of the existing allotments at Plant Farm lie within Winchester District. These will be retained in allotments use. Provision will also need to be made for new allotments within the MDA to serve the needs of the new community.

Enhanced access to the countryside

- 12.44 There are significant opportunities to improve and enhance public access to the countryside on foot and by cycle by careful attention to the layout and design of new development. Links should be provided from the urban edge of Waterlooville across the development area to the wider countryside beyond. Existing water courses, footpath networks and the ridgeline provide the more obvious opportunities for achieving greenways running east-west through the development. There are also opportunities to improve north-south footpath links to the existing Purbrook Heath recreation area.
- 12.45 The development area is situated adjacent to the Forest of Bere for which Hampshire County Council has developed a strategy to encourage green tourism and informal countryside recreation to support the local economy, in addition to promoting a wide range of other land management objectives. The opportunity should be taken to develop informal recreation and improved access to the countryside as part of the MDA proposals. In particular, opportunities exist subject to landowner consent to improve access and links to Creech Wood to the west of the development area and to provide circular walks of differing lengths through the development area to the countryside beyond.

Landscape and nature conservation

- 12.46 The most important landscape features, which tend to be to the west of Purbrook, should be protected and utilised to provide an attractive setting for new development. The main woodlands should be retained intact as far as possible, taking account of the need for a southern access point. The woodlands are important for nature

conservation and designated as SINC.s. Opportunities to strengthen links between woodland blocks by maintaining wildlife corridors should be taken. Where loss of wildlife habitat is unavoidable, appropriate mitigation proposals will be required.

- 12.47 The highest point running across the centre of the area should form part of the structural landscape framework. A linear open space should be provided to maintain a green link to the countryside and provide for informal recreation. The highest point is visible in long distance views from Portsdown Hill in the south and the East Hampshire AONB (and potential South Downs National Park) to the north, and this will need to be taken into account when devising the structural landscaping framework.
- 12.48 Waterways are also an important feature which should be enhanced and utilised to provide both an attractive setting for new development and for their informal recreation value. Opportunities also exist to enhance the nature conservation value of these areas.
- 12.49 The northern part of the site has few distinguishing landscape features and is generally open, with low nature conservation value. The opportunity should be taken to improve tree cover, protect hedgerow networks and enhance habitats wherever possible.
- 12.50 A prerequisite to development is that advance structural landscaping is provided. A planting scheme should be agreed and implemented at the earliest possible opportunity and satisfactory arrangements for its long-term management put in place.

Local gap

- 12.51 A local gap to protect the separate identity of Denmead has been designated.

Phasing

- 12.52 Phasing will be determined through the Masterplan process but development is likely to commence adjoining the access points from Hambledon Road, Maurepas Way and London Road. The proposed

12. MAJOR DEVELOPMENT AREAS

southern access road should be provided at the earliest opportunity to relieve Purbrook of additional traffic flows and to provide a route for a good quality bus service and construction traffic.

Design statement

- 12.53 A design statement will be required to accompany all development proposals in accordance with Policy DP.1. The City Council wishes to secure a high quality of design and layout within the development area to provide an attractive living and working environment. All development proposals will also be expected to demonstrate that best use of resources has been made in accordance with the provisions of Policy DP.6. Innovative and sustainable solutions for energy and water conservation are encouraged along with sustainable construction methods.

Developer contributions

- 12.54 The paragraphs above set out some of the main provision that will be required but are not intended to be fully comprehensive. More detailed requirements will be established as part of the Masterplan process.

Winchester City (North)

- 12.55 The Hampshire County Structure Plan 1996-2001 (Review) requires a "reserve" housing allocation to be made in the Local Plan for a Major Development Area capable of accommodating 2000 dwellings and associated infrastructure at Winchester City (North). The land will, however, only be released for development if a compelling justification for additional housing has been identified by the strategic planning authorities (Hampshire County Council, Southampton City Council and Portsmouth City Council). Until such time, the City Council will strongly resist any development proposals at Winchester City (North) and countryside policies will continue to be applied.
- 12.56 Unlike other Major Development Areas an indicative map was not produced by the Strategic Authorities as part of the

background technical work to show which area was considered to be suitable for major development in the north Winchester area. Accordingly, the first stage of the technical work was to evaluate the broad merits and ability of different locations in the north Winchester area to accommodate development on the scale envisaged. The results of this work enabled an "area of search" for the development to be identified in the Deposit Local Plan Review.

- 12.57 Further detailed studies and surveys have been carried out to determine a specific development site, should the development be needed. The site for the reserve Major Development Area is indicated on Inset Map 31. Before planning permission is granted for such development, a compelling justification would need to be identified by the strategic planning authorities and a number of other requirements met, including the approval of a Masterplan. These requirements are set out in Policy MDA.2.

Policy MDA.2

This policy expired on 20th March 2013

A reserve site for a major development area comprising approximately 2000 dwellings and associated physical and social infrastructure is identified on Inset Map 31. Development on this site will only be permitted if the Local Planning Authority is satisfied that a compelling justification for additional housing in the Winchester District has been identified by the strategic planning authorities, and provided that:

- (i) a comprehensive Masterplan for the development has been prepared with the opportunity for the full participation and co-operation of the Local Planning Authority, and which has received their endorsement;*
- (ii) it secures a high quality of design, and seeks to minimise the use of resources;*
- (iii) an environmental and sustainability statement is submitted, demonstrating that interests of*

acknowledged importance will be protected and any adverse impacts mitigated, or that there is an overriding justification for development to take place in the location and manner proposed;

(iv) *an integrated and balanced mix of housing, employment, recreation, education, social and community facilities is proposed, which contributes towards a sense of identity for the new communities including:*

- *a mix of housing types and sizes, including affordable housing to meet identified local needs;*
- *appropriate employment development, which may include provision for a resource centre for recycling uses to serve the area;*
- *adequate facilities and services to support the new community and to help integrate the development with the adjoining northern suburbs of Winchester. Facilities should include provision for local shopping, including a small/medium sized food-store, education, healthcare and other necessary community facilities;*
- *adequate formal and informal public, private and amenity recreation land /open space;*

(v) *the physical infrastructure necessary to serve the community both on and off-site has been provided or appropriately secured, including:*

(a) *appropriate access routes to link the development to the transport network for public, commercial and private vehicles, cyclists and pedestrians. Transport provision should:*

- *encourage greater use of public transport, walking and cycling;*
- *provide good access for these modes within the site and to local*

schools, the town centre, and the railway station;

- *minimise the impact of traffic from the development on sensitive roads and residential areas; and*
- *provide parking within the development in accordance with the adopted standards.*

(b) *adequate improvements to the sewerage and water supply systems, including where feasible the implementation of sustainable drainage systems;*

(c) *measures to avoid the risk of flooding, both on and off-site, including appropriate siting of buildings, design of drainage systems and measures to alleviate any adverse impacts off-site; in particular the dry valley indicative groundwater flood hazard area identified on Inset Map 31 should be kept free of any built development, including private open space;*

(vi) *the new development is properly integrated with the existing built-up area of Winchester;*

(vii) *arrangements are made to enhance informal public access to the countryside, including:*

- *the provision of informal recreation land and facilities to the east of the railway line;*
- *improving and/or extending public footpath, bridleway and cycleway networks in the surrounding countryside;*
- *taking advantage of strategic landscape planting within and around the site, and other landscape features, to provide informal recreational opportunities and improved public access to the countryside;*

12. MAJOR DEVELOPMENT AREAS

(viii) *the main landscape features of the site are retained and incorporated into the development proposals with appropriate arrangements secured for their long-term management and maintenance including the woodland belt along the Barton Farm ridgeline and other important trees and hedgerow networks. An advanced strategic landscape planting and management scheme should be secured, funded and implemented to reinforce, maintain and enhance the landscape features, both on and off-site, before development commences;*

(ix) *any important nature conservation interests are protected and wherever possible enhanced. An 'appropriate assessment' of the effect of development on the River Itchen, a Special Area of Conservation (SAC) will be required. Opportunities should be taken to strengthen links between these features and others off the site to create a network of wildlife corridors throughout the development. Appropriate long-term management and maintenance arrangements will be required;*

(x) *residential development is phased and implemented in step with the provision of social and physical infrastructure and employment, in accordance with the Masterplan.*

Countryside policies will continue to apply until such time as the land is required for the development of a new community.

12.58 The Local Planning Authority will not permit development at Winchester City (North) unless it is satisfied that a compelling justification for the release of additional housing land has been identified by the strategic planning authorities. Until such time countryside policies will continue to apply.

12.59 A detailed Masterplan for the development area will also need to be produced. This should be in place and be agreed by the Local Planning Authority before

development can go ahead. The development will also require an environmental statement to be submitted, which should meet the requirements set out in the 'Scoping Opinion' produced by the City Council in February 2002, as well as any more recent Government or best practice advice.

12.60 The Masterplan will be required to test possible design solutions for the area, including examining residential densities and the layout and form of development, to create a compact new community, with a sense of place that engenders a strong community identity. The appropriate density of residential development will be dependent upon a variety of factors and will vary across the site. The landform, topography and other natural features such as hedgerows and tree belts will exert a major influence on the overall design concept. PPG3 advises that residential development should achieve an average net density of not less than 30 dwellings per hectare. This will, therefore, be the minimum acceptable density for the development as a whole, but an average density of at least 40 dwellings per hectare should be tested through the Masterplan process before a final decision is made about the most appropriate form of development. Community involvement in the preparation of the Masterplan will be necessary, particularly in examining the merits of different design solutions.

An integrated and balanced community

12.61 The new community will provide for large-scale, mixed use development, including the co-ordinated and integrated development of transport, housing, employment, health, community and social facilities, shopping, education, formal and informal recreation and leisure facilities and other identified local needs. The aim is to achieve a high quality, well designed and balanced new community with a strong sense of identity and place, which will complement Winchester's environmental character and result in an attractive and integrated new neighbourhood.

Housing

- 12.62 Residential development should include a good choice and mix of housing types and sizes. The range of housing types should include a sizable proportion of smaller dwellings (1 and 2 bed units) to reflect the identified housing needs of the local area (see Policy H.7). The development will also be expected to provide affordable housing and other housing to meet any special housing needs that may be identified within the Winchester area. This Plan seeks 40% affordable housing in the reserve MDA (see Policy H.5). Affordable housing provision will be expected to be fully integrated with the development of market housing and to be dispersed within the development area. Concentrations of large numbers of affordable housing should be avoided in one location.

Employment

- 12.63 Current indications are that there is a need only for limited employment provision, given the existing imbalance between the number of jobs and the working population of Winchester. However, further analysis should be undertaken if the need for the development is confirmed. It is currently estimated that no more than 6 hectares of employment land will be needed, mainly within Use Classes B1 and B2, but which may include provision for a 'resource centre' for recycling uses to serve the area. Depending on the needs of local organisations, there may be scope for employment to be more appropriately provided through the expansion of local businesses and services, such as the higher education sector.

Transport

- 12.64 A planning application for development would need to be supported by a full Transport Assessment of the proposals. The impact of the development on the road network in the town centre, north Winchester and the adjoining rural area needs to be minimised by encouraging the use of alternative modes of transport to

the private car. Solutions to stimulate walking, cycling and bus usage, will be required and particular attention should be directed at measures to ensure the viability of public transport provision. The following should be examined and provided where appropriate:

- a network of high quality footpaths and cycleways through the site, lit and signed where appropriate, linking the main traffic generators within and adjacent to the site, including the provision of new routes to Worthy Road;
- improvements to the footway on the Andover Road site frontage to facilitate cycle movement;
- a new foot and cycle bridge adjoining the Andover Road rail crossing and other necessary improvements to facilitate pedestrian and cycle movement between the site and the town centre;
- bus priority measures at the site access and egress points;
- a bus route through the development that is convenient and attractive for bus passengers and operators and the provision of high quality waiting and information facilities;
- the use of innovative technology to provide public transport and trip information;
- the provision of a frequent, high quality bus service via Andover Road from the outset of development to town centre destinations, including the railway station, where the opportunities for enhanced interchange facilities should also be examined; and
- the potential for the development of a park and ride site within or adjoining the development.

12. MAJOR DEVELOPMENT AREAS

12.65 It is likely that principal vehicular access to the site would be gained from Andover Road at two or more points. Secondary vehicular access is likely to be needed onto Well House Lane and the need for an improvement to the junction between Andover Road and Well House Lane should be investigated. No provision should be made for vehicular movement through the railway underpass to Worthy Road. The road layout within the site should be designed to discourage high traffic speeds and the movement of through traffic. Measures would also need to be considered to:

- reduce traffic speeds on Well House Lane, Down Farm Lane and Bedfield Lane, Kings Worthy;
- improve safety at the junction between the A33 and London Road (B3047), Kings Worthy; and
- minimise the volume of traffic using the Andover Road (north) /A34 Trunk Road route for destinations within Winchester, and safeguard the operation of the A34 as a trunk road.

Drainage and flooding

12.66 The southern part of the site forms part of a dry valley, which is sometimes subject to flooding when groundwater levels in the underlying chalk are high. To avoid the risk of property flooding and the nuisance caused when private open spaces such as gardens flood, new development should be located away from this dry valley bottom although it may be suitable for public open space. Any access roads, public footpaths and cycleways across the dry valley should be elevated above potential flood levels and be provided with flood conveyance openings. The indicative extent of the groundwater flood hazard area is shown on Inset Map 31 but its precise extent will need to be refined to inform planning application decisions. A detailed flood risk assessment will be required as part of any planning application or environmental statement, which should not only assess flood risk on the site and incorporate appropriate

preventative measures, but which should also assess the off-site impact of changes to drainage systems (see Policy DP.8). The site is underlain by permeable chalk and the Environment Agency's current advice is that maximum use should therefore be made of soakaways for the disposal of clean surface water within the limitations imposed by the need to avoid increasing the risk of groundwater flooding on-site or downstream. Because of the significance of this development, if triggered, and because of its potential impact on downstream flooding, developers will be expected to contribute to a joint study of flooding issues in Winchester, which is being led by the Environment Agency.

Community services and facilities

12.67 Provision should be made for new and/or improved local services and facilities to meet the needs of the new community, in step with or in advance of new housing provision. It will be important to ensure that new social infrastructure is in place early on in the development of the community. Some of the main community facilities that will be needed are considered below, but a range of other facilities and services required by the development will be identified in the Masterplan.

Education provision

12.68 The Local Education Authority's policy is that, where possible, primary schools should be within walking distance from the homes of pupils within the area to be served, with safe (preferably segregated) routes for journeys on foot or bicycle and related to public transport. Therefore, provision for primary education should be made within the development area. The development of 2,000 houses would generate a need for one new primary school. Given the aim of educating primary children locally, the new primary school should be available very early in the development programme.

12.69 The development will also generate a demand for secondary school places, but this would be insufficient to require a new

secondary school. Therefore, appropriate improvements will be required to existing secondary schools in the local area (particularly Henry Beaufort School) and safe routes to school should be established. This will need to be reflected in the design of the footpath/cycleway network and public transport links within the development area, and improvements to off-site links are also likely to be needed.

- 12.70 Government and local authority funding for new schools is insufficient to cover the full cost of provision. As the need for education provision is generated by the development, developers will be expected to provide all education facilities needed on-site and contribute to improved provision off-site for secondary education.
- 12.71 The Education Authority must secure adequate provision of pre-school education. It is not normally a provider, this being achieved by involving the voluntary/community sector and “not for profit” or fully commercial providers. There will also be a need for day care facilities for children in the 0-4 age range. It will, therefore, be necessary to make provision for pre-school facilities. Increasing demands, in terms of space and time, suggest that dedicated accommodation will be needed, which should be provided by the developers.

Health provision

- 12.72 Primary health care services should be provided on-site, within the local centre. Such services should include GP services, district nursing and dentistry. The precise requirements are still to be determined, but new facilities could take the form of a surgery/health centre, a drop-in centre or a multifunctional building, which would meet a range of community needs. The Masterplan will establish specific development requirements, to which developers will be expected to contribute.

Local centre

- 12.73 A new local centre, acting as a focal point for the new neighbourhood, will be

required. This is likely to support a convenience store and possibly other small retail units. A small/medium sized food store may be appropriate, to serve the northern suburbs of Winchester, provided the potential transport issues can be resolved. The most appropriate form of retail provision should be tested as part of the Masterplanning process. Community buildings, such as the primary school, may appropriately be located in or adjoining the local centre.

Recreation and open space

- 12.74 Provision should be made for formal and informal recreation and open space in line with the Local Plan’s standards of provision, taking into account existing deficiencies in the area. This should include provision for children’s play, sports grounds (including playing pitches) and general open space. There is a substantial identified shortfall of playing fields and sports pitches in Winchester, which the Local Plan proposes should be made up on several allocated sites around the town, including land to the east of the railway line adjoining the reserve MDA site. Although not required to serve the reserve MDA, provision should be made for this open space to be provided in conjunction with an area of informal open space and recreation to the east of the railway line.
- 12.75 Provision for children’s play will need to include Local Areas for Play (LAPs), Local Equipped Areas for Play (LEAPs) and a Neighbourhood Equipped Area for Play (NEAP). Provision for young people should also be included and will be determined by the Masterplan, following further consultation with local community groups.

Access to the countryside

- 12.76 The routes across the site are well used for informal recreation and attractive routes through the site and into the undeveloped countryside beyond should be maintained and provided. Links should be provided from the urban edge of Winchester across the development area to the wider countryside beyond including additional

12. MAJOR DEVELOPMENT AREAS

pedestrian and cycle access across the railway line. Existing footpath networks and the ridgeline provide the more obvious opportunities for achieving greenways running through the development, although new pedestrian and cycle routes should also be provided.

Landscape and nature conservation

12.77 The most important landscape features, in particular the Barton Farm ridgeline and existing hedgerows, should be protected and utilised to provide an attractive setting for new development. The Barton Farm ridgeline should form part of the structural landscape framework. There is also scope to provide a linear open space to the south of the site, in the dry valley where built development should be avoided. The potential visibility of development in long distance views will need to be taken into account when devising the structural landscaping framework. In particular, the relationship of the development to Winchester and its setting needs careful consideration and planting should be used to help minimise the visual intrusion of development to the north of the Barton Farm ridgeline.

12.78 Parts of the site have few distinguishing landscape features and are generally open, with low nature conservation value. The opportunity should be taken to improve tree cover, protect hedgerow networks and enhance habitats wherever possible. A prerequisite to development is that advance structural landscaping is provided. A planting scheme should be agreed and implemented at the earliest possible opportunity, especially to help reduce the visual impact of development on land immediately to the south of Well House Lane, and satisfactory arrangements for its long-term management should be put in place.

12.79 The River Itchen is designated as a Special Area of Conservation (SAC) and is of European importance as a habitat for certain species. Therefore, an 'appropriate assessment' of the effect of development will need to be undertaken, and the Itchen Sustainability Study has identified how various changes may affect the condition of the River. Whilst the development is unlikely to have any direct impact on the River's ecology, the assessment will need to concentrate on matters such as the effects of changes that will be needed to water supply and disposal systems.

Local gap

12.80 A local gap to protect the separate identities of Kings Worthy/Headbourne Worthy and Winchester has been designated, covering the land to the east of the railway line. Open recreational and informal open space are proposed in this area to maintain its undeveloped character.

Design statement

12.81 A design statement will be required to accompany all development proposals in accordance with Policy DP.1. The City Council wishes to secure a high quality of design and layout within the development area to provide an attractive living and working environment. All development proposals will also be expected to demonstrate that the best use of resources has been made in accordance with the provisions of Policy DP.6. Innovative and sustainable solutions for energy and water conservation are encouraged along with sustainable construction methods.

Developer contributions

12.82 The paragraphs above set out some of the main provision that will be required but are not intended to be fully comprehensive. More detailed requirements will be established as part of the Masterplan process.

Introduction

- 13.1 This Chapter presents policies that apply to individual settlements, in alphabetical order. Only settlements that are subject to specific policies are listed. Chapters 3-10 identify the topic based policies relating to the whole Local Plan area and to individual sites, which must be read in conjunction with the policies in this Chapter. The policies applying to Winchester are set out in Chapter 11 and those applying to the Major Development Area at West of Waterlooville and the Reserve MDA provision at West of Waterlooville and Winchester City (North) are set out in Chapter 12.

Bishop's Waltham

Environment

- 13.2 The Local Plan's policies aim to protect and enhance the character of Bishop's Waltham generally and ensure that new development is appropriate. There are some areas within Bishop's Waltham that require specific policies to secure their retention and/or improvement.
- 13.3 Bishop's Waltham Ponds are particularly important as an open space amenity within the town (see Policy RT.1), as well as for historic and wildlife reasons. South Pond is part of a Scheduled Ancient Monument and North Pond is a Site of Importance for Nature Conservation (see Policies HE.1 and CE.9). The Local Planning Authority will encourage the restoration and management of the North Pond/Middlebrook Grounds area as an informal open area.

Policy S.1

In order to retain and enhance Bishop's Waltham Ponds as an informal open space amenity area, development proposals that threaten the historic, landscape, nature conservation and amenity importance of the area will not be permitted. Proposals for the restoration, maintenance and enhancement of North Pond/Middlebrook Grounds (including the creation of some

open water and limited public access) will be permitted provided:

- (i) the physical features of the site, particularly the Pond areas, are maintained or enhanced in accordance with their historic, landscape and nature conservation value;*
- (ii) adequate drainage and flood control measures are provided.*

- 13.4 The Malt Lane area provides an opportunity, through redevelopment, to improve the local townscape and provide additional local facilities such as shopping and housing.

Policy S.2

In order to achieve a general improvement in the appearance and environment of land to the north of Winchester Road and east of Malt Lane, Bishop's Waltham, proposals for the redevelopment of the area will be permitted provided that they:

- (i) achieve a mix of complementary uses, which may include housing, small-scale retail development, service uses and car parking, and provide for the relocation of existing uses on the site, where necessary;*
- (ii) are accessed principally from Malt Lane and achieve an attractive pedestrian link between St. George's Square and Malt Lane.*

- 13.5 Policy S.2 allows for a variety of uses such as housing (particularly for small households), shopping, and service uses. Any additional retail floorspace should be of a small scale, appropriate to the modest size of the town centre. The site is in various ownerships and uses, some of which may need to be relocated or accommodated within any development scheme.

- 13.6 The development of the site offers great potential to improve the townscape qualities of St. George's Square and the north side of Winchester Road, but needs

13. SETTLEMENTS

to be handled very carefully. A draft Development Brief was produced, setting out suggestions and principles for development and identifying constraints. Its general aims should be reflected in development proposals, although the importance of promoting a viable comprehensive development scheme may require some changes.

Housing

- 13.7 The centre of Bishop's Waltham retains a substantial amount of residential property above, and sometimes between, shops and offices. Policy H.3 provides for the development of suitable sites within the built-up area of Bishop's Waltham for residential purposes and Policy SF.4 encourages residential development in town centres. Additionally scope exists for residential development at the Malt Lane site (see Policy S.2), in association with the redevelopment of the area.

Mixed Uses

- 13.8 Land at Abbey Mill is currently not intensively used and is in need of environmental improvement. The area offers an opportunity for significant redevelopment for mixed residential and employment uses, which will be encouraged so as to improve the environment and economic prosperity of the area.

~~Policy S.3~~ This policy expired on 20th March 2013

Mixed employment and residential development will be permitted on 1.9 hectares of land at Abbey Mill, Bishop's Waltham provided that:

- (i) *employment uses [Use Classes B1 (Business), B2 (General Industry), or B8 (Storage and Distribution)] constitute the majority of floorspace on the site and are integrated well with adjoining housing. A reduced level of employment provision may be accepted if it is necessitated by constraints and the need to achieve a viable development which meets other requirements of the Plan;*

- (ii) *an adequate means of access to, and within, the site is provided from the B2177 roundabout, including any off-site improvements to Station Road and its junction, and/or traffic management and parking control measures, that may be required;*
- (iii) *a substantial landscape framework is established around and within the site by the retention of existing planting and the provision of substantial new planting, particularly along the southern boundary of the site;*
- (iv) *careful design and landscaping, are incorporated to ensure that development does not intrude into both short and long views of the area;*
- (v) *the Bishop's Waltham Conservation Area and the Bishop's Waltham Palace and Ponds Scheduled Ancient Monument are not adversely affected;*
- (vi) *appropriate remedial measures to deal with any contamination affecting the site or causing a threat to its surroundings are investigated and implemented.*

- 13.9 Policy S.3 allows for a range of uses, but the site is in a very sensitive location, partly within Bishop's Waltham Conservation Area and the Bishop's Waltham Palace and Ponds Scheduled Ancient Monument. Any development must be very carefully designed and developers will need to investigate the extent of any contamination and put forward appropriate remediation measures. Accordingly, the Local Planning Authority will be flexible about the exact proportions of different types of development that will be accepted, although it will encourage provision to be made for the inclusion of employment uses already on the site.

- 13.10 The development could take the form of separate employment and housing areas, or live/work units, provided that the amount of employment floorspace exceeds the residential floorspace. A lower proportion would only be justified if further detailed

studies identified a need for a lower amount of employment floorspace, taking account of relevant factors, for example, local employment needs and the effect on viability of requirements such as those relating to contamination or flooding (see Policies DP.8 and DP.13).

- 13.11 A new access from Station Road will be required to serve the development, as well as the carrying out of improvements to Station Road and its junctions and the introduction of traffic management measures. Proposals should include a Travel Plan (see Policy T.1) and provision is also likely to be needed for contributions to off-site works to improve access and maximise the sustainability of the overall transport solution (see Policy T.5). Some car parking provision could be made within Abbey Field (see also Policy S.4) subject to approximately half the spaces provided being for public use. Before granting planning permission for such proposals, the Local Planning Authority will wish to secure satisfactory planning obligations to ensure that the provision of public car parking and open space is achieved.
- 13.12 Developers will be expected to enter into planning obligations to ensure the agreed proportions of employment and residential development (including affordable housing) are provided through a phased programme. This should encourage retention of existing employment uses and address works and/or contributions for decontamination, flood measures, access and transport infrastructure improvements, landscaping (including, if possible, restoration of the open water course), open space and other requirements of the Policy.
- 13.13 Landscaping will need to be reinforced and new planting provided, as required by Policy DP.4. The development should incorporate an interesting roofscape and attractive ancillary and parking areas.

Facilities and services

- 13.14 Bishop's Waltham's shopping centre forms the core of its Conservation Area. In conserving this area, it is important to

retain a balance between residential, commercial, and shopping uses. Policy SF.1 defines the boundary of the town centre and additional commercial and leisure development to serve the town and its rural hinterland should take place within this area. Policy SF.2 restricts the loss of existing commercial and leisure uses at ground floor level within the town centre. Policy SF.5 seeks to avoid the loss of ground floor retail uses (Use Class A1) within the defined primary shopping area.

Recreation and open space

- 13.15 Bishop's Waltham has a particular shortage of recreational land for children's equipped and casual play space. Such facilities are especially needed in the Pondside area, if all housing areas are to have convenient access to them. Policy RT.5 allocates land at Pondside Lane for recreation use, to address this need on a site well located for the purpose and where facilities would not seriously intrude into the countryside or the setting of Bishop's Waltham. Planting within and around the site will need to be reinforced and a new footpath provided, to link the site to the footpath around the Claylands area to Battery Hill.
- 13.16 The open area between Abbey Mill and the Palace House is part of an important open area running through the centre of Bishop's Waltham. It provides an attractive setting for the Bishop's Palace and its environs, is part of the Bishop's Waltham Palace and Ponds Scheduled Ancient Monument, and acts as a buffer between the Palace and Abbey Mill.

Policy S.4

The area between Abbey Mill and Palace House is suitable for development as informal public open space and for the provision of a carefully designed and landscaped car park (confined to the lower part of the site). Development which threatens the retention of this area, both as an important open space and as a buffer between the existing and proposed uses at Abbey Mill and the Palace and its setting, will not be permitted.

13. SETTLEMENTS

13.17 Policy S.4 provides for part of the area to be laid out and managed as an amenity public open space, which may also be of benefit to visitors to the Palace and residents or employees at the proposed mixed use site at Abbey Mill. The development of some of the site for car parking may also be permitted, in association with the development of the Abbey Mill site, subject to the need to avoid harm to the Bishop's Waltham Conservation Area and the Palace and Ponds ancient monument. Legal safeguards will be needed to secure the provision of public car parking and open space (see also Policy S.3 and accompanying text).

Transport

13.18 The medieval layout of Bishop's Waltham's central streets makes them unsuitable for modern traffic demands. A review of the traffic system in central Bishop's Waltham is promoted, with the aim of achieving major environmental improvements whilst maintaining accessibility and the commercial viability of the town. Environmental improvements have been carried out in the High Street and surrounding roads, but some reorganisation of traffic and pedestrian movement is also justified, to reduce the environmental intrusion of traffic.

13.19 Pedestrian facilities on parts of Bank Street are inadequate and the proposed traffic rearrangements will give priority to addressing this problem.

~~Policy S.5~~

This policy expired on 7th July 2009

The traffic system in the centre of Bishop's Waltham will be reviewed and planning permission will be granted for environmental and safety improvements whilst maintaining accessibility. The aims of these measures are:

- (i) to encourage walking, cycling and other non-car modes and to remove as much extraneous through traffic as possible from the historic town centre, whilst taking account of the need to*

maintain the viability of commercial properties;

- (ii) to encourage the use of the distributor road network around the town centre to carry both through traffic and access traffic serving the town centre;*
- (iii) to reduce potential conflict between vehicles and pedestrians in the central area, particularly where pedestrian numbers are high;*
- (iv) to maintain adequate servicing to commercial premises.*

Initial proposals relate particularly to High Street, Bank Street, Housin Street, Brook Street, Free Street and Little Shore Lane. Priority will be given to improving pedestrian facilities and safety in Bank Street, subject to the availability of funds.

13.20 Policy S.5 establishes the principal objectives that any review of the traffic system will be seeking to achieve. The proposed traffic review will be undertaken through the Central Hampshire Transport Strategy and implementation of any proposals will be subject to the availability of funding. Most of the changes will require the approval of Traffic Regulation Orders, which are the subject of consultation processes independent of the Local Plan.

Cheriton

Mixed use

13.21 Freeman's Yard in Cheriton was once a fully operational timber yard employing up to 100 people. The yard has now closed and is available for redevelopment. In accordance with the Local Plan's strategy of seeking to provide facilities and employment locally, it is important that local employment opportunities form a part of any future development proposals.

13.22 The site falls within the defined policy boundary of Cheriton, but access is poor, limiting the scale and type of development

that can be accommodated. Also, the site adjoins the Conservation Area and any traffic generated would have to pass through it. Accordingly, employment development on the whole site may not be appropriate and a mixed employment and residential scheme may be more suitable. The scale of development will be limited by the site's location on the edge of the village and, more particularly, the access and environmental constraints. Hampshire County Council is also seeking to extend the playground of the adjacent village school. The redevelopment of this site provides an opportunity to achieve this.

Policy S.6 This policy expired on 20th March 2013

Mixed business and residential development will be permitted on approximately 1.1 hectares of land at Freeman's Yard, Cheriton, provided that:

- (i) business uses (Use Class B1) constitute not less than 35% of floorspace on the site, and are integrated well with adjoining housing;*
- (ii) the mix of uses ensures that the amenities of existing and proposed residential properties are protected, if necessary by limiting working hours or other appropriate measures;*
- (iii) provision is made for the improvement of local recreational space and facilities;*
- (iv) provision is made for the development of a playground of 0.075 hectares to serve the adjoining school;*
- (v) it is of an appropriate scale, character and density both within itself and in relation to the surrounding area, taking account particularly of the location of the site on the edge of the village and adjacent to the Conservation Area, and the limitations of its means of access;*
- (vi) it can be adequately accessed and serviced without requiring inappropriate off-site improvements. The access to the site should be*

improved in association with development, by widening it on its southern side;

(vii) it provides substantial new landscaping within and around the site, particularly on the eastern boundary of the site, to create a new edge to the village and to screen the development in longer views. Developers will be expected to ensure that land to the east of the site is put to agricultural or other appropriate rural use;

(viii) developers carry out site investigations, risk assessment and implement appropriate remedial measures to deal with any contamination affecting the site or causing a threat to its surroundings.

13.23 Development proposals will be expected to include business uses aimed primarily at providing local employment. Great care will be needed to ensure a satisfactory relationship between residential and commercial uses. Any contamination on the site resulting from its previous use will need to be remedied prior to development and particular account will need to be taken of Policies DP.10 - DP.12 in considering development proposals for the site.

13.24 The eastern part of the site is poorly contained at present, and some dumping has been carried out beyond the site. This boundary should be firmly established by the provision of structural landscaping. Developers will be expected to restore the land to the east of the site to agricultural or similar use in association with development. This area may be suitable for provision of some recreational land to help satisfy requirements for open space to be provided by residential development (Policy RT.4).

13.25 The means of access to the site is a particular constraint. Whilst the site operated with a substandard access for many years, its redevelopment provides the opportunity to tailor development to the capacity of the site and its access. Large-scale access improvements would

13. SETTLEMENTS

harm the character of the Conservation Area, so development needs to be limited generally to that which can be served by limited access improvements, achieved by realigning the wall of the school to the south. The site also offers an opportunity to provide for the expansion of the school playground, which would otherwise not be possible given the constrained school site. Development should provide for this.

Curdridge

Employment

- 13.26 Policy T.12 safeguards land for the construction of the Botley bypass. Previous Local Plans allocated land between the line of the bypass and Hillsons Road (Bottings) Industrial Estate for business, industrial and/or warehousing (Use Classes B1, B2 and B8) use, subject to the bypass being programmed for construction. The need for a bypass for Botley has been reviewed, but the safeguarding of land is retained. The business, industrial and/or warehousing (Use Classes B1, B2 and B8) allocation is, therefore, also retained.

Policy S.7

In order to encourage improvements to industrial, warehouse, and business premises within the Hillsons Road Industrial Estate, development and redevelopment will be permitted.

Approximately 4.1 hectares of land to the west and south of the existing estate, between the existing industrial estate and the proposed Botley bypass, is suitable for business, general industrial and/or storage and distribution development, which will be permitted, provided that it would:

- (i) fall within Use Classes B1 (Business), B2 (General Industry) or B8 (Storage and Distribution);*
- (ii) be accessed from the proposed Botley bypass and provide a link with Hillsons Road. Such a link should include measures to prevent Hillsons Road being used as a through route and to*

encourage access to the existing industrial estate from Botley bypass wherever possible;

- (iii) provide substantial landscaping on the southern, western and eastern boundaries of the site;*

- (iv) protect the visual and ecological quality of the River Hamble valley;*

The development of land outside the existing industrial estate will only be permitted in advance of the construction of the Botley bypass if the above criteria are met and the whole bypass is programmed for construction by the Highway Authority.

- 13.27 In order to ensure that the amenities of nearby land uses and properties are protected, development on the existing industrial estate or the proposed extension will be limited to business, general industry and distribution/warehousing. Units that are designed to meet a variety of space needs, including units with flexibility for various uses and sizes, will be encouraged. Development proposals will need to satisfy the provisions of Policies DP.10 - DP.12.
- 13.28 Intrusion into the countryside between Botley and Curdridge needs to be minimised, and a defensible edge to development created. Therefore, substantial landscaping of any extension to the industrial estate will be required, and care will be needed to protect the ecological and visual quality of the Hamble valley.
- 13.29 Policy S.7 requires Hillsons Road to be linked to the industrial estate extension. The aim is to discourage the use of existing accesses onto Station Road, in association with traffic management measures, to achieve traffic and environmental benefits. However, account will need to be taken of the access requirements of occupants of the Hillsons Road industrial estate.
- 13.30 Although the extension of the industrial estate could take place in advance of the construction of the bypass, there must be a firm commitment to construct the bypass

within a reasonable time period. If, in the future, the construction of the whole of the bypass is firmly programmed by the Highway Authority the development of the industrial estate extension may be permitted in advance of its construction. The line of the bypass would need to be taken into account, and provision made for the development to link with it, and contribute to its funding.

Denmead

Environment

- 13.31 The previous District Local Plan promoted the environmental improvement and enhancement of Denmead village centre and the Local Planning Authority is currently in the process of implementing a phased scheme.

~~Policy S.6~~

This policy expired on 7th July 2009

In order to promote the improvement and enhancement of the shopping area in Denmead, development will be permitted where it contributes to:

- (i) *a rationalisation of existing accesses and parking arrangements for vehicles;*
- (ii) *improved pedestrian facilities and safety;*
- (iii) *an enhancement of the appearance of the area.*

- 13.32 The environmental improvement scheme addresses current problems caused by vehicles entering and leaving the forecourt area at numerous points on Hambledon Road. The scheme includes measures to improve pedestrian safety by restricting random parking of vehicles on the forecourt area and to improve the visual appearance of the forecourt area.

Recreation

- 13.33 There is a substantial shortfall in all categories of formal recreation space in Denmead. Most of the northern parts of the village, and the Anthill Common area,

are more than 400 metres from children's play facilities. Substantial additional provision is needed, which is best located in two areas to serve both the north-west of the village and more central area, which are the areas least well served by current provision. Policy RT.5 allocates suitable areas of land at Anthill Common and east of Forest Road.

Kings Worthy

Environment

- 13.34 Kings Worthy is contained on three sides by an operational railway line and trunk roads. Planning Policy Guidance Note 24: "Planning and Noise" advises that development which could be affected by unacceptable noise levels is carefully controlled. Accordingly, proposals for development in Kings Worthy will be assessed against the provisions of Policy DP.12. Pollution sensitive development, including housing, in close proximity to trunk roads or operational railway lines, will only be permitted where its location or design achieve an acceptable environmental quality and minimise levels of pollution, within buildings and in the spaces around them.

Recreation

- 13.35 Despite the extension to the Eversley Park Recreation Ground, off Lovedon Lane, Kings Worthy remains deficient in all categories of recreational space, particularly children's play. All existing open spaces and recreational areas should, therefore, be retained and opportunities to provide additional recreational space identified. Accordingly, important open areas are defined as being subject to the provisions of Policies RT.1 and RT.2 and land is allocated for recreational use by Policy RT.5, at Hookpit Farm Lane.
- 13.36 The disused railway line that runs through the centre of the village provides an area of informal open space and a new public footpath is proposed. There may also be scope to provide a bridleway between Ox Drove and the former Worthy Down Halt.

13. SETTLEMENTS

The Local Planning Authority will support such provision, provided this would not result in conflict between pedestrians and horseriders.

~~Policy S.9~~ This policy expired on 20th March 2013

Public footpaths are proposed along the disused railway lines linking Lovedon Lane, Winchester Junction, Worthy Down and South Wonston.

Sutton Scotney

Mixed use

- 13.37 The future use of the old Station Yard and adjoining former coach business at Sutton Scotney has been included in a review of existing employment allocations in the District (see paragraph 7.9), which concluded that it would be suitable for a mixed business/housing use.

Policy S.10

Mixed business and residential development will be permitted on approximately 1.6 hectares of land at the former station yard and adjoining former coach business, Sutton Scotney, provided that:

- (i) business uses (Use Class B1) constitute the majority of floorspace on the site, and are integrated well with adjoining housing. A reduced level of employment provision may be accepted if it is necessitated by constraints such as access and traffic generation, and the need to accommodate other requirements of the Plan;*
- (ii) it has satisfactory access, including off-site highway and footpath improvements necessitated by development;*
- (iii) it improves the setting of the Victoria Hall, with the provision of an adjoining open area and improved access for pedestrians from the eastern part of the village;*

- (iv) it retains existing landscaping around the site and reinforces it with new planting;*
- (v) a drainage study and flood risk assessment is carried out, and the resulting drainage strategy requirements incorporated within the development;*
- (vi) provision is made for the improvement of local recreational space and facilities;*
- (vii) it is of an appropriate scale, character and density, both within itself and in relation to the surrounding area, taking account of the site's location, partly within and partly adjoining the Conservation Area, in the central part of the village.*

- 13.38 The sites are surrounded by existing residential development, and are currently accessed from Oxford Road and Wonston Road. Businesses falling within Use Classes B2 (General Industry) and B8 (Storage and Distribution) will, therefore, not be permitted. Business uses will be restricted to Use Class B1, as the nature of the businesses, and the type and amount of traffic generated, is most likely to ensure that the amenities of residents within and adjoining the development are protected, in accordance with Policy E.1.

- 13.39 The development could take the form of separate business and housing areas, or live/work units, provided that the amount of employment floorspace exceeds the residential floorspace. However, a lower proportion of business floorspace has been justified through further detailed studies carried out as part of the preparation of the planning brief. The studies took into account the need for further local employment, the implications for traffic generation, and the likely effects on the local environment, particularly within the Conservation Area.

- 13.40 Developers will be expected to fund necessary off-site highway improvements and contribute to the provision of safe

pedestrian access from the residential areas to the east, through the site to the village centre and the Victoria Hall.

- 13.41 The western part of the site is within the Conservation Area, and the eastern part adjoins the Conservation Area boundary. There is an opportunity to improve the general appearance of the area, and the scale and character of the development should reflect that of the adjoining parts of the village. The development should also provide an attractive open area adjacent to the eastern side of the Victoria Hall, to improve its setting within the village and provide a focal point for the development.
- 13.42 There have been drainage problems in Sutton Scotney and therefore the development would need to ensure that satisfactory drainage can be provided. A drainage study and flood risk assessment should be carried out at an early stage, and any requirements of the resulting drainage strategy incorporated within the principles of development for the site.
- 13.43 The Local Authority will need to be sure that the various elements of the development are appropriate in scale, location, access provision and design for this key site within the village. Development proposals should accord with the Design and Development Brief which has been prepared, which shows the relationships of the various elements of the development and establishes the principles to be followed.

Whiteley

- 13.44 Whiteley falls within the administrative areas of two Local Authorities, but it is important to consider it as a single entity in terms of its planning. To date, some infrastructure, much of the Solent 1 Business Park (in Winchester District), and a large amount of housing has been built. Outline proposals have been accepted for the Solent 2 Business Park and it is currently being developed in phases. The development of Whiteley Farm and Whiteley Green is nearing completion.

- 13.45 Development briefs have been prepared for all of the development areas within the Winchester District part of Whiteley. All development proposals should take account of the guidance contained in these, and any future, documents. Development briefs are intended to amplify the policies of this Plan, for example to illustrate possible layouts of development areas, or include matters of administrative detail inappropriate in a local plan.

Housing

- 13.46 The Whiteley Local Plan allocated a total of 99 hectares of land for residential development. Within the Winchester part of Whiteley, some of the housing proposed has yet to be built. This Local Plan broadly confirms existing commitments, modified where necessary to reflect the current position.

~~Policy S.11~~

This policy expired on 7th July 2009

Approximately 1.4 hectares of land at Whiteley Farm, Whiteley, is suitable for residential development. Such development will be permitted, provided that it:

- (i) provides a wide variety of densities and house types, including affordable housing;*
- (ii) provides an extensive landscape framework by maintaining or enhancing existing woodland, major hedgerows and watercourses, and by carrying out additional planting;*
- (iii) minimises traffic and potential conflicts between pedestrians and vehicles in residential areas. Provision should be made for a safe and attractive footpath and cycleway network, and for the development to be fully served by public transport;*
- (iv) provides neighbourhood greens within new housing areas.*

Developers will be expected to contribute to the costs of services required for the development of Whiteley as a whole,

13. SETTLEMENTS

including transport infrastructure, parkland, sports grounds, neighbourhood greens, community and social facilities, local nature reserves, and drainage.

- 13.47 Whiteley Farm is the largest of the residential development areas at Whiteley within Winchester District. It is also the focus of the new community, as it contains the District Centre. In this central location within the new community, it is appropriate to provide a wide range of housing types, including affordable housing and housing for the elderly or less mobile.
- 13.48 The Whiteley Farm Development Brief has been prepared and adopted for the whole of the allocated area. Development proposals will be expected to reflect the more detailed guidance and requirements set out in the Brief. A number of other policies of the Local Plan will also be relevant to development at Whiteley Farm. Whiteley Technical paper No.1 sets out arrangements for securing contributions towards physical and social infrastructure and its provisions will be followed.

Policy S.12

Approximately 2.9 hectares of land (including the neighbourhood green) at Whiteley Green, Whiteley, is suitable for residential development. Such development will be permitted, provided that it:

- (i) includes provision for landscaping and tree planting belts of at least 20 metres adjoining the M27 to protect the amenities of occupiers of the proposed housing from noise and to screen the development from external views;*
- (ii) provides a wide variety of densities and house types, including affordable housing;*
- (iii) provides an extensive landscape framework by maintaining or enhancing existing woodland and major hedgerows, and by carrying out additional planting;*

(iv) minimises traffic and potential conflicts between pedestrians and vehicles in residential areas. Provision should be made for a safe and attractive footpath and cycleway network, and for the development to have convenient access to public transport;

(v) provides a neighbourhood green within the new housing area.

Developers will be expected to contribute to the costs of services required for the development of Whiteley as a whole, including transport infrastructure, parkland, sports grounds, neighbourhood greens, community and social facilities, local nature reserves, and drainage.

- 13.49 The Whiteley Green area is an exposed and elevated site. Accordingly, careful design will be needed to ensure that major skylines are dominated by trees and that development is contained within a landscaped setting. Steeply sloping sites, even if not particularly exposed to extensive views beyond the development site, will require contour planting belts to contain and screen development. Some house types are better suited to sloping sites than others, for example, split-level and patio housing. Such development can contribute to the variety of housing available at Whiteley.

Employment

- 13.50 In pursuit of the strategic objectives for South Hampshire, and in order to achieve a balanced mix of land uses, the Whiteley Local Plan allocated two areas of land north of the M27 motorway for business parks.
- 13.51 Although certain outline and detailed planning permissions exist, development has to date occurred only on parts of the above areas. It is, therefore, appropriate to carry forward these allocations.

~~Policy S.13~~

This policy expired on 7th July 2009

Approximately 9.8 hectares of land at Solent 1, east of Whiteley Way, Whiteley is suitable for business park development. Such development will be permitted,

provided that it:

- (i) includes parkland, which as a minimum should constitute 30 per cent of the area of development sites, in addition to the structural landscaping already provided;*
- (ii) provides for a range of high technology uses, falling within Use Class B1 (Office, Research and Development, and Light Industry);*
- (iii) incorporates a high standard of design so that buildings make an individual and positive contribution to the overall appearance of the business parks;*
- (iv) avoids buildings of more than three storeys or 14 metres in height to eaves level;*
- (v) incorporates appropriate measures for the on-going maintenance and management of landscaped parkland.*

13.52 A Development Brief has been adopted for the above area. Policy S.13 represents a continuation of existing policies, providing the framework within which detailed development proposals should be prepared.

13.53 The Business Parks at Whiteley are intended to provide high quality surroundings suitable for high technology firms. Part of Solent 1 has been developed, and is occupied. A fundamental aspect of the aims for the Business Parks is the development of low density buildings in a parkland setting. At least 40% of the site area is required to form part of the parkland setting. In the case of Solent 1, about 10% of the site area was laid out as structural landscaping in advance of development. Accordingly, 30% of the area of those sites remaining to be developed should be devoted to the provision of parkland. Clearly, the existing structural landscaping and parkland should be retained within any development.

13.54 The parkland areas are intended to be landscaped private open spaces, with recreational potential for Business Park employees. The landscape design for the parkland should take account of the need to create attractive settings for buildings and retain the more significant existing woodland. The Local Planning Authority will seek to enter into planning obligations with applicants and landowners to secure the above requirements for the Business Park and to ensure the proper management and maintenance of the parkland areas.

Policy S.14

Approximately 8.7 hectares of land (within Winchester District) at Solent 2, west of Whiteley Way, Whiteley is suitable for business park development. Such development will be permitted, provided that it:

- (i) includes parkland, which at a minimum should constitute 40% of the area of the site;*
- (ii) provides an extensive landscape framework by maintaining or enhancing existing woodland, major hedgerows and watercourses, and by carrying out additional planting, having particular regard to areas of ecological interest within the site.*

13.55 The site west of Whiteley Way is split between the administrative areas of Fareham Borough and Winchester City Councils, but should continue to be treated as a single entity for planning purposes. Accordingly, a Development Brief has been adopted for the whole site.

13.56 The site is greenfield and its development should be phased so that it is not developed unless the land available at Solent 1 Business Park for the type of development proposed is fully committed.

13.57 Development is just commencing on this site, and the full requirement for 40% of the site to be laid out as parkland therefore applies. This should include structural

13. SETTLEMENTS

landscaping to provide a landscape framework for the site as a whole (10% of the site area), and parkland within each development area providing a low density landscaped setting (30% of the site area). In providing for these requirements, schemes should seek to conserve the nature conservation interests of the site (part of which is unimproved grassland, designated as a Site of Importance for Nature Conservation), and retain these features within any development.

- 13.58 The Local Planning Authority is aware of the need to be flexible about the balance of employment uses within the business parks. The areas are intended to be attractive to high technology industries, which normally embrace a number of activities within the same building complex. Therefore, the developments at Solent 1 and 2 are likely to contain a mixture of manufacturing, office and research facilities, possibly with some ancillary warehousing.
- 13.59 The business park developments proposed at Solent 1 and 2 are likely to result in development predominantly in Use Class B1. It is important that this is balanced by provision of employment opportunities within other Use Classes. This is particularly important given the provisions of the General Permitted Development Order for flexibility in respect of subsequent changes of use. Therefore, initial control of the type of use is desirable in order to secure some influence on the provision of a mix of employment opportunities.
- 13.60 The Fareham Borough Local Plan Review (2000) allocates land at Little Park Farm for employment development. A small area of contiguous land lies within Winchester District and would also be appropriate for such development, as part of a comprehensive scheme.

Policy S.15

Approximately 1.3 hectares of land (within the Winchester District) at Little Park Farm, Whiteley is suitable for employment

development. Such development will be permitted, provided that it:

- (i) falls within Use Classes B1 (Business), B2 (General Industry) or B8 (Storage and Distribution);*
- (ii) is developed comprehensively with land to the west in Fareham Borough.*

- 13.61 This is also a greenfield site (see paragraph 13.56). However, the site should be developed comprehensively for employment purposes with land to the west in Fareham Borough. Access to the site from land to the west is most likely to be appropriate, although alternative proposals will be considered.

Town Centre

- 13.62 The former District Centre has now been developed and provides important shopping facilities to the local community. The extent of the town centre and Primary Shopping Area has been defined on Inset Map 29, in accordance with Policies SF.1 and SF.5, which seek to maintain and improve the vitality and viability of town/village centres. The defined Primary Shopping Area includes only parts of the town centre, equivalent approximately to the proportion which should be retained in retail use to provide facilities to serve the local community.

Transport

- 13.63 Developers will be expected to provide transport infrastructure to the Highway Authority's current standards for all development at Whiteley, consistent with the transport policies of this Local Plan. The County Council is seeking to secure the completion of Whiteley Way (see Policies T.12 and paragraph 10.41).
- 13.64 The existing Fareham to Southampton railway line runs parallel to the motorway on the southern edge of Whiteley. There is an existing station at Swanwick within the Fareham part of Whiteley. Policy T.6 of this Plan acknowledges the desirability of an integrated transport network and, in this context, the Highway Authority will

support opportunities to improve rail facilities to serve Whiteley.

Pegham Coppice (Wickham)

- 13.65 Pegham Coppice has a complicated planning history arising from its long standing use as a scrap yard, and subsequent attempts to replace this use with more appropriate development. The site is in the countryside and, therefore, any further development beyond that currently permitted will not be permitted.

~~Policy S.16~~ This policy expired on 7th July 2009

The Local Planning Authority will not permit development which would lead to the expansion of the existing commercial activities at Pegham Coppice.



Introduction

14.1 This Chapter deals with the way in which the policies in the Plan can be achieved. The first part of the Chapter examines the resources required to implement the policies. The second part is concerned with how they will be implemented by the public and private sectors and by the community as a whole. The final part explains the importance of monitoring the progress of the Plan, to assess how successfully the policies are being implemented.

Resources

14.2 A number of the policies in the Plan, particularly those encouraging or enabling development to take place, will require resources to be made available for their implementation. The two main resources necessary are finance and land. However, most of the policies involve controlling or restricting development likely to be put forward by private individuals or organisations who will already have an interest in the land.

14.3 The financial resources necessary for implementation are likely to come from two sources, the public sector and the private sector.

Public sector finance

14.4 A number of aspects of the Plan are dependent on public expenditure but local authorities are under pressure to limit spending. The Plan has, therefore, sought to avoid putting forward policies that may demand unrealistic levels of public sector finance. Additionally those policies which are put forward and require public expenditure will need to be implemented having regard to the availability of the necessary resources and expenditure priorities at the time.

14.5 The key responsibilities of the local authorities include:

- Hampshire County Council: schools, roads, libraries, social service facilities, police, fire, recreation, heritage and some major open spaces.

- Winchester City Council: some local open spaces, recreation, heritage, tourism and community facilities, car parking and local authority housing.

- Parish Councils: open spaces and recreational land, village halls, burial grounds, seating, shelters and public conveniences.

14.6 Other bodies are responsible for the provision of facilities and services at the regional level, for example:

- Primary Care Trusts: hospitals and other health facilities.
- Highways Agency: motorways and trunk roads.

14.7 Some policies, particularly those involving road improvements, will fall to public bodies to implement. The County Council has produced the Hampshire Local Transport Plan, setting out proposed spending on transport to the end of this Plan period. This includes schemes which are to be funded using developer contributions. Winchester District falls mainly within the Central Hampshire Transport Strategy area, with the southern part of the District in the Solent Transport Strategy area. Funding has been obtained for most of the schemes included in these strategies. Developers will need to fund road improvements that are required as a direct result of their development, whether they are on or off-site.

14.8 Housing has traditionally been a major area of public expenditure but public finance for housing is now strictly limited and directed to certain forms of development. Nevertheless, the City Council views the provision of affordable housing as a priority and also encourages a variety of dwellings to be developed where new housing is built. Registered Social Landlords are, therefore, key partners in implementing the Local Plan's policies relating to affordable housing and housing mix, and have been involved in developing these policies and their means of operation.

14. IMPLEMENTATION

14.9 The resources available for environmental policies are also limited, but this should not endanger the validity of the Local Plan's policies, since many are of a long-term nature. Others will be implemented through private or community resources, as part of the development process, or as a result of day-to-day maintenance or improvement to property. In addition, desirable schemes may attract grant aid from other sources, such as the County Council, English Heritage or the Countryside Agency. As well as financial assistance, both the City and County Councils will seek to give professional advice on repair and conservation of buildings and natural features, and to encourage public involvement, whether as individuals or groups, in such work.

Private sector finance

14.10 Most of the policies allocating land for development, or enabling development to take place, are likely to be commercially attractive and can be expected to attract private finance. There will, however, be an increased emphasis on contributions towards the cost of off-site infrastructure, transport improvements, and environmental improvements. Accordingly, developers will be expected to fund such improvements where they are needed as a result of development.

14.11 In the case of new housing developments, developers should provide appropriate recreational space where their development would exacerbate current deficiencies of recreational land, in terms of land area, standard or quality. If recreational space and facilities are provided on the site, developers should contribute towards their maintenance. Where a development is too small for the recreational space required to be provided on the site (as is likely to be the case in many new housing developments), recreational land should be provided off the site, or contributions made to enable it to be provided by the City or Parish Councils, through the Open Space Funding System.

14.12 Any financial contributions required would be related to the size and number of dwellings, the amount of recreational space to be provided, and the costs of providing the necessary recreational facilities (which may include additional land). The required contribution may be made at the time of the grant of planning permission, or the developer may enter into a planning obligation to make the contribution prior to the commencement of development (or of specific phases of a larger development).

14.13 Many statutory undertakers and service providers are in the private sector. These bodies deal with the provision of water and drainage services, electricity, gas, and telephones, and normally require developers to contribute towards the costs of provision of additional services. Developers are advised to hold discussions with the service providers to establish whether financial contributions are required for their particular development, before purchasing land or submitting planning proposals.

Action

14.14 Successful implementation of development proposals will depend on the co-ordination of the efforts of the public and private sectors. The following paragraphs set out the main ways in which the City and County Councils will be able to use their resources to implement the Local Plan's policies and indicate where action will be required from other public and private bodies, communities and individuals. The City and County Councils will be involved in the implementation process through both direct and indirect action. For key sites within the Plan area, the Local Planning Authority may need to prepare planning briefs containing principles of development and design guidance.

Direct action

14.15 The County and City Councils will need to take direct action to implement many of the transportation proposals.

- 14.16 Within the countryside areas, the restrictive planning policies need to be complemented by a positive approach to maintaining and enhancing the attractiveness of the countryside. The City Council supports several countryside management initiatives within the District and seeks to promote and employ the principles of countryside management, where appropriate.
- 14.17 The City and County Councils will also be involved in the development process, to enable public and private sector development schemes to proceed without unnecessary delay. In exceptional circumstances, the Local Authorities may need to assemble land or carry out development themselves as a means of implementing certain proposals. This is likely to be the case particularly for non-commercial development such as roads or open spaces.
- 14.18 However, the Local Plan expects a large proportion of the required housing provision to be met through the development of “urban capacity” sites throughout the District. The market analysis undertaken when preparing the Plan suggests that this is entirely realistic and monitoring of development, as proposed below, is intended to highlight any difficulties. Where the development of a particular site is considered to be especially important or desirable, the Local Authorities may be prepared to use their land acquisition powers to help assemble land for development on behalf of developers. This option is, however, likely to be a last resort and could only be considered where the costs of acquisition would be met by the prospective developer.
- 14.19 Clearly the ability of the Local Authorities to be involved in direct action to implement the Local Plan’s policies will depend largely on the availability of resources, particularly finance and staff. Whilst the Plan has avoided putting forward policies which may require unrealistic levels of Local Authority finance, those policies which are included in the

Plan and require public expenditure will be implemented taking account of the availability of finance and the expenditure priorities at the time.

Indirect action

- 14.20 Where policies relate to the activities of organisations other than Local Authorities, the Plan can only act as a framework for the co-ordination of investment and will have little control over the timing of the implementation of policies. The role of the Local Planning Authority in this respect will, therefore, be one of co-ordinating the activities of other groups wherever this is essential for the successful implementation of the Plan’s policies.
- 14.21 In co-ordinating development, the Local Planning Authority may seek planning obligations to secure, or to make contributions towards, the provision and maintenance of services and amenities. Potential developers are, therefore, strongly advised to check their liabilities regarding the protection of important features on the site, the provision of physical and social infrastructure, requirements relating to affordable housing and housing mix, and the need for landscaping, before purchasing land or submitting development proposals. The requirement from developers will be directly related to the needs of the development itself.
- 14.22 There are a number of ways that local communities can become involved in the implementation process in their areas. The preparation of Village or Neighbourhood Design Statements by local communities is an established way of influencing the design process, and Local Area Design Statements are also being prepared for smaller areas within neighbourhoods, where there are particular design issues. Once completed, these Design Statements can be adopted as Supplementary Planning Documents, and therefore will be material considerations in planning decisions.

14. IMPLEMENTATION

14.23 Local communities may also become involved in other types of community plans. However, unless they are aimed at providing more detailed guidance to supplement a specific Local Plan policy, and therefore can be used to determine planning applications in the area, they would not be appropriate for adoption as Supplementary Planning Documents. Some may focus on a single issue, like the community plans referred to in paragraph 6.19 of this Plan, which were aimed at identifying development opportunities within particular areas. Others may cover a range of different issues, such as those addressed in Parish Plans. Although not appropriate for adoption as Supplementary Planning Documents, they may be used to inform the planning process.

Compliance and Enforcement

14.24 Planning and other applications will normally be determined in accordance with the provisions of this Plan. In order for this Plan to be effective, all development should take place in accordance with a relevant consent, where required. This includes compliance with any conditions attached to the grant of a permission. If it does not, the development will be unauthorised, and in such cases, Town and Country Planning legislation makes provision for the Local Planning Authority to take enforcement action.

14.25 In the event of a breach of planning control, the Local Planning Authority will initially normally wish to seek to resolve the situation, for example by inviting the submission of a retrospective planning application. If such an approach is unsuccessful or not appropriate, an enforcement or breach of condition notice may be served. Such a notice may, for example, require the removal of unauthorised buildings or the cessation of an unauthorised use. Failure to comply with such a notice, once operative, is a criminal offence. The Local Planning Authority also has powers to seek an injunction to restrain an actual or expected breach of planning control. This is only a

summary of enforcement powers, and further information and advice is available from the Local Planning Authority.

Monitoring

14.26 The Local Planning Authority is required to keep matters which may be expected to affect the development and planning of its area under review. The Plan is concerned with proposals for the development and use of land. Accordingly, it is necessary to monitor the progress being made in implementing the Plan, to ensure that the Plan remains effective and relevant, and to respond to changing needs and circumstances.

14.27 The City Council fully recognises the importance of monitoring, and work completed relating to earlier Local Plans has contributed significantly to the content of this Plan. During the Plan period, it is intended to maintain and develop an appropriate monitoring programme. This initiative will provide information for the reassessment of proposals and will also form the basis for future Plan reviews.

14.28 It is not realistic to introduce a comprehensive monitoring programme relating to each and every policy in the Plan. A degree of selectivity is required in determining what to monitor on a regular and systematic basis. Following consideration of the Plan's key objectives, the strategies for particular topics, the importance of the information required, and the ease with which it can be obtained, it is proposed that the majority of regular monitoring work during the Plan period be concentrated on assessing how the Plan's key objectives (see Chapter 2) are being met.

14.29 Systems are already in place to monitor many of the Local Plan's policies, such as those relating to the provision of public open space and affordable housing. One of the main changes between this and previous Plans is the emphasis on making better use of land within existing built-up areas especially to meet housing requirements.

Monitoring of the contribution of urban capacity sites is essential, not least to inform decisions by the strategic planning authorities about whether the Structure Plan's "reserve" housing provisions need to be called upon, and by the City Council on whether any of the Local Reserve Sites should be released.

- 14.30 The Urban Capacity Study was published as a background document to the Deposit Local Plan, providing details of the proposed arrangements for monitoring the supply of housing from urban capacity sites. A 'Housing Monitoring Report' has been published annually, updating the Urban Capacity Study by incorporating information on new planning approvals and housing completions, as well as monitoring key trends in housing provision, affordable housing and housing mix. This has now been incorporated in the District's Annual Monitoring Report, which will be produced annually in December and which will monitor a wider range of policies as well as progress on plan preparation.



Government Guidance

The Department of Communities and Local Government (DCLG) formerly issued Planning Policy Guidance notes (PPGs) and now issues Planning Policy Statements (PPSs) and Circulars on a wide range of planning matters and local planning authorities are expected to have regard to this advice.

The DCLG also issues Good Practice Guidance and other advice which supplement specific aspects of Government advice and Planning Policy Statements. These cover a wide variety of planning matters, but the most important ones that relate to the Policies in this Plan are:

- Planning for Tourism (May 2006)
- Planning for Biodiversity and Geological Conservation (March 2006)
- Local Development Framework Monitoring (March and October 2005)
- Planning for Town Centres (March 2005)
- The Planning System: General Principles (January 2005)
- Creating Local Development Frameworks (2004)
- Planning and Renewable Energy (2004)
- Assessing Needs and Opportunities: A companion guide to PPG17 (September 2002)
- Better Places to Live by Design: A companion guide to PPG3 (September 2002)
- By Design: Urban Design in the Planning System: Towards Better Practice (June 2000)
- Living Places: Urban Renaissance in the South East: Technical Report (December 2000)
- Planning and Development Briefs: A Guide to Better Practice (April 1998)
- Planning for Sustainable Development: Towards Better Practice (October 1998)
- Tapping the Potential: Assessing Urban Housing Capacity: Towards Better Practice (December 2000)

These documents should be obtained directly from the DCLG or accessed on their web-site.

Other National Guidance

From time to time, other national bodies also issue guidance of relevance to planning matters. The main documents that are relevant to this Plan include:

- The Six Acre Standard: Minimum Standards for Outdoor Playing Space (National Playing Fields Association) (2001)
- Enabling Development and the Conservation of Heritage Assets (English Heritage)(2001)
- Stopping the Rot (English Heritage) (2001)
- Shopfronts and Advertisements in Historic Towns (English Historic Towns Forum) (1991).

These documents are available directly from the bodies concerned.

APPENDIX 1: Other Plans, Guidance and Designations

Statutory Plans and Designations

The Hampshire County Structure Plan (Review) and the Winchester District Local Plan Review (this Plan) together form the Development Plan for the District.

As far as possible, the Development Directorate of the City Council (listed as WCC) and the Environment Department of the County Council (HCC) retain at least one copy of all relevant planning documents so that they are available for inspection at either office. Some documents are for reference only, but most are also available for purchase.

The main stock is held at the offices of the Council responsible for the plan concerned, and intending purchasers are asked to apply to the Council listed for the document. The price of publications (including postage, if necessary) can be obtained from the relevant Council.

The following statutory plans and designations apply in the District. Where appropriate, the main supporting documents are listed with the statutory plan:

Structure and Local Plans

Hampshire County Structure Plan 1996 – 2011 (First Review)	adopted March 2000 (HCC)
Winchester District Local Plan Review	adopted July 2006 (WCC)
Hampshire, Portsmouth and Southampton Minerals and Waste	adopted Local Plan December 1998 (HCC)

Transport Plans

Hampshire Local Transport Plan 2006 – 2011	March 2006 (HCC)
Hampshire Local Transport Plan 2001 – 2006 Delivery Report	July 2006 (HCC)
Central Hampshire Transport Strategy	March 2006 (HCC)
Solent Transport Strategy	March 2006 (HCC)
Road Traffic Reduction Act Report 2000	July 2000 (HCC)

Conservation Areas

Name	Designation date	Boundary Amendments	Assessment Completed
Abbotts Worthy	July 1985	1986 and December 1998	Published August 1997
Avington	July 1985	November 1999	Published March 2002
Bishops Waltham	September 1973, extended October 1985	March 2000	Published November 2001
Botley	June 1975 (WCC/EBC), (part of Eastleigh District)	June 1988	
Cheriton	April 1972	December 1998	Published February 1998
Chilland	June 1985	December 1998	Published August 1997
Compton Street	April 1989		
Corhampton and Meonstoke	June 1972, extended March 1986		
Crawley	April 1972		
Droxford	June 1970		
Easton	April 1972	December 1998	Published December 1997
East Stratton	June 1985		
Exton	June 1972, extended April 1989		
Hambledon	May 1970		
Hunton	August 1984	March 2000	Published November 2001
Hursley	May 1970, extended October 1986	August 1997	Published April 1997
Itchen Stoke	July 1985		Published June 1997
Kings Worthy	July 1985		Published August 1997
Littleton	June 1985		
Martyr Worthy	June 1985		Published August 1997
Micheldever	June 1972		
New Alresford	September 1969	May 1999	Published November 2001
Ovington	June 1985	August 1997	Published June 1997
Preshaw	June 1985	September 1999	Published October 2001
Shedfield	June 1990		Published February 1998
Soberton Pumping Station	June 1991		
Southwick	May 1970		
Sparsholt	October 1990		
Stoke Charity	August 1984		
Sutton Scotney	August 1984		
Tichbourne	January 1990		Published January 1999
Twyford	February 1980		
Upham	January 1989		Published September 2000
West Meon	June 1972		
Wickham	November 1969	November 1985	
Winchester	Designated as three separate areas December 1967 and May 1969	Extended February 1981, June 1986 and January 1990 now combined into one area.	Published 2003
Wonston	August 1984		

APPENDIX 1: Other Plans, Guidance and Designations

Landscape Designations

The eastern part of the District is within the East Hampshire Area of Outstanding Natural Beauty (AONB), and its boundary is shown on the Plan's Proposals and Inset Maps. The following documents provide further guidance on the area:

- East Hampshire AONB Landscape Appraisal 1991(HCC)
- East Hampshire AONB Management Plan 1994(HCC)
- East Hampshire AONB Integrated Management Guidelines 1998(HCC)
- A Vision for the South Downs (Draft) 1999(HCC)
- Interim South Downs Management Plan 2004 (HCC)

The Countryside Agency has published a Designation Order to create a South Downs National Park, which will replace the AONB. Various statutory processes must be completed before the National Park is confirmed. The boundary of any proposed National Park can be inspected at the City and County Councils' offices.

Sites of Nature Conservation Interest

Special Areas of Conservation, Ramsar Sites, Sites of Special Scientific Interest and National Nature Reserves are statutorily designated sites. A map showing all the sites currently within the District is included with this Plan, and further details of their boundaries are available from the City and County Councils.

Ancient Monuments

The List of Scheduled Ancient Monuments for the District may be inspected in the City Council's Development Directorate.

Supplementary Planning Guidance and Supplementary Planning Documents

When considering development proposals within the District, the Local Planning Authority will also use other policy documents to amplify the policies contained in the Local Plan. Formerly these were adopted by the City Council or the County Council as Supplementary Planning Guidance to the statutory Local Plan or Structure Plan, but the most recent documents have been adopted as Supplementary Planning Documents, following the new planning policy procedures.

Housing Issues

Achieving a Better Mix in New Housing Developments	2000 (WCC)
Hampshire County Structure Plan (Review): Implementing Policy H4	2001 (HCC)
Implementation of Local (Housing) Reserve Sites	2006 (WCC)
Implementation of Infilling Policy	2006 (WCC)

Other Issues

Design Guidance for the Control of Shopfronts & Signs	1998 (WCC)
Equestrian Development	1999 (WCC)
Parking Standards 2002	2002 (HCC)
Winchester Conservation Area Project	2003 (WCC)
Winchester District Landscape Character Assessment	2004 (WCC)

Development Briefs

Development Briefs	Date adopted/ approved
Broadway Friarsgate: Planning Brief	2003 (WCC)
Malt Lane, Bishops Waltham Development Brief (Draft)	1991 (WCC)
Whiteley Business Park, Phase 1, Development Brief	1984 (WCC)
Whiteley Business Park, Phase 2, Development Brief	1991 (WCC)
Whiteley Area 2 Development Brief	1987 (WCC)
Whiteley Farm (Areas 4, 5, 6, 8a) Development Brief	1991 (WCC)

Design Statements

Boarhunt Village Design Statement	Feb 2002 (WCC)
Bramdean Village Design Statement	Dec 2000 (WCC)
Corhampton & Meonstoke Village Design Statement	July 2002 (WCC)
Crawley Village Design Statement	Oct 2001 (WCC)
Curdridge Village Design Statement	Apr 2002 (WCC)
Exton Village Design Statement	July 2002 (WCC)
Itchen Abbas Village Design Statement	July 2001 (WCC)
Kings Worthy/Headbourne Worthy: Springvale Road Local Area Design Statement	July 2006 (WCC)
Littleton Village Design Statement	Apr 2001 (WCC)
Micheldever Village Design Statement	Apr 2002 (WCC)
Soberton Village Design Statement	Feb 2002 (WCC)
Sparsholt Village Design Statement	Jun 1999 (WCC)
Swanmore Village Design Statement	Apr 2001 (WCC)
Upham Village Design Statement	Jun 1999 (WCC)
West Meon Village Design Statement	Oct 2002 (WCC)
Wickham Village Design Statement	Oct 2001 (WCC)
Winchester: St Giles' Hill Neighbourhood Design Statement	Sept 2004 (WCC)
Winchester: Chilbolton Avenue Local Area Design Statement	Jan 2006 (WCC)

Background Documents

The following documents provide background information to this Plan and its policies:

General

Statement of Public Consultation	2001 (WCC)
Annual Monitoring Report No. 1 2004 – 2005	2006 (WCC) (published annually)

Farming

Farm Buildings: A Design Guide for Hampshire	1995 (HCC)
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Historic Environment

Winchester Sites and Monuments Record	continually updated
Hampshire Historic Landscape Assessment	1999 (HCC)
Hampshire Register of Historic Parks and Gardens	2000 (HCC)

Landscape

The Hampshire Landscape: A Strategy for the Future	2000 (HCC)
Itchen Valley Management Strategy	1996 (HCC)
A Strategy for the Forest of Bere	2000 (HCC)

Nature Conservation

Hampshire Biodiversity Action Plan	1999 (HCC)
Winchester District Biodiversity Action Plan (Draft)	2006 (WCC)
¹ Sites of Importance for Nature Conservation (SINCs): Winchester District	2004 (HCC)

Housing

Winchester District Urban Capacity Study	2001 (WCC)
Housing Monitoring Report	2003 (WCC)
Housing Monitoring Report No.2	2004 (WCC)
Housing Monitoring Report No. 3	2005 (WCC)
<i>(Housing Monitoring is now incorporated in the Council's Annual Monitoring Report – see General Section above)</i>	
Winchester Housing Needs Survey	2003 (WCC)
Rural Housing Information Booklet	1997 (WCC)
Affordable Housing Proportions and Thresholds: Deliverability and Impact on Viability of Market Housing Sites	2004 (WCC)

¹ Up to date information can be obtained by telephoning the Hampshire Biodiversity Information Centre on 01962 846 741 or my emailing inquiries@hbic.gov.uk

APPENDIX 1: Other Plans, Guidance and Designations

Affordable Housing Development Guidelines	2006 (WCC)
Retail	
Winchester Retail Study (Nathaniel Lichfield & Partners)	2003 (WCC)
Recreation and Open Space	
Open Space Strategy	2006 - republished annually (WCC)
Technical Paper: Open Space Provision and Funding	1997 (WCC)
Guide to the Open Space Funding System	1998 (WCC)
Assessment of Playing Field Provision in the Winchester Built-Up Area	1993 (WCC)
Golf Course Development in Hampshire – Policy and Practice	1994 (HCC)
Transport and Access	
Movement, Access, Streets and Spaces	2001 (HCC)
Bus Strategy	2006 (HCC)
Intelligent Transport Systems	2006 (HCC)
Transport Asset Management Plan 2006-2011	2006 (HCC)
Strategic Environmental Assessment Environmental Report	2006 (HCC)
Forest of Bere Countryside Access Plan	2005 (HCC)
Countryside Access Plan	2006 (HCC)
Action Plan and Annual Report 2005-06	2006 (HCC)

Winchester

The Future of Winchester Study	1999 (WCC)
Winchester City and its Setting	1998 (WCC/HCC)

West of Waterlooville

Major Development Area Capacity Study	2000 (WCC)
Major Development Area Capacity Study Audit (Ove Arup and Partners)	2001 (WCC)
West of Waterlooville Baseline Study Supplementary Information	2001 (WCC)
Southern Access Road Study (Boyer Planning Ltd. & others)	2002 (WCC)
West of Waterlooville Masterplan Framework Options (Atkins)	2002 (WCC)

For information on these plans or other documents, or advice on strategic planning matters generally, please contact the Strategic Planning Division of the City Council **Telephone** 01962 848 193 or **e-mail** strategicplanning@winchester.gov.uk

Introduction

Winchester City Council has undertaken a Landscape Character Assessment for the District, in accordance with Hampshire County Council and Countryside Agency guidance. This divides the District into a series of 'Landscape Character Areas', each with their own Key Characteristics, Landscape Management and Built Form Strategies. This will guide development, in accordance with Policy CE.5 of this Plan.

This appendix contains the Key Characteristics, Landscape Strategies and Built Form Strategies for each of the 23 character areas which have been identified. A Map illustrates the District's Landscape types, as a refinement of the Landscape Types described by the Winchester District Landscape Character Areas, (shown in Map 35).

Contents

1. Hursley Scarplands Landscape Character Area
2. Sparsholt Woodlands Landscape Character Area
3. Crawley Downs Landscape Character Area
4. Wonston Downs Landscape Character Area
5. Dever Valley Landscape Character Area
6. North Dever Downs Landscape Character Area
7. Stratton Woodlands Landscape Character Area
8. North Itchen Downs Landscape Character Area
9. Upper Itchen Valley Landscape Character Area
10. Bighton Woodlands Landscape Character Area
11. Bramdean Woodlands Landscape Character Area
12. East Winchester Downs Landscape Character Area
13. Lower Itchen Valley Landscape Character Area
14. Cranbury Woodlands Landscape Character Area
15. South Winchester Downs Landscape Character Area
16. Upper Meon Valley Landscape Character Area
17. Hambledon Downs Landscape Character Area
18. Forest of Bere Lowlands Landscape Character Area
19. Portsdown Hill Landscape Character Area
20. Lower Meon Valley Landscape Character Area
21. Whiteley Woodlands Landscape Character Area
22. Shedfield Heathlands Landscape Character Area
23. Durley Claylands Landscape Character Area

Maps

1. Winchester District Landscape Character Assessment:
Winchester District Landscape Character Areas (Map 35).

1. Hursley Scarplands Landscape Character Area

Key Characteristics

- Distinctive topographical variation ranging from an east-west ridge in the north reaching 178m at Farley Mount, falling to lower lying land in the south. In between there are a number of ridges, scarps and valleys creating a topographically complex landscape.
- Upper Chalk geology, giving rise to thin calcareous soils, particularly to the north. To the south and west it is overlain by some areas of clay with flints, particularly on dip slopes where there is a greater presence of tree cover.
- Predominance of arable fields influenced by informal enclosure of the 17th and 18th centuries with some parliamentary type enclosure of the 18th and 19th centuries situated around villages such as Compton & Shawford. Some later boundary loss in the 20th century has also resulted in 'prairie' type fields at Pitt Down.
- Strong landscape structure provided by numerous small areas of ancient woodland, plantation woodland, tree belts, hangers and hedgerows.
- Wooded beech and yew scarps and beech shelterbelts.
- Numerous historic features including Hursley Park, an 18th century deer park, (with its associated estate type village of Hursley), Merton Castle and Farley Mount.
- Important ecological habitats include calcareous grassland and juniper scrub associated with scarps and numerous semi-natural ancient woodlands, many of which are designated SINC's, including the butterfly reserve at Yew Hill.
- Network of narrow winding and often sunken lanes to the south, lending an historical character to the area.
- Varied visual enclosure, ranging from the distinctive open fields to the north, to the more enclosed, treed, undulating landscape of the south, all with a backdrop of woodland.
- Settlements concentrated close to main transport routes, the Hursley Road and the Otterbourne Road. Other routes tend to be narrow and winding, with the exception of Roman roads, for example, Sarum Road to the North.
- Panoramic rural views from Farley mount, Farley church, Merton castle. Views from Compton Down to Winchester Cathedral.

Landscape Strategies

- Conserve and enhance downland pockets.
- Conserve and enhance juniper scrub. Survey and monitor regeneration rates.
- Conserve and enhance the structure and condition of woodlands, through appropriate traditional woodland management, such as thinning, coppicing, replanting, ride and edge management and the restoration of plantations on ancient woodland sites to semi-natural communities.

- Restore and replant fragmented hedgerows in areas where there is a strong hedgerow network, particularly to the southern and western parts of the area.
- Create and appropriately manage substantial expanses of permanent chalk grassland to reduce threat to farmland birds, including the stone curlew, particularly to the north of the area.
- Restore and enhance the biodiversity of arable farmland by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Monitor distinctive key species of chalk grassland (e.g. Juniper and butterflies) and declining farmland birds to measure success of biodiversity strategy.
- Manage roadside verges, which support chalk grassland appropriately.
- Encourage environmentally and economically sustainable agricultural practices, to minimise fertiliser and soil run-off for example, which could lead to the pollution of watercourses and the chalk aquifer.
- Conserve and enhance historic archaeological sites and their setting, such as Farley Mount, Merton Castle and Hursley Park.
- Conserve and restore the landscape and built features of Hursley Park as appropriate, in particular through continued replacement tree planting, woodland management and the restoration of pasture.
- Conserve important long views to Winchester Cathedral, and other long views from high points.

Built Form strategies

- Resist visually intrusive development on elevated ridges, including large-scale farm structures and telecommunications masts.
- Plant locally indigenous species to minimise the impact of visually intrusive buildings.
- Conserve local building materials such as red brick, white colour-washed brick, flint, clay tiles and thatch, and promote their use in any new development.
- Conserve the distinct form and architectural character of Hursley in relation to the Hursley Park Estate.
- New development should respect the existing building character in terms of materials and architectural detail.
- Conserve the well-treed rural setting of villages.
- New development should respect the traditional location of settlements within valleys and along and the base of scarps.
- New development should respect the historic linear form of existing settlements.

2. Sparsholt Woodlands Landscape Character Area

Key Characteristics

- High ridge to the south with land generally falling to the north-west (towards the Test Valley) and to the north-east (to the Itchen Valley).
- Undulating well-drained chalkland landscape to the north-west of Winchester, forming part of the setting of the City.
- Medium-scale arable landscape with a strong hedgerow network.
- Strong rural character, dominated by woodlands, in particular Crab Wood and West Wood (Farley Mount Country Park).
- Medium-sized fields with straight boundaries to the north of the area created by formal agreement at the time of parliamentary enclosure of the late 18th and 19th centuries. Fields to the south have less regular boundaries, associated with enclosure from the late medieval period and 18th century.
- Influence of parkland landscape visually evident within central part of character area, dominated by Lainston House.
- Important ecological habitats include a large block of mixed woodland including Crab Wood (SSSI), with hazel coppice, rich ground flora, woodbanks and remnants of wood pasture with old pollarded beech. Other woodland SINC's including smaller ancient woodlands are found throughout the northern part of the character area.
- A large area of calcareous grassland at Teg Down (SINC), now the Royal Winchester Golf Course, including some species-rich areas on the scarp slope in the middle of the golf course.
- Fairly visually enclosed landscape due to the strong woodland and hedgerow structure.
- Littleton Stud, with its small enclosed paddocks; the dominant military character of Sir John Moore Barracks and Teg Down golf course to the east of the character area have all modified a proportion of the landscape in this area.
- Network of footpaths and narrow winding, often sunken, lanes lends an historical character to the area.
- Numerous historical features, including Lainston Park and the ruins of St. Peters Church within its grounds; Northwood Park; a roman villa in West Wood and numerous tumuli, many of which are Scheduled Ancient Monuments.
- The two main settlements at Sparsholt and Littleton are Saxon in origin and nucleated in form, although the 20th century development in Littleton is more linear.

Landscape Strategies

- Conserve and enhance the structure and condition of woodlands and wood pasture, through appropriate traditional woodland management, such as thinning, coppicing, replanting, ride and edge management in order to conserve key species.
- Restore locally appropriate semi-natural communities through the replacement or enhancement of plantations on ancient woodland sites.
- Restore and enhance hedgerow structures through replanting and appropriate management, using locally indigenous species, to link existing semi-natural habitats.
- Monitor and minimise the impacts of modern non-agricultural land uses on the landscape and enhance through appropriate siting and planting.
- Monitor key ancient woodland and woodland ride species to measure the success of the biodiversity strategy.
- Conserve and enhance Historic Park landscapes through appropriate management plans, returning arable to pasture and resisting inappropriate development.
- Restore and enhance the biodiversity of golf courses and arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Encourage environmentally and economically sustainable agricultural practices to reduce potential for adverse effects on the underlying aquifer and the River Itchen and River Test.

Built Form Strategies

- Conserve and respect the rural hill top locations of settlements in the area, set within their structure of mature trees.
- Conserve and respect the nucleated form of Sparsholt and the linear form of Littleton.
- Integrate new development into the surrounding landscape through the use of locally indigenous planting and appropriate siting and detailing.
- Conserve and promote the use of local building materials such as red brick, white colour-washed brick, flint, clay plain tiles and long straw thatch.
- Conserve and promote the use of traditional garden and parkland boundaries such as brick and flint walls, palisade fencing, railings and non-coniferous hedging.

3. Crawley Downs Landscape Character Area

Key Characteristics

- A wide, open, gently rolling dry valley on an west-east alignment and forming part of catchment area of a tributary of the River Test.
- Largely shallow, well-drained calcareous soils with a dry valley associated with gravel.
- Predominantly medium to large-scale arable fields with straight boundaries of low trimmed hedges. Historically this was an area of downland that was enclosed by formal agreement at the time of parliamentary enclosure in the 18th and 19th centuries, followed by boundary loss in the 20th century.
- Woodland confined to the northern edge of the District, consisting largely of 19th Century plantations (including Crawley Forest) and roadside shelterbelts.
- Historic 18th century park of Crawley Court lies at the north-western extremity of the village of Crawley.
- Key ecological habitats of nature conservation concern declining farmland birds, arable field margins and a small group of semi-natural ancient woods in the west of the area, centred on Whiteberry Copse.
- Visually contained to the north and south by the generally higher topography and higher proportion of trees and woodland.
- Visually exposed landscape, with much of the area particularly visible from Sparsholt College.
- Distinctive straight roads with direct routes, such as the A272, which follows the course of a Roman road.
- Crawley is the only settlement within the character area. The only other buildings are farmsteads and associated cottages.
- Crawley is situated in a sheltered dry valley and consequently has a linear form. It has a rural character with the majority of buildings constructed using traditional construction methods and materials such as flint, brick and long-straw thatch.

Landscape Strategies

- Extend and reconnect links between existing isolated woodland and hedgerows, whilst retaining the open character of the downland.
- Manage over-trimmed hedgerows and neglected leggy hedgerows appropriately and replant gaps with locally indigenous species. Encourage the planting of new hedgerow trees and retention of self-sown hedgerow saplings.
- Conserve and enhance the structure and condition of ancient semi-natural woodlands, through appropriate traditional woodland management, such as thinning, coppicing, replanting, ride and edge management.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Restore over-mature shelterbelts.
- Create new broad-leaved woodlands, on lower grades of agricultural land using locally indigenous tree and shrub species.
- Create and appropriately manage substantial areas of permanent chalk grassland to reduce threat to farmland birds, including the stone curlew. Monitor declining farmland birds to measure the success of the biodiversity strategy.
- Manage roadside verges appropriately, which support chalk grassland.
- Encourage environmentally and economically sustainable agricultural practices, to minimise fertiliser and soil run-off for example, which could lead to the pollution of watercourses and the chalk aquifer.

Built Form Strategies

- Conserve the open rural character of the landscape by locating agricultural buildings close to existing farm groups and on lower lying land avoiding skylines.
- Reduce the impact of modern agricultural buildings by using traditional materials or dark colours and careful siting.
- Conserve the sheltered linear form of Crawley by encouraging residential dwellings to respond to local character in terms of location, materials, built form and detailing.
- Local building materials such as red brick, white colour-washed brick, flint, clay tiles and long straw thatch should be conserved, and their use promoted in new development.
- Traditional garden and parkland boundaries such as brick and flint walls, palisade fencing, railings and non-coniferous hedging should be conserved, and promoted in any new development.
- Conserve the intimate rural character of the narrow winding lanes and tracks by ensuring they are not altered through inappropriate road improvements. Conserve the soft road verges.

4. Wonston Downs Landscape Character Area

Key Characteristics

- Gently sloping and undulating topography, forming a relatively low-lying area of downland (50-110m OD).
- Well-drained upper chalk geology, with minor deposits of clay with flints.
- Arable farmland predominates within the area, consisting of medium to large fields, many with straight boundaries enclosed by formal agreement in the 18th and 19th centuries, followed by 20th century boundary loss. These field patterns also include an area of regular ladder fields south of Sutton Scotney.
- The habitats and species of greatest importance in this character area are associated with the arable farmland, including the stone curlew.
- Woodland within the landscape character area is sparse and largely consists of 19th century plantation and shelterbelts, except for Bazeley Copse which is semi-natural ancient woodland, typically consisting mainly of oak, ash, hazel and field maple.
- The remnant downland at Worthy Down, south west of South Wonston is diverse calcareous grassland, supporting a distinctive vegetation community.
- A visually open and expansive landscape with long, panoramic views over the downs. Key views are towards Winchester and over the Dever Valley.
- The South Wonston water tower is a key landmark within the character area.
- A widely spaced network of straight roads, lanes and tracks providing access to the farms, together with a limited rights of way system and public access. Some busy routes pass through the area, including the Andover Road and the A34, originally Roman roads, and the railway.
- The area itself is relatively sparsely populated, the main settlement being South Wonston. However the influence of Winchester and Kings Worthy to the south and the intrusion of the main roads create a more populated feel.
- South Wonston has a strong linear structure originating from the turn of the 20th century when the local farmland was sold for development in one-acre plots. Other settlements consist mainly of farmsteads and associated cottages.
- The most notable historic features of this character area are the drove roads, which predominantly run in an east-west direction and connected Salisbury with Alresford and Alton, for moving animals and more latterly as a route for gypsy hop-pickers. Also, numerous pre-historic barrows are characteristic of the area.

Landscape Strategies

- Conserve the large and generally regular field pattern and wide panoramic views.
- Restore biodiversity throughout the extensive areas of intensive arable farming, for example by returning some areas to calcareous downland, and planting indigenous species in shelterbelts.
- Conserve the structure and condition of the hedgerows and isolated woodlands and trees, which contribute to the biodiversity and character of the landscape, through the use of indigenous tree and shrub species and appropriate management.
- Conserve and enhance the isolated areas of ecological importance through appropriate management plans, in particular Worthy Down chalk grassland and Bazeley Copse ancient woodland and the surrounding land.
- Encourage environmentally and economically sustainable agricultural practices, to minimise use of fertiliser, for example, which could lead to the pollution of watercourses and the chalk aquifer.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields, in particular to encourage arable fields and restore populations of declining farmland birds.
- Restore areas of arable farmland to permanent chalk grassland, to achieve major biodiversity benefits.
- Manage semi-natural roadside verges to maximise biodiversity.
- Conserve the historic drove roads.
- Conserve archaeological sites and their settings, from damage by ploughing.
- Monitor presence of distinctive key species in semi-natural grassland and farmland birds to measure success of biodiversity strategy.

Built Form strategies

- Enhance views within the area through careful siting and use of appropriate materials for modern farm buildings.
- Conserve the historic rural character of lanes, footpaths and drove roads throughout the area by resisting any road improvements, which would threaten these features.
- Retain the linear and compact form of South Wonston and integrate its edges where it is open to the landscape, by planting with indigenous tree and hedge planting.
- Conserve the sparse scattered pattern of rural farm settlement.
- Conserve and promote the use of traditional garden boundaries such as non-coniferous hedging.

5. Dever Valley Landscape Character Area

Key Characteristics

- Distinctive enclosed valley topography, with sloping valley sides and relatively narrow valley floor, located in a chalk downland setting.
- Alluvium and valley sand and gravel along valley floor, with loamy soil and upper chalk on valley sides and beyond.
- Meandering watercourse in narrow, often braided channels, with associated ponds, watercress beds and ephemeral headwaters.
- Valley floor generally consists of small pasture fields, with occasional remnants of historic water meadows and a high proportion of woodland.
- Arable fields along upper valley sides, contiguous with surrounding arable downs.
- A number of small historic parks and associated houses on the south-facing valley side at the western end of the Landscape Character Area. These are particularly associated with pasture and ornamental tree species.
- The rivers rise in chalk with clear spring water supporting rich aquatic flora and fauna. Rich and diverse habitats along floodplains including fen/carr/swamp/reedbed, and unimproved neutral grassland/fen.
- Open river valley landscape with views out over open arable landscape and views of the river from the valley sides, including either the watercourse or its associated vegetation.
- Valley-side lanes to north and south of river with regular cross-valley lanes. Footpaths connect settlements.
- A well-treed railway embankment bisects the character area, carrying regular trains between London & Southampton.
- Remote, tranquil character to the centre of the character area, although this is reduced by the A34 at its western end and the A33 and M3 at its western end.
- A relatively high concentration of small villages along the southern valley side, having developed at river crossing points often Anglo-Saxon in origin. Some, such as Wonston have developed in a linear form, while others such as Sutton Scotney are nucleated. All villages retain a rural historic character.
- Scattered hamlets, historic parks and their associated farms are characteristic along the northern valley side.

Landscape Strategies

- Conserve and restore the loose structure of trees and woodland in the area, through appropriate management, such as thinning, coppicing and replanting. Replanting should use locally indigenous species, such as ash, willow and poplar on the valley floor, and oak and beech on the valley side. This would also be an area suitable for the reintroduction of native black poplar, *Populus nigra*.
- Restore the field network through appropriate management and replanting of hedgerows. Replanting should use locally indigenous species such as hawthorn, blackthorn and hazel.

- Encourage the retention and traditional management of watercress beds, to ensure that they remain a characteristic feature of this area.
- Conserve the predominantly remote and quiet rural character of the parts of the area away from the A34 and A33.
- Conserve the varied nature of views throughout the area including semi-enclosed views of the river as well as long views out to the surrounding downs.
- Conserve and restore the landscape and built features of the historic landscape as appropriate, in particular through continued replacement tree planting and the restoration of pasture.
- Conserve the rich bio-diversity associated with the clear spring water.
- Restore and appropriately manage areas of neutral and calcareous grassland/wetland, to enhance biodiversity.
- Encourage environmentally and economically sustainable agricultural practices, to minimise chemical fertiliser and soil run-off for example, which could lead to the pollution of the River Dever and the chalk aquifer.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Restore areas of arable farmland to permanent chalk grassland, which could achieve significant biodiversity gains.
- Restore the use of the valley for livestock farming to provide the mixed farming necessary for many species.
- Improve opportunities for public access to the riverside for activities such as walking and fishing.
- Conserve the open and glimpsed views into and out of the valley through appropriate vegetation planting and clearance.

Built Form Strategies

- Resist road improvements, which would threaten the historic narrow valley-side, and cross-valley rural lanes, which characterise this area.
- Conserve and respect the traditional forms and scales of settlements in this area which are generally small, linear and strongly relate to the river and valley.
- Promote the use of local building materials such as red brick, white colour-washed brick, flint, clay tiles and thatch, in any new development.
- Promote the use of traditional garden and parkland boundaries such as brick and flint walls, palisade fencing, and non-coniferous hedging in any new development.
- Integrate new development with the surrounding treed landscape, through the use of native planting and careful siting.
- Carefully position and screen new agricultural buildings to avoid visual intrusion.

6. North Dever Downs Landscape Character Area

Key Characteristics

- Rolling, relatively low lying, chalk downland, rising from levels of 80 m in the south to 140 m OD to the north.
- Well-drained open farmland with dry valleys, forming part of the catchment basin of the River Dever to the south.
- Predominantly arable farmland together with some cattle and pig pasture farms. Historically an area of sheep rearing.
- Small number of small assorted semi-natural ancient woodlands to the north.
- Good populations of declining farmland birds.
- Rare arable weeds and calcareous grassland plants on Micheldever Spoil Heaps and railway embankment.
- Relatively large fields with straight, surveyed boundaries predominantly associated with enclosure by formal agreements in the 18th and 19th centuries followed by further boundary loss through 20th century field rationalisation. Includes examples of 'ladder fields' extending from the Dever up onto the chalk. Evidence of pre-historic field systems to north.
- Strong field boundaries, with tall, thick hedges and a relatively high proportion of hedgerow trees, giving a degree of visual enclosure.
- Long panoramic views of open farmland, contained by distant woodland to the east and north.
- A well spaced network of straight minor rural roads and lanes, together with the A303 trunk road.
- Historic drove roads running in a north-south direction often lined with yew trees.
- Well-treed railway embankment running in a north-south direction, carrying regular trains between London and Southampton, which provides an important ecological habitat and a visually prominent feature within the area.
- Remote, rural character, although the A303 and railway detract from this to the north of the area.
- Sparsely settled, with one small village, Micheldever Station and scattered farms.
- Evidence of a long history of settlement, including the site of an Iron Age camp at Norsebury Ring, Bronze Age tumuli and Celtic field systems.

Landscape Strategies

- Conserve and restore the structure and condition of ancient woodlands, through appropriate traditional woodland management, such as thinning, coppicing, replanting, ride and edge management and the removal of alien species.
- Conserve and enhance the existing hedgerow network to maximise biodiversity, restore ecological networks and provide visual enclosure. The impacts of any proposed new hedgerow planting on declining farmland birds should be discussed with the RSPB prior to provision of grants.
- Conserve and enhance areas of mature trees through appropriate management and replanting as appropriate. These include the avenue of lime trees along Larkwhistle Farm Road, and the wooded railway embankment.
- Protect the setting and routes of historic drove roads and replant specimen yew and pine trees along their length as they become over-mature.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields, to sustain important arable weed flora and seed-eating birds, and especially halt the rapid decline of the stone curlew.
- Encourage environmentally and economically sustainable agricultural practices, to minimise fertiliser and soil run-off for example, which could lead to the pollution of the River Dever and River Test SSSI and the chalk aquifer, and to sustain important arable weed flora and seed-eating birds, and especially halt the rapid decline of the stone curlew.
- Seek opportunities for the restoration of arable farmland to permanent chalk grassland.
- Conserve the open panoramic views throughout the area.
- Protect and enhance the setting of prehistoric sites, such as Norsebury Ring, from ploughing, through improved agricultural practices for example.

Built Form Strategies

- Conserve and respect the visually remote character of the area through sensitive location and design of new development.
- Conserve and promote the use of local building materials such as red brick, flint and slate in any new development.
- Integrate new development into its rural setting with appropriate located indigenous planting.
- Carefully position new agricultural buildings to avoid prominent locations.
- Resist road improvements, which would threaten the narrow and rural character of the lanes in this area.

7. Stratton Woodlands Landscape Character Area

Key Characteristics

- Strong presence of assorted woodland cover, associated with clay deposits. These include Micheldever Wood (replanted ancient woodland, formerly part of Pamber Forest) Black Wood, Itchen Wood, Dodsley Wood Rownest Wood, Shroner Wood (ancient semi-natural and replanted woodland), College Wood, Embley Wood, Biddles Wood, and part of Thorny Down Wood.
- High biodiversity value of woodland; especially associated with ancient woodland. Part of Micheldever Wood is a wildlife reserve.
- Medium to large assorted fields that are predominantly used for arable production are particularly found in the north-east of the character area.
- Variety of topography (altitudes range from 80-145m OD).
- Variety of enclosure from heavily wooded to fairly exposed.
- Visually very rural, but M3 noise affects perception of tranquillity.
- Rural roads are generally quite narrow, one exception being the avenue at Cowdown.
- Archaeological remains, including barrows and Iron Age settlement.
- Presence of the extended (12th-14th century) historic deer park, Stratton Park, and its influence on the formation of East Stratton which was partially relocated to make way for the estate.
- East Stratton is a good example of an 'estate' village, with many Grade II Listed buildings.
- Woodmancott is an isolated settlement with a small business park based on converted traditional farm buildings.
- Characteristic buildings include 19th century brick and thatch estate cottages and 17th Century timber framed thatched cottages within East Stratton, together with a flint church with clay tile roof. The majority of other dwellings are brick with clay tiles.

Landscape Strategies

- Conserve the generally high degree of enclosure and seclusion created by the numerous woodlands and hedgerows within chalk and clay areas.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Encourage hedgerow infill and hedgerow tree planting on open arable areas, providing there is no adverse impact on declining farmland birds. Take advice from RSPB before giving grants for hedgerow planting to avoid potential adverse effects on declining farmland birds.
- Conserve and restore the structure and condition of the woodlands and hedgerows, which contributes to the biodiversity and character of the landscape, through appropriate management such as thinning, coppicing, replanting, ride and edge management and the removal of alien species. Replanting should use locally indigenous species, including oak, beech, hazel, ash and field maple.
- Conserve and improve public access to the woodlands.
- Encourage take up of Forest Authority grants for the restoration of non-native plantations on ancient woodland sites to native trees and shrubs.
- Conserve the character of various archaeological sites within the woodland and historic field patterns.
- Restore Stratton Park, using an appropriate strategy.

Built Form Strategies

- Conserve the rural character and pattern of East Stratton and Woodmancott.
- Conserve the form and character of other isolated dwellings associated with farm complexes.
- New development should respect the traditional built form and materials typical of the character area.
- Respect the small-scale nature of existing dwellings.
- Enhance the rural character of the area through appropriate garden boundaries avoiding high brick walls and fences, which are not characteristic of the area.
- Conserve the rural character of the lanes and tracks.

8. North Itchen Downs Landscape Character Area

Key Characteristics

- Stretch of well-drained rolling chalk downland running in an east-west direction and forming the upper slopes of the northern side of the Itchen Valley between Winchester and Alresford.
- Medium and large regular fields with straight surveyed boundaries, enclosed during the 18th and 19th centuries by formal agreements, followed by further boundary loss through 20th century field rationalisation. Predominantly arable, with some pasture to the west.
- Clipped often-fragmented hedgerows with few hedgerow trees.
- Small, sparsely scattered areas of woodland, including some ancient semi-natural woodland.
- Open, often-exposed feel, giving panoramic views across the Itchen valley and beyond, from heights of up to 125m OD.
- Well distributed network of minor narrow lanes and drove roads together with a short stretch of the M3 motorway.
- Evidence of long history of settlement, with tumuli, and the sites of Iron Age settlements and a Roman Villa.
- Sparsely settled, containing just one main settlement, Kings Worthy, and scattered farms. Kings Worthy originated in association with the river but has expanded northwards into the downs.

Landscape Strategies

- Conserve and restore the structure and condition of woodlands through appropriate management such as thinning, coppicing, replanting and removal of alien species.
- Encourage replanting of neglected hedgerows to connect habitats, whilst respecting the historic open downland character of the area. Take advice from RSPB regarding potential impacts on farmland birds before giving hedgerow-planting grants.
- Encourage environmentally and economically sustainable agricultural practices, to minimise fertiliser and soil run-off, which could lead to the pollution of the River Itchen SSSI and the chalk aquifer, and to promote the growth of arable weeds in field margins and habitats for declining farmland birds.
- Conserve the open, unenclosed nature of the area.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields, to sustain important arable weed flora and declining farmland birds.
- Seek opportunities for the restoration of arable to chalk downland.
- Conserve the historic routes of the ox droves from agricultural change and development.
- Conserve the open panoramic views throughout the area through the appropriate management of hedgerows and avoiding inappropriately located woodland planting.
- Conserve archaeological sites and their settings, from damage by ploughing.
- Monitor declining farmland birds to measure success of biodiversity strategy.

Built Form Strategies

- Conserve the visually remote character settlement within the area by avoiding inappropriately located or prominent buildings.
- Integrate new development into the landscape with appropriate native planting.
- Minimise the impact of intrusive structures such as telecommunications masts and new agricultural buildings through sensitive siting and screening.
- Conserve the narrow, rural character of lanes.

9. Upper Itchen Valley Landscape Character Area

Key Characteristics

- Distinctive river valley topography with sloping valley sides and relatively narrow valley floor located in a chalk downland setting.
- Alluvium and valley sand and gravel along valley bottoms with loamy soil and upper chalk on valley sides and beyond.
- Clear alkaline spring water in meandering narrow channels, which are often braided, together with associated lakes, ponds, mill chases, springs and ephemeral headwaters and supporting a thriving watercress industry.
- Valley floor generally consists of small pasture fields, with occasional remnants of historic water meadows. Valley sides generally consist of medium fields used for arable production following informal parliamentary type enclosure.
- A significant number of ornamental historic parks and associated houses, mostly dating from the 18th century. These feature ornamental species including lime, horse chestnut and cedar.
- High biodiversity value, with habitats including the chalk river, fen/carr/swamp/reedbed, unimproved neutral grassland, calcareous grassland, standing open water, ephemeral headwaters and ancient semi-natural woodlands.
- A number of long views across the river valley gained from the open valley sides, including the open flood plains in the upper reaches and more enclosed/settled valley floor nearer Winchester.
- Riverside routes such as the B3047 the B3046 and footpaths such as the Itchen Way. Also railway lines such as the disused railway line and the Watercress line. Also regular connections between the river and adjacent downland via drove roads and lanes. Long distance footpaths follow the river and cut across the area.
- Numerous river crossings, via lanes, fords and footbridges.
- A long history of occupation, with numerous archaeological remains, including iron age lynchets, ancient tracks and the sites of an iron age settlement (Itchen Stoke) and three deserted medieval villages (Abbotstone, Northington and Swarraton).
- Remote feel away from the main roads.
- A high concentration of small villages often Anglo-Saxon in origin. These have developed at river crossing points and generally developed in a linear form along the valley side. Where topography has allowed, a few settlements such as New Alresford have also become more nucleated. Estate villages and Parkland, such as Tichborne and Avington, are also characteristic.
- Traditional building features & methods, including timber frames, brick, flint, wheat-reed thatch, slate and clay tiles.
- River-associated structures, including mills, dams and weirs.

Landscape Strategies

- Conserve the integrity of the SAC by seeking advice from English Nature on all planning applications in this character area.
- Conserve and restore hedgerows and wet woodlands, through appropriate management such as coppicing, thinning, replanting and the removal of alien species, to retain the existing landscape pattern. Replanting should use locally indigenous species, such as ash, willow and poplar on the valley floor, and oak and beech on the valley side. This would also be an area suitable for the reintroduction of native black poplar, *Populus nigra*.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Conserve archaeological sites such as the deserted villages and ancient field systems, and their settings.
- Conserve and enhance the water meadows and areas of unimproved pasture.
- Encourage the retention and traditional management of watercress beds.
- Conserve the predominantly visually remote and quiet rural character of the area.
- Conserve the variety and rural nature of views throughout the area, including short, enclosed views of the river valley floor as well as long views to and from the surrounding downs.
- Conserve and restore the landscape and built features of historic parks through continued replacement tree planting, woodland management and the restoration of pasture and lakes.
- Conserve the rich bio-diversity associated with the clear spring water.
- Encourage environmentally and economically sustainable agricultural practices to minimise fertiliser and soil run-off, which could lead to the pollution of the River Itchen and the chalk aquifer.

Built Form Strategies

- Conserve the small and linear pattern of settlements and respect the traditional form and scale of existing buildings.
- Conserve and promote the use of local building materials such as red brick, white colour-washed brick, flint, clay tiles and thatch in any new development.
- Conserve and promote of the use of traditional garden and parkland boundaries such as brick and flint walls, palisade fencing, railings and non-coniferous hedging.
- Encourage the use of indigenous planting as appropriate in order to integrate new development with surrounding landscape, particularly within the countryside.
- Retain the historic character of the narrow valley-side and cross-valley rural lanes, fords and footbridges by resisting any road improvements, which would threaten these.
- Minimise the impact of intrusive structures such as telecommunications masts through sensitive siting.

10. Bighton Woodlands Landscape Character Area

Key Characteristics

- Varied, undulating topography, rising up from the Itchen Valley to the north-east, forming one of the highest points in the district.
- Mixed geology consisting of freely draining Upper Chalk, with areas of overlying Clay with Flints, and areas of loamy soils, which is reflected in the mixed land cover of arable agriculture and woodland.
- Well-treed area with strong field boundaries and large areas of woodland. Scattered remnants of assorted ancient woodland, many reduced by clearance in the 19th and 20th centuries.
- Medium to large fields with relatively straight boundaries generally formed through the enclosure of medieval open field systems, and subsequent 19th and 20th century formal enclosure and field rationalisation.
- Remnant downland at Abbotstone Down.
- Long panoramic views from higher land, with open views elsewhere, enclosed by distant trees and hedgerows.
- Ancient, narrow, indirect lanes, often with hedgebanks, together with a large number of drove roads, tracks and footpaths, including the Wayfarer's Walk.
- Evidence of long history of settlement, including Bronze Age barrows, Iron Age field systems and an Iron Age settlement.
- Tranquil and remote with no major roads and sparse settlement pattern, consisting of scattered farms, several small historic parks, two hamlets, Gundleton and Lower Lanham, and the small village of Bighton.
- Traditional building construction and materials including red brick, colour-washed brick, timber-frame, thatch, flint and clay tiles.

Landscape Strategies

- Conserve and restore the structure and condition of the woodlands through appropriate management such as thinning, coppicing, replanting, ride and edge management and the removal of alien species.
- Conserve and restore the tall, wide hedgerows and tree belts in the area, through appropriate management and planting, to retain the existing landscape pattern and link existing areas of woodland and outlying hedgerows.
- Conserve the character of various archaeological sites, particularly within woodland and ploughed fields.
- Conserve the predominantly remote and quiet rural character of the area.
- Conserve the varied open and panoramic views throughout the area.
- Encourage environmentally and economically sustainable agricultural practices, to minimise fertiliser and soil run-off for example, which could lead to the pollution of the River Itchen and the chalk aquifer.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields, to sustain important arable weed flora and seed-eating birds, and especially halt the rapid decline of the stone curlew.
- Restore areas of arable farmland to permanent chalk grassland.
- Monitor declining farmland birds to measure the success of the biodiversity strategy.

Built Form Strategies

- Conserve the linear form and rural character of Bighton.
- Conserve the sparse scattered pattern of rural farm settlement.
- Respect the small-scale nature of existing dwellings.
- Integrate new development into the well-treed rural setting through the appropriate use of locally indigenous tree and hedge planting.
- Conserve and promote the use of local building materials such as brick, colour-washed brick, longstraw and combed wheat reed thatch, flint and clay tiles.
- Conserve and promote the use of traditional rural garden boundaries including palisade fencing, brick and flint walls, railings and hedgerows.
- Conserve the historic rural character of lanes, footpaths and drove roads throughout the area and resist any road improvements that would threaten these features.

11. Bramdean Woodlands Landscape Character Area

Key Characteristics

- Undulating landform along the northern edge of the South Downs closely related to the River Itchen valley and its tributaries and to the River Meon to the south east.
- Well-drained geology of upper chalk with areas of overlying clay. No visible surface water drainage other than occasional dewponds.
- Rural area with little modern intrusive development consisting of arable farmland defined by strong field boundaries frequently interspersed with scattered woodland.
- Relatively high proportion of ancient woodland (much of which has been at least partially replanted with conifers), found particularly on hilltops and coinciding with areas of clay, such as Cheriton Wood. Due to the mixed geology, species are varied, including oak, beech, ash, Scots pine, holly and hazel coppice.
- Varied field size and shape, tending to be smaller around the settlements. These were predominantly enclosed informally in early post-medieval times.
- Bramdean Common, an unenclosed area of grassland and woodland. The wooded areas are designated as SINCs.
- Historic parks, both in the area (Brockwood Park and Woodcote Park) and directly adjoining it (Hinton Ampner Park, Tichborne Park, Ovington Park). This has given settlements such as Bramdean and Hinton Ampner a distinct parkland character with mature ornamental trees. Copper beeches associated with Brockwood Park line part of the A272.
- Views are often long but enclosed by woodland and undulating topography.
- Numerous footpaths, drove roads and pedestrian green lanes, connecting local settlements and linking to New Alresford via the Wayfarer's Walk. Other lanes are narrow and indirect, with the A272 being the only major through-route.
- A long history of occupation, with numerous archaeological remains, including tumuli, barrows, the site of a Roman villa, a medieval park pale and ancient field systems.
- Few settlements, namely the small Domesday villages of Bramdean, Kilmeston and Hinton Ampner. Farms are sparsely scattered throughout the area and are particularly found in the south.
- Loosely structured villages, with no clear centre, all retaining a strong rural historic character with traditional building materials and methods and little modern expansion.

Landscape Strategies

- Ensure that land-use changes in this area do not affect the Itchen and Meon. As the River Itchen is protected by European legislation, Winchester City Council is responsible for ensuring that the permissions it gives will not adversely affect the interest of the river, either alone or in combination with other changes.
- Conserve and restore the structure and condition of the woodlands through appropriate management such as

thinning, coppicing, replanting, ride and edge management and the removal of alien species.

- Restore replanted ancient woodland to a more semi-natural condition, and manage the regeneration of wood pasture at Kilmeston.
- Conserve hedgerows and tree belts, through appropriate management, to retain the existing landscape pattern and link existing areas of woodland and outlying hedgerows.
- Conserve the character of various archaeological sites, particularly those within woodland and ploughed fields, including Cheriton Battlefield.
- Protect Bramdean Common from enclosure to conserve its character and manage it extensively, as a whole entity, whilst still allowing the possibility of restoring grazing.
- Conserve the predominantly remote and quiet rural character of the area.
- Conserve the sheltered, wooded views throughout the area.
- Conserve the historic rural character of roads, lanes and tracks throughout the area and resist any road improvements, which would threaten these features.
- Enhance the landscape of historic parkland, such as Brockwood Park, through continued replacement tree planting and woodland management.
- Encourage environmentally and economically sustainable agricultural practices, to minimise fertiliser and soil run-off for example, which could lead to the pollution of the River Itchen and to promote the growth of arable weeds in field margins and habitats for declining farmland birds.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Seek opportunities for the restoration of arable to permanent chalk downland.

Built Form Strategies

- Conserve the loosely nucleated form and strong, rural historic character of Kilmeston, Bramdean and Hinton Ampner.
- Conserve the scattered pattern of rural farm settlement and respect the small-scale nature of existing dwellings.
- Integrate new development into the well-treed rural setting through the appropriate use of native tree and hedge planting.
- Conserve and promote the use of local building materials such as red and vitrified brick, flint, clay tiles, combed wheat reed and long straw thatch and slate.
- Conserve and promote the use of traditional rural garden boundaries including palisade fencing, brick and flint walls, railings and hedgerows.

12. East Winchester Downs Landscape Character Area

Key Characteristics

- Topographically varied landscape with high open expansive areas of arable farmland at Longwood Warren, Gander Down and Twyford Down for example, punctuated by steep escarpments, with a distinctive wide low vale at Chilcomb.
- Upper Chalk geology, apart from the Vale of Chilcomb which is lies on eroded softer Lower Chalk, enclosed by long winding escarpments of hard Middle Chalk.
- Free-draining area with no obvious surface water bodies and channels other than occasional dew ponds and sewage works ephemeral lake. Forms part of the River Itchen catchment area.
- Intensive arable farmland occasionally broken by shelterbelts and beech clumps. A field pattern strongly influenced by informal and formal enclosure followed by subsequent boundary loss and rationalisation, resulting in regular medium to large fields. In particular, this has resulted in the extensive prairie fields of Longwood Warren, returning the area to its former downland openness.
- Woodland is largely confined to the north-eastern corner of the character area, and includes semi-natural and replanted semi-natural ancient woodland and 19th century plantations.
- Although there are no historic parks within the area, the ancient driveways to Avington Park in the Itchen Valley (Duke's Drive and Temple Drive) form strong features within the local landscape.
- Important ecological sites include the calcareous grassland at St Catherine's Hill and Cheesefoot Head (SSSIs), and ancient semi-natural woodland at Magdalen Hill Down, Deacon Hill and Hampage Wood (SINCs). These remnants of the pre-enclosure landscape provide reservoirs of biodiversity in an otherwise highly intensively farmed landscape.
- The variety in landform and tree cover within the character area has given rise to differing senses of enclosure throughout the character area, from the exposed, panoramic nature of the Downs, to the more sheltered intimate feel of Chilcomb, nestled at the base of Deacon Hill.
- Numerous historic features, including the prehistoric hillfort on St Catherine's Hill, and the enclosures south of Twyford Down and south of Avington Park. Drove roads are also a common feature, such as the Dongas at St Catherine's Hill.
- Routes, such as the Morestead Road and Alresford Road are generally fairly straight and direct, reflecting their Roman origins. The A272 follows the upper chalk ridgeline.
- Footpaths including sections of the South Downs Way and Wayfarers Walk give good access to the countryside.
- A sparsely populated area with only one settlement, the small, nucleated Domesday village of Chilcomb.

Landscape Strategies

- Conserve and enhance the restored chalk downland on land adjoining Magdalen Hill. This is compensation for loss of species-rich grassland due to development elsewhere in the
- District and should be monitored, so that similar opportunities to extend existing areas of wildlife interest can be taken with minimum risk.
- Restore and enhance existing hedgerow structures through replanting (where appropriate) and management, whilst retaining the openness of the downland.
- Encourage appropriate management of chalk grassland roadside verges.
- Conserve and restore the structure and condition of the ancient woodland through appropriate management such as thinning, coppicing, replanting, ride and edge management and removal of invasive alien species.
- Encourage any new woodland planting to use locally indigenous species and to respond positively to the contours and landform.
- Encourage environmentally and economically sustainable agricultural practices, to minimise fertiliser and soil run-off for example, which could lead to the pollution of watercourses.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Restore scarps to semi-natural grassland, by removal of plantation trees or restoration of appropriate management.
- Monitor the chalk grassland and invertebrates on restored grassland on the land adjoining Magdalene Hill, so that similar opportunities to extend existing areas of wildlife interest can be taken with minimum risk.

Built Form Strategies

- Sensitive locate new development to avoid prominent ridgelines and plant locally indigenous species where appropriate.
- Conserve traditional construction details and local building materials such as flint, brick, clay plain tiles and either long straw or combed wheat reed thatch, and promote their use in any new development where appropriate.
- Conserve the nucleated form and rural character of Chilcomb and important open views of the village (and its landmark church) from surrounding escarpments and from Winchester.
- Conserve the scattered pattern and sparsely populated rural character of the area.
- Retain the rural character of the roads and lanes throughout the area and avoiding and removing insensitive improvements and signage where possible. Encourage the use of traditional flint walling or indigenous hedged garden boundaries.
- Conserve the routes and character of the historic tracks and drove roads.
- Minimise the impact of intrusive structures such as telecommunications masts through sensitive siting and screening with planting.

13. Lower Itchen Valley Landscape Character Area

Key Characteristics

- Wide flat, low-lying floodplain with gently rising valley sides channel and contain river with many meanders and braided sections.
- The area includes a transition in the underlying geology, with the northern valley sides lying on chalk and the southern ones lying on clay, with alluvium based soils in the valley floodplain.
- The alluvium-based soils in the valley floor have provided for both improved and unimproved nutrient rich pasture for sheep, cattle and more latterly horse grazing.
- A well treed character, particularly in association with historic parkland. Individual and belts of trees are commonly located along the river and its tributaries and on the valley sides.
- A fairly irregular field pattern largely made up of paddocks and pasture resulting from the enclosure of historic water meadows.
- Historic features associated with the presence of the river and the Itchen Navigation include water mills, locks, carriers and drains from the flood meadow system and historic parks such as Brambridge Park and Shawford Park.
- Habitats of national and European ecological importance including the clear alkaline river, fen/carr/swamp/reedbed, unimproved neutral grassland, calcareous grassland, standing open water, ephemeral headwaters and ancient semi-natural woodlands. The watercourse and banks are designated as a SSSI and the watercourse has also been designated as a SAC. Unimproved neutral grassland at Shawford Down is designated as a SINCC.
- An enclosed and sheltered feel, in stark contrast to the open arable landscape to the east and west of the character area.
- Important landmark buildings and views such as St Cross Hospital and Twyford Church and the view from Shawford Down across the river valley to Twyford. This landscape provides the immediate setting for Winchester.
- The river valley provides a transport corridor and includes several 'B' roads, a main line rail line, numerous footpaths including the Itchen Way and the historic course of the Itchen Navigation. In particular, the Hockley viaduct is an important landmark.
- Valley side settlements including Twyford, a nucleated settlement that developed at a river crossing point and Shawford, a village which has developed in Victorian times with the advent of the railway station.

Landscape Strategies

- Co-ordination of Strategic Environmental Impact Assessment to enable the effects of changes on the integrity of the Itchen SAC to be taken into account, including co-ordination of river users to feed into the SEA and enable ongoing monitoring of the favourable status of the SAC.
- Consult English Nature on planning applications, to seek advice on likely significant impacts on the integrity of the SAC.

- Restore and maintain the Itchen Navigation and its banks.
- Conserve and restore the structure of hedgerows and wet woodland through appropriate management such as thinning, coppicing, replanting and the removal of invasive alien species to retain the existing landscape pattern.
- Replanting should use locally indigenous species, such as ash, willow and poplar on the valley floor and oak and beech on the valley side. This would also be an area suitable for the reintroduction of native black poplar, *Populus nigra*.
- Restore and enhance unimproved neutral grassland through appropriate management, with appropriate grazing uses, and retain as long-term pasture or traditional hay meadows.
- Conserve and enhance water meadows through traditional management and the restoration of head mains, carriers, drains, ridge and furrow earthworks and weirs.
- Conserve the rich bio-diversity associated with the clear spring water.
- Encourage environmentally and economically sustainable agricultural practices, to minimise fertiliser and soil run-off for example, which could lead to the pollution of the River Itchen and the chalk aquifer.
- Conserve the varied nature of views throughout the area, particularly those of the river.
- Conserve and restore the landscape and built features of the historic parks as appropriate, in particular, through continued replacement tree planting, woodland management and the restoration of pasture.

Built Form Strategies

- Conserve the rural character of the landscape and resist development that would result in further suburbanisation of the character area.
- Protect and enhance the rural setting of settlements within the character area, by resisting inappropriate development or development in inappropriate locations.
- Respect the valley side settlement pattern and small scale of the existing development within the character area.
- Encourage the restoration of the Hockley viaduct as an important feature in the landscape.
- Conserve local traditional building form and materials such as red brick, white colour-washed brick, flint, clay plain tiles and promote their use in any new development.
- Conserve and restore river-associated features, such as mills and bridges.
- Conserve traditional garden and parkland boundaries such as brick and flint walls, palisade fencing, railings and non-coniferous (with the exception of Yew) hedging and promote their use in any new development.
- Integrate new development with the surrounding landscape by providing locally indigenous planting, as appropriate.

14. Cranbury Woodlands Landscape Character Area

Key Characteristics

- Undulating ridge running in a north-west to south-east direction to the north of Hilingbury, coinciding with a geology of clay and sand.
- Numerous streams, ponds and springs, including the Bourne stream at Otterbourne.
- A mosaic of woodland, pasture, parkland and arable fields, giving short, enclosed views.
- Fields are small to medium, generally irregular in shape but with straight boundaries, resulting from the assarting of woodlands from medieval times and the 19th century enclosure of commons.
- Extensive areas of irregular, assarted, woodland often comprising semi-natural ancient woodland and replanted ancient woodland.
- The varied geology and soils of the area has resulted in a variety of tree species present in the woodlands, including oak, sweet chestnut and beech, together with rare areas of small-leaf lime coppice at Ampfield Wood and oak coppice at Otterbourne Park Wood.
- Historic 18th century park of Cranbury lies within the area, together with part of the medieval Merdon Castle deer park.
- Relatively few public footpaths, tracks or lanes. The M3 motorway bisects the area to the east, and the Southampton-London railway line runs just beyond the eastern end of the area. Consequently, although visually remote, it is not tranquil.
- The area is sparsely settled, being dominated by woodland and parkland. Otterbourne forms the only settlement, having a relatively linear form that has developed along the chalk-clay spring line, particularly expanding in the 20th century.

Landscape Strategies

- Conserve and restore the structure and condition of the woodlands through appropriate management such as thinning, coppicing, replanting, ride and edge management and the removal alien species. Replanting should use locally indigenous species.
- Encourage extensive management in large woodland blocks, to mimic current conditions in the New Forest and recognise the historic links between it and the Forest of Bere-Ashley.
- Protect and conserve hedgerows through appropriate management. Replant hedgerows where they have been lost or have gaps, to retain the existing landscape pattern. Plant additional hedgerow trees where existing trees have been lost or are over-mature.
- Conserve and enhance the unenclosed, healthy character of Otterbourne Common by the removal of recent woodland / scrub.
- Conserve the generally enclosed, varied views throughout the area.
- Improve agricultural practices to minimise chemical run-off, which could lead to the pollution of the River Test and River Itchen and to a reduction in biodiversity.

Built Form Strategies

- Conserve the linear nucleated form of Otterbourne.
- Conserve the scattered pattern of rural farm and parkland settlement.
- Respect the small-scale nature of existing dwellings.
- Integrate new dwellings into the well-treed rural setting through the careful siting and the use of locally indigenous tree and hedge planting.
- Conserve and promote the use of local building materials such as red brick, painted brick, vitrified brick, flint and slate.
- Conserve and promote the use of traditional rural garden and parkland boundaries including palisade fencing, brick walls and hedgerows.

15. South Winchester Downs Landscape Character Area

Key Characteristics

- Large area of tranquil, undulating chalk downs, stretching from Winchester to the Meon Valley, forming the southern boundary of the eastern end of the South Downs.
- Well-drained area of upper chalk with occasional areas of Clay with Flints and thin calcareous topsoil. The landscape consequently has numerous hills, dry valleys, scarps and combs giving some long panoramic views towards the Isle of Wight and Fawley oil refinery for example, as well as views of a more enclosed intimate nature.
- Remote, rural landscape of predominantly arable farmland with some mixed farming. The fields are often medium in size and were generally enclosed by informal means in the 17th century, although later rationalisation has resulted in larger, more regular fields. Hedgerows are generally strong, often with mature trees.
- Significant areas of woodland, from small copses, game spinneys and chalk dells, to larger woods, a number of which comprise ancient semi-natural and replanted woodland. Some also show evidence of assarting. Beech and ash are characteristic tree species of the area, together with some oak and yew. Wooded scarps ('hangers') are also characteristic of the area. These wooded areas provide an important ecological corridor across much of the northern part of the area.
- Remnant downland with areas of calcareous grassland on scarps.
- Historic parkland and houses, including Preshaw House, Belmore House and Longwood Park.
- Long history of settlement including Stone Age, Bronze Age and Iron Age sites and deserted medieval village of Lomer.
- Well-connected network of footpaths, tracks, drove roads and winding narrow lanes, together with straight sections of Roman Road. Footpaths include Wayfarer's Walk, Monarch's Way, Pilgrims Way, South Downs Way and Kings Way.
- Accessible countryside for leisure pursuits including footpaths, bridleways, gallops (e.g. Stephens Castle Down), motor cycle scrambles (e.g. Morestead), shooting (e.g. Longwood) and golf (e.g. Corhampton Down).
- Numerous scattered farms, hamlets and villages generally retaining a remote, rural, historic character.
- Settlements are small and loosely structured, either located on hill tops, (Owslebury, Upham, Ashton and Upper Swanmore) or in sheltered valleys (Morestead, Dean and Dundridge). These are generally well integrated with the landscape, screened by its topography and mature trees, as is Bishop's Waltham to the south of the area. Traditional building features and methods, including timber frames, flint, thatch, red brick, painted brick, vitrified brick, weatherboard (barns), clay tiles, thatch and slate.

Landscape Strategies

- Conserve and restore the structure and condition of woodlands through appropriate management such as thinning, coppicing and replanting, ride and edge management, and the removal of invasive alien species. Replant using locally indigenous species.
- Manage and replant medieval hedgerows to ensure they create a continuous ecological network and connect isolated habitats, particularly towards the south of the area. Replanting should use locally indigenous species and be generally kept below ridgelines. Remove post and wire/rail fencing and, if necessary, replace with hedging.
- Manage and replant parkland trees as appropriate to ensure their conservation. Restore arable parkland to pasture.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Conserve the open parts of the area to sustain farmland birds and protect long views.
- Encourage environmentally and economically sustainable agricultural practices, to minimise chemical and soil run-off.
- Restore areas of arable farmland to chalk downland.
- Conserve public access to rural leisure facilities whilst also conserving the rural character of their setting.
- Encourage any groundworks to contribute to the reduction of surface water run-off and conserve safe flood plains in valleys.
- Conserve the tranquillity and visual and aural remoteness of the area and seek to restore it where the Morestead Road and B3035 have impinged on this.

Built Form Strategies

- Conserve and respect the visually remote character of the area, given that settlement is small-scale and scattered and often well screened by trees.
- Conserve and promote the use of local building materials such as brick, flint, weatherboard, thatch and slate.
- Integrate new development with the surrounding rural landscape through appropriate siting and the use of locally indigenous planting.
- Conserve and promote the use of traditional garden and parkland boundaries such as brick and flint walls, palisade fencing, railings and non-coniferous hedging.
- Conserve the well-screened setting of Bishop's Waltham with its lack of urban fringe activities.

16. Upper Meon Valley Landscape Character Area

Key Characteristics

- Relatively wide river valley landscape cutting through the chalk uplands and including the distinctive wide vale formed out of the soft chalk between Old Winchester Hill and Beacon Hill.
- South Downs ridge line (on an east/west axis), of which Beacon Hill and Old Winchester Hill form a part. This is bisected by the River Meon, which flows southwards.
- Clear alkaline spring water in meandering narrow channels, which are often braided, together with occasional lakes, ponds, mill chases, springs, watercress beds and ephemeral headwaters.
- Distinction in land use relating to topography; with arable farmland on the valley sides and chalk downlands and grazed paddocks, water meadows and pastures within the valley flood plain.
- Woodland is largely confined to scarps, steeper built-up valley sides and in association with parkland landscapes.
- Predominantly small, regular fields subject to both informal and formal enclosure, especially over more clayey soils. The higher, more exposed areas form larger fields with regular boundaries where subject to parliamentary enclosure, and irregular boundaries of informal enclosure, on the dip slopes.
- Many historic parks on the valley floor and sides, including Warnford Park, Corhampton House, Midlington Place in Droxford and Hall Place in West Meon. These are generally enclosed by mature tree belts.
- Many important ecological habitats, including calcareous grassland (SSSIs) on scarps at Old Winchester Hill, Beacon Hill and Peake Wood; ancient semi-natural woodland, such as Halfway Wood and the aquatic habitat of the River Meon itself (designated as a SINCE).
- The rivers rise in chalk with clear spring water supporting rich aquatic flora and fauna. Rich and diverse habitats along floodplains including fen; carr; swamp; reedbed, ephemeral headwaters and unimproved neutral grassland/fen.
- Open feel to the north, with long panoramic views gained from high points such as Beacon Hill and Old Winchester Hill. From within the valley floor the landscape has a more enclosed feel, with views contained by landform and trees.
- Numerous footpaths including the South Downs Way, Monarch's Way, and the Wayfarers Walk, which take advantage of routes along the river, through the river valley villages and meadows along the valley floor. A bridleway/cycle route follows the disused Meon Valley Railway line.
- Routes within the character area are concentrated along the river valley, the A32 and the now disused railway line. Other routes mainly cross the river valley where villages have often developed.
- Routes within the exposed arable areas are largely straight, often following ridgelines
- Settlements are concentrated along the river valley at crossing points. They are generally loosely linear in form, of

Saxon origin and typically characterised by 17th and 18th century dwellings. Exton is an exception, being a nucleated village.

- Historic features include the Iron Age hill fort on Old Winchester Hill, numerous tumuli (Bronze Age barrows) and the remains of St. John's House and the medieval site of the original village of Warnford in Warnford Park.
- Traditional building features & methods, including brick and flint and clay plain tile and occasional use of longstraw and wheat-reed thatch.

Landscape Strategies

- Conserve and enhance the unimproved areas of pasture and water meadows within the valley floor.
- Conserve and maintain areas of calcareous grassland.
- Conserve and restore the structure and condition of ancient semi-natural woodlands at Halfway Wood, Peake Wood and Old Winchester Hill (species rich Ash-Hazel woodland), as well as other scattered woodlands, through appropriate management such as thinning, coppicing, replanting, ride and edge management. This would also be an area suitable for the reintroduction of native black poplar, *Populus nigra*.
- Control scrub encroachment on scarp to minimise loss of calcareous grassland.
- Seek opportunities to restore arable to chalk downland, especially adjoining existing species-rich grassland.
- Conserve and restore the hedgerow network to connect key habitats where appropriate.
- Conserve important archaeological sites such as Old Winchester Hill fort.
- Restore the water meadow structures and encourage appropriate management of the meadows.
- Conserve and manage the rural character of the land, footpaths, tracks and visitor attractions.
- Encourage the retention and traditional management of watercress beds, to ensure that they remain a characteristic feature of this area.
- Encourage environmentally and economically sustainable agricultural practices, to minimise fertiliser and soil run-off for example, which could lead to the pollution of the River Meon.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Conserve the rich bio-diversity associated with the clear spring water and the river banks.

Built Form Strategies

- Conserve the form and pattern of the river valley settlements.
- Conserve the open, undeveloped character of the valley sides, avoiding the construction of large agricultural buildings here, for example.

APPENDIX 2: Landscape Character Area Key Characteristics Landscape Strategies and Built Form Strategies

16. Upper Meon Valley Landscape Character Area (continued)

- Promote the use of local building materials, such as red brick, flint and clay plain tiles in keeping with the character of existing settlements.
- Respect the compact and small-scale nature of existing dwellings.
- Conserve rural garden boundaries such as brick and flint walls, and native hedgerows and promote their use in new developments.
- Respect the sparse pattern of development beyond the river valley floor.

17. Hambledon Downs Character Area

Key Characteristics

- Undulating rolling landform including part of the South Downs ridgeline to the north of character area where the highest points are at Teglease Down. The land gradually falls from the north-east to the Hambledon valley, but with a secondary ridge east/west of Hambledon. Scarps and dry valleys are common features.
- Upper chalk geology with deposits of clay with flints to the east and west of Hambledon. This gives rise to shallow, well drained calcareous soils.
- The Downs fall towards the south, to the dry Hambledon Valley with gravel deposits. A tributary of the River Wallington flows through the valley to the south of Hambledon.
- Arable crop production dominates the area, interspersed with woodland and pasture on the steeper slopes.
- A variety of copses, shelter-belts and woodlands, many of which are ancient semi-natural woodland and designated as Sites of Importance for Nature Conservation.
- Medium to large irregular wavy fields formed through the enclosure of downland in medieval times, together with more regular fields created at the time of parliamentary enclosure.
- Few historic parks, except those concentrated around the settlement of Hambledon. The main one Bury Lodge, a late 18th Century Park.
- Habitats of ecological significance include ancient semi-natural woodland, and remnants of unimproved calcareous grassland, both often associated with scarps.
- Varied degrees of visual enclosure, from the exposed downs to the more enclosed areas to the south of the character area, with a strong pattern of hedgerows, intermittent trees and woodland.
- Numerous long views from high points on the Downs, in particular from Teglease Down, where there are long views over south Hampshire to the Isle of Wight, and views over Hambledon from the surrounding escarpments.
- Tranquil rural nature with no major routes which passing through the area (the main one being the B2150). Routes consist of an intricate network of ancient minor roads, lanes and drove roads. These are mainly straight and open across the downs and winding and narrow elsewhere.
- Sparsely populated area with one main settlement, Hambledon, located in a sheltered base of scarp position, other dwellings include isolated farms with associated outbuildings and cottages.
- The settlement of Hambledon has a distinctly linear form, dictated by the location of adjacent scarps. It has Roman origins and a Georgian architectural character.

Landscape Strategies

- Encourage the extension of existing chalk downland, through agricultural and planning policies (e.g. compensation for unavoidable loss of wildlife habitats resulting from planned development).
- Conserve the large-scale open rolling landscape of the Downs by concentrating any new planting in the valleys.
- Encourage the conservation and enhancement of the hangers and areas of unimproved calcareous grassland on scarp slopes.
- Encourage environmentally and economically sustainable agricultural practices, to minimise fertiliser and soil run-off for example, which could lead to the pollution of watercourses.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Encourage the protection and conservation of important wildlife and historic features such as ancient hedgerows and woodlands, tracks and historic parks, especially where they provide a link with other semi-natural habitats.
- Conserve and restore the structure and condition of the woodlands through appropriate management such as thinning, coppicing, replanting, ride and edge management and the removal of invasive alien species.
- Promote the introduction of less intensive farming methods to enhance biodiversity and reduce risks of pollution of the aquifer and both pollution and siltation of downstream watercourses.
- Conserve and enhance the rural agricultural character and mosaic of landscape features, which create the contrasting scale of open and enclosed areas of downs.
- Conserve and enhance the remote character and contrasting scale of open farmland and enclosed wooded areas of clay plateau.
- Conserve and restore the landscape and built features of the historic parks as appropriate, in particular through continued replacement tree planting, woodland management and the restoration of pasture.
- Monitor success of ecological strategies by surveying farmland birds and calcareous grassland plants.

Built Form Strategies

- Resist visually intrusive development on elevated ridges, including large-scale farm structures and telecommunications masts.
- Conserve the rural character and sparse pattern of farms and settlements.
- Ensure that new development in Hambledon reflects the strong form and pattern of the village, in relation to the adjacent scarps.
- Respect the distinctive Georgian character of the village with appropriate design, scale of buildings and materials.
- Ensure that the intimate rural character of the complex pattern of small roads, lanes and tracks is not altered through inappropriate road improvements.

18. Forest of Bere Lowlands Landscape

Character Area

Key Characteristics

- Undulating landscape at the foot of the Chalk Downs which drop steeply down to the coastal plain at Portsdown Hill to the south of this area.
- Varied geology, mainly consisting of London Clay with areas of Bagshot sand and river valley alluvium.
- The catchment of the River Wallington, which flows east to west through the south of the character area, including tributary streams, wetlands and ponds.
- Land cover characterised by farmland and a high proportion of assorted woodland. The farmland is largely arable, with pasture concentrated on lower ground. However it retains an exceptionally high cover of semi-natural habitats, including an extensive complex of base-rich neutral meadows along the tributaries of the Wallington, remnants of heathland (Wickham and Walton Heath Commons), neutral-acid grassland and marsh (Lye Heath Marsh and Hook Heath Meadows SSSIs), wood pasture (such as Anthill Common, Creech Walk, West Walk) and species rich ancient semi-natural woodland (such as Place Wood, Ham Coppice). It is therefore one of the most bio-diverse areas in Winchester District, with many areas designated as SINC.
- Plantation woodland over heath, such as Walton Heath Plantation and 19th century plantations such as parts of Creech Walk.
- The area is historically strongly associated with the Royal Forest of Bere, which was once a royal hunting reserve, encompassing a much larger area than the present forest. The framework of the landscape is typified to the south by assarts evolved from the piecemeal clearance of woodland from medieval times onwards, forming irregular enclosures and winding lanes. To the north of the area, parliamentary type enclosure is typical.
- Southwick Park and West Lodge historic parks lie within the area. The setting for Southwick Park, based on the site of a 12th century Augustine Priory, was developed as a deer park from the 16th century and now accommodates a military establishment and a golf course. West Lodge lies within West Walk Woodland and is a late 18th Century park.
- Remote and enclosed feel too much of the area, due to the presence of woodland and narrow hedged roads.
- Popular public woodland walks including West Walk and Creech Wood supplemented by numerous rights of way, including Wayfarers Walk and Pilgrims Way.
- Routes vary from straight roads with wide verges, associated with heathland settlements and the pasture on clay, and long winding narrow hedged routes through the mixed farmland and woodland.
- Settlements are scattered throughout the area, with the largest ones located in the north and small shrunken hamlets and farms to the south such as Boarhunt. Sprawling 19th century settlements associated with heathland to the north include Soberton Heath, and chalk-clay spring line settlements such as Denmead, and estate villages such as Southwick.

Landscape Strategies

- Increase awareness of the Forest of Bere.
- Conserve and restore the structure and condition of the woodlands through appropriate management such as thinning, coppicing, replanting, ride and edge management and the removal of invasive alien species.
- Create a more heavily wooded matrix between woodland blocks, such as West Walk and Creech Wood.
- Conserve semi-natural grassland through the promotion of extensive grassing systems and hay making without fertiliser or herbicide.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Identify and restore ancient species rich hedgerows.
- Restore and appropriately manage former heathland areas, through clearance, grazing and controlled burning where appropriate.
- Create wetland habitats along the River Wallington valley.
- Improve habitat footpath linkages between Creech Wood and West Walk.
- Conserve and enhance the parkland associated with Southwick Park.
- Monitor the success of strategies by regular surveys of key species, particularly the distribution and abundance of those characteristic of unimproved grasslands and heaths.

Built Form Strategies

- Enhance local urban edge, by planting locally indigenous hedgerows.
- Resist development, which further fragments the restoration of the former Forest of Bere, or suburbanises local settlements, such as that associated with 'horsiculture'.
- Minimise the impact of intrusive structures such as telecommunications masts and electricity pylons, through sensitive siting, screening and the use of underground cables.
- Respect the distinctive linear pattern of many of the heath-associated settlements.
- Respect the historic character of Southwick.
- Respect the distinctive relict pattern of smallholdings at Hundred Acres.
- Retain the rural character of the local minor roads within the character area.

19. Portsdown Hill Landscape Character Area

Key Characteristics

- Chalk dip slope, rising evenly from north to south where it forms an east-west scarp along the northern edge of Portsmouth.
- Large, predominantly arable fields, with straight boundaries formed by late, formal enclosure, together with larger irregular fields bounded by lanes, resulting from informal post-medieval enclosure.
- Sites of recognised ecological interest confined to secondary calcareous grassland that has developed on the steep slopes of man-made structures, as at Fort Southwick. However, area also likely to be of value to declining farmland birds and arable weeds.
- Generally minimal hedgerow structure, concentrated on the lower slopes where the hedgerows contain a variety of species and are often on banks. Few trees.
- Small areas of woodland along the northern base of the slope, including 19th century plantations. Elsewhere, however, there is a general lack of trees and woodland.
- Elevated, exposed southern ridgeline gives long panoramic views over the Forest of Bere to the north. The land continues to rise to the south of the District boundary, ultimately forming an escarpment overlooking Portsmouth (and lying within Portsmouth City's administrative boundary).
- Series of narrow, irregular sunken lanes connecting the northern lowlands to the southern hilltop, probably representing old drove roads. The B2177 is the only road cutting diagonally up the hill and then along the ridge.
- The Victorian Palmerston forts, Fort Nelson and Fort Southwick, together with Fort Widley (within Portsmouth City boundary), form an important series of historic landmarks along the hilltop. Massive earthworks (glacis).
- Other than the strong military presence along the southern ridge, this area contains little settlement, other than occasional farms located along the spring line. Evidence of deserted medieval villages at Boarhunt and adjacent to Mill Farm, Widley.

Landscape Strategies

- Promote environmentally and economically sustainable agricultural practices, to minimise chemical and soil run-off, which could lead to the pollution of the River Wallington and the aquifer.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Protect the open, unenclosed nature of the area through appropriate hedgerow management. This will be of benefit to farmland birds and the preservation of long views.
- Promote less-intensive agricultural practices to sustain arable weed flora and farmland birds.
- Promote restoration of arable to chalk grassland, especially extending existing areas of interest.
- Protect the narrow and rural character of the lanes in this area and their north-south direction, by resisting any road improvements, which would threaten these features.
- Conserve the open panoramic views to the north by avoiding new development in prominent or inappropriate locations.
- Restore fields that have been subdivided into paddocks, through the removal of post and rail fencing and sheds, for example.

Built Form Strategies

- Respect the setting of Fort Southwick and Fort Nelson.
- Conserve and respect the scattered nature of settlement in the area and its visually remote character.
- Integrate new development into the surrounding rural landscape through the use of appropriate siting and screening with indigenous planting. Avoid locating new agricultural buildings in prominent, visually intrusive locations.
- Conserve and promote the use of local building materials such as red brick, flint and clay tiles.
- Minimise the impact of intrusive structures such as MOD boundary fencing, telecommunications masts and electricity pylons, through sensitive designs and siting, and the use of underground cables.

20. Lower Meon Valley Landscape Character Area

Key Characteristics

- A linear, fairly narrow river valley with gently sloping sides, situated within the clay lowlands of the Hampshire Basin.
- The area has a complex geological make-up, with riverine associated alluvium and gravel passing through bands of clays, sands and loam.
- The Lower Meon Valley floor has a distinctively riparian character, with a flat low lying flood plain, with riverside pastures and marshy grassland. Many of these retain high species-richness. Important ecological habitats within the area include the river itself and agriculturally unimproved meadows, such as Huntage and Wickham Meadows.
- The valley floor and sides are typified by paddocks and pastures (enclosed meadows), with little remaining evidence of original water meadows. The adjoining sloping fields are typified by medium irregular assorted fields, particularly to the south, and larger parliamentary fields to the north.
- The character area is well treed, with willow-lined watercourses and riverside woodlands and valley side woods, many of which are designated a SSSIs or SINCS, and are remnants of ancient woodland. This well treed character creates a sense of intimacy and enclosure.
- Historic Parks are commonly found in river valley locations. Rookesbury Park, for example, is situated to take advantage of river valley views.
- Sheltered pastoral and rural character of the valley floor with few detracting influences.
- Routes within the character area generally follow the valley, on the higher ground of the valley sides.
- A sparse pattern of settlement, with dwellings generally located on the higher ground of the valley sides. Wickham is the main settlement within the character area. This compact nucleated historic village has expanded east and west of the river around a medieval planned centre. Knowle is also developing as a new, nucleated village with a character strongly influenced by its previous use as a Victorian hospital.
- Traditional building materials in the area are influenced by the clay geology and include red and grey bricks and clay plain tiles. Later buildings such as Knowle hospital are also roofed with slate. Thatch is not common in this area and flint is rare.
- The disused railway line, which follows the river valley side, creates a distinctive tree-lined feature within the landscape and part is used as a bridleway/cycleway.

Landscape Strategies

- Retain and enhance the rural and riparian character of the area.
- Identify, conserve and enhance areas of agriculturally unimproved neutral grassland and water meadows.
- Conserve and restore the structure and condition of the woodlands through appropriate management such as thinning, coppicing, replanting, and the removal of invasive alien species.
- Encourage the creation of new woodlands to link with existing woodland in adjacent character areas, where appropriate.
- Restore and enhance hedgerow structures through replanting and appropriate management.
- Improve footpath linkages to the disused railway line and the Forest of Bere.
- Encourage environmentally and economically sustainable agricultural practices to minimise fertiliser and soils run-off, which could lead to the pollution of the River Meon.
- Conserve and restore the landscape and built features of the historic parks as appropriate, in particular through continued replacement tree planting, woodland management and the restoration of pasture.
- Encourage the restoration and replanting of hedgerows within golf courses in order to maintain the historic field pattern, using appropriate indigenous species.
- Conserve the rich bio-diversity associated with the clear spring water.
- Restore fields that have been subdivided into paddocks, through the removal of post and rail fencing and sheds, for example.

Built Form Strategies

- Future development should be sensitive to the historic character of settlements within the character area.
- The compact nature of existing settlement should be respected and enhanced, with the avoidance of ribbon development.
- Conserve and promote the use of typical local building materials such as red brick, blue brick, clay plain tiles and natural slate.
- Sensitively locate buildings within the countryside, avoiding open ridge-lines and integrating them into the landscape setting, and incorporate new indigenous planting where appropriate.
- Minimise the impact of intrusive structures such as telecommunications masts and electricity pylons, through sensitive siting, screening and the use of underground cables.
- Conserve and enhance the rural character of existing roads and lanes and avoid new inappropriate road improvements where possible.

21. Whiteley Woodlands Landscape Character Area

Key Characteristics

- Gently undulating lowlands underlain by sands, loams, gravels and clays. This poor quality agricultural land has proved unattractive for cultivation and development.
- Minor streams drain the area into the River Hamble to the west and River Meon to the east. The River Hamble at Curbridge constitutes the District's only, very small, stretch of tidal river. Rich woodland surrounds the Upper Hamble, which is designated an SSSI. This grades into neutral grassland, reed beds, salt marsh and tidal mudflats.
- Irregular small to medium sized meadows are closely integrated with a strong assorted woodland structure.
- Small areas of paddocks, nurseries and smallholdings are situated along Biddenfield Lane, Titchfield Lane and Funtley Lane to the east of the area, plus an extensive landfill site and small industrial uses.
- Predominance of woodland, including a relatively high proportion of ancient woodland, much of which has been replanted with conifers. The many small semi-natural ancient woodlands include Blackmoor Copse and Ridge Copse. Much of this woodland, including the replanted areas, is protected by national and local wildlife designations providing important habitats for flora and fauna.
- Hedgerow boundaries in the area are strong and often sit on banks. The woody species mix is varied, containing mainly hazel, together with hawthorn, goat willow, gorse and dog rose and ancient woodland indicator species on the banks.
- Occasional long views, but generally enclosed by woodland.
- Few roads or paths, especially in the centre of the area, although the main South Coast railway line goes through here. This and a section of the M27, which crosses through the southern area adjacent to Whiteley, reduces the tranquillity of the area.
- A long history of occupation since the Stone Age, focused on Fairthorne Manor, Curbridge, including the site of a Roman building and kiln. A moat is also present in Maid's Garden Copse, and a Roman kiln in Hall Court Wood.
- Settlement is sparse, occurring at the edges of the character area with a predominance of woodland in the centre. The only settlements are Curbridge and the recent major development of Whiteley, which provides employment, housing and community/service facilities. Farms are sparsely scattered and occasional dwellings and small holdings have been developed in the latter 20th century along Titchfield Lane and at Lee Ground.
- Although development has occurred predominantly in the 20th century, some older farms can be found, constructed mainly of red brick with clay tiles.

Landscape Strategies

- Consider the potential for adverse impacts (arising from increased silt loads and agricultural chemicals) on the Upper Hamble SSSI, in the environmental assessments, which accompany applications to plough permanent grassland or build golf courses in the vicinity.
- Conserve and restore the structure and condition of the woodlands through appropriate management such as thinning, coppicing, replanting, ride and edge management and the removal of invasive alien species. Manage woodland rides and edges to encourage invertebrates.
- Conserve and restore the structure of woodlands by planting new woodland to link ancient woodland remnants, using locally native stock to create the woodland community/ies appropriate to the geography and geology. Native woodland stands in this character area vary from dry Hazel - Oak to Ash - Wych Elm, the latter containing rare Small-leaved Lime coppice. New woods in this area should include wide rides.
- Conserve and enhance hedgerows through appropriate management. Where hedgerows have been lost or have gaps, they should be replanted to restore the landscape pattern, using locally native shrubs and trees. Additional hedgerow trees should be planted where trees have been lost or are over mature.
- Conserve the varied open and enclosed views throughout the area.
- Encourage environmentally and economically sustainable agricultural practices, to minimise fertiliser and soil run-off, for example, which could lead to the pollution of the River Hamble.
- Restore and enhance the biodiversity of arable farmland, by encouraging the retention of conservation headlands, wildlife strips and grass strips around fields, and the increased use of spring sown arable crops and retention of winter fallow fields.
- Conserve and enhance species-rich grassland through traditional management techniques
- Create grasslands of nature conservation, managed by extensive stock grazing and hay making without the application of herbicide or fertiliser.

Built Form Strategies

- Enhance local urban edge, by planting locally indigenous hedgerows.
- Resist development, which further suburbanises local settlements such as that associated with 'horsiculture'.
- Conserve the narrow winding rural character of roads.
- Respect the small-scale nature of existing dwellings in the countryside.
- Integrate new buildings into the well-treed rural setting through careful siting and the appropriate use of locally indigenous tree and hedge planting.
- Conserve and promote the use of local building materials such as red brick, painted brick, vitrified brick, clay tiles and slate in any new development.
- Conserve and promote the use of traditional rural boundaries including palisade fencing, brick walls and hedgerows in any new development.

22. Shedfield Heathlands Landscape Character Area

Key Characteristics

- Low lying, flat or gently undulating topography, with a particularly distinct ridge at Curdridge.
- Varied geology of clays and sands, ranging from London Clay around Waltham Chase and Shirrell Heath, to Bagshot Sands at Shedfield and Bracklesham Beds and Plateau Gravel at Curdridge. This has resulted in a varied ecology, as well as supporting thriving brick-making and sand-extraction industries up until the 20th century.
- Areas of poor drainage and minor streams on underlying clays.
- Scattered species-rich neutral grassland retained in the Hamble catchment, including Waltham Chase Meadows SSSI and numerous SINCS.
- Mixture of small-scale horticulture and paddocks, with associated smallholdings, polytunnels, glasshouses and a vineyard. Fruit production was particularly dominant in the area from the mid-18th century to World War 2.
- Generally little woodland, although there are areas of assarted semi-natural ancient woodland to the east of the area, such as Dirty Copse and Bishops Enclosure and replanted semi-natural ancient woodland at Turkey Island. Scattered small areas of woodland are also found around Curdridge and Shedfield.
- Heathland at Shedfield, with remnant heath indicators elsewhere, including acid grassland, gorse, birch and oak. Much of the area was open heath and forest until the mid-19th century, forming part of the former hunting 'chase'.
- Straight boundaries, hedges and roads formed by formal enclosure in Victorian times and often sub-divided by fences more recently, for use as paddocks. Other small areas such as Black Horse Lane and Sandy Lane are more ancient in character, with narrow winding lanes and irregular fields.
- Views in the area are generally short, due to the undulating topography, frequent buildings, trees and often-overgrown hedgerows.
- A relatively high proportion of the area is settled, with the villages of Waltham Chase, Curdridge, Shedfield, Shirrell Heath and Swanmore generally having evolved from the late 19th century onward. These settlements have low-density plots often interspersed with paddocks and smallholdings. Property boundaries in these areas often consist of ornamental, non-coniferous hedges.

Landscape Strategies

- Conserve and enhance areas of heathland around Shedfield through grazing and controlled burning, where appropriate, to prevent woodland succession.
- Enforce planning policies to protect existing heathland from development or agricultural use.
- Conserve and enhance the small-scale mosaic of heathland, pasture and woodland, in and around the settlements of Curdridge, Shirrell Heath and Shedfield and to the east of Waltham Chase.
- Encourage the restoration of large-scale woodland in the west of the character area, which is part of an area that appears to have been more extensively wooded.
- Conserve and restore the structure and condition of the woodlands through appropriate thinning, coppicing, replanting and ride and edge management. Replanting should use locally indigenous species and alien species should be removed from semi-natural ancient woodland.
- Protect and conserve hedgerows through appropriate management. Where hedgerows have been lost or have gaps, they should be replanted, to retain the existing landscape pattern. Additional hedgerow trees should be replanted where existing trees have been lost or are over mature.
- Conserve the varied open and enclosed views throughout the area.
- Encourage environmentally sustainable agricultural practices to reduce potential for adverse effects on River Hamble and River Meon and reduced biodiversity.
- Restore fields that have been subdivided into paddocks, through the removal of post and rail fencing and sheds, for example.

Built Form Strategies

- Resist the outward expansion of Waltham Chase, Swanmore, Shedfield, Curdridge and Shirrell Heath, to ensure they remain as distinct rural settlements.
- Integrate any new dwellings into the existing settlements, with appropriate hedge and tree planting.
- Conserve and promote the use of local building materials including red brick, clay tiles and slate in any new development.
- Resist development that would further suburbanise local settlements such as that associated with 'horsiculture'.
- Conserve and promote the use of traditional garden boundaries, such as indigenous or evergreen non-coniferous hedgerows for new development.

23. Durley Claylands Landscape Character Area

Key Characteristics

- Relatively low lying, gently undulating landscape with a geology ranging from a narrow strip of Reading Beds and wider strip of London Clay, in the north around Colden Common, Lower Upham, Durley Street and Bishop's Waltham, to the mixed clays, sands and loams of Lower Bagshot Sand and Bracklesham Beds around Durley and Durley Mill.
- Land in northern part of character area drains into the Itchen, whilst that to the south drains into the Hamble.
- Numerous ponds (including Fishers Pond), streams, springs, wells and associated wetland habitats and mills, particularly relating to the Hamble, which originates in the area.
- Varied landscape of arable and pasture agriculture, copses (including ancient woodland) and scattered settlement, historically resulting from the clearance of the Forest of Bere woodland.
- Small irregular fields associated with informal and piecemeal enclosure cover much of the area, although fields with more regular boundaries associated with the 18th and 19th century parliamentary enclosure acts are found around Lower Upham and Colden Common.
- Strong hedgerow and woodland network dominated by oak, ash, hawthorn, hazel and field maple. Woodland generally assarted.
- River associated species along the River Hamble, including the flower-rich wet meadows fen at Bishop's Waltham Moors.
- Long views from elevated positions across farmland, together with shorter views enclosed by woodland and strong hedgerow boundaries.
- Numerous ancient narrow winding lanes, except in areas of parliamentary enclosure where the roads are straight with wide verges and clipped hedges with standard oaks.
- Historic parkland, including park pale, associated with Marwell Manor and park lug associated with Bishop's Waltham Palace.
- Numerous scattered farms and dwellings centred around Durley, together with the nucleated clay-chalk spring-line settlements of Colden Common and Bishop's Waltham.
- Traditional construction and building materials include timber frame with brick infill, red brick, vitrified brick, painted brick, clay tiles. Thatch is relatively rare.
- Buildings of contrasting ages, from the historic cores of Bishop's Waltham and Durley, to the high proportion of 19th and 20th century buildings in Durley Street, Colden Common and the outskirts of Bishop's Waltham.

Landscape Strategies

- Conserve and restore the structure and condition of the woodlands through appropriate management such as thinning, coppicing, replanting and ride and edge management. Replanting should use locally indigenous species and invasive alien species should be removed. In particular, appropriate management of semi-natural ancient woodland should be encouraged through Forestry Authority grants.
- Protect and conserve hedgerows through appropriate management. Where hedgerows have been lost or have gaps, they should be replanted, to retain the existing landscape pattern. Additional hedgerow trees should be replanted where existing trees have been lost or are over mature.
- Conserve the varied open and enclosed views throughout the area.
- Encourage environmentally and economically sustainable agricultural practices, to minimise chemical run-off, which could lead to the pollution of the River Hamble and reduce biodiversity.
- Protect grasslands of ecological interest by enforcement of planning policies and support for Countryside Stewardship.

Built Form Strategies

- Conserve the nucleated form of Colden Common and Bishop's Waltham.
- Conserve the scattered pattern of rural farm settlements.
- Respect the small-scale nature of existing dwellings.
- Integrate new development into the well-treed rural setting through careful siting and the appropriate use of locally indigenous tree and hedge planting.
- Conserve and promote the use of traditional building materials such as red brick, painted brick, vitrified brick, clay tiles and slate in any new development. Buildings utilising corrugated iron and thatch should also be conserved.
- Conserve existing and promote the use of traditional rural boundaries including palisade fencing, brick walls and hedgerows in any new development.



1. Since the Earth Summit in Rio in 1992, environmental, and subsequently, sustainability issues have been firmly set on the agenda. Sustainable development, which means ensuring that the needs of the present are met without compromising the ability of future generations to meet their needs, is an important issue for local government, as custodian of our environment.
2. Development plans lie at the heart of the planning system and planning decisions are taken in accordance with these plans unless material considerations dictate otherwise. Planning Policy Guidance notes (PPGs) and Statements (PPSs) emphasise the need for local authorities to encompass a wide range of environmental, social and economic issues and one way of ensuring such issues are addressed fully, is to undertake a sustainability appraisal of the development plan policies as they are being drawn up. This is in accordance with PPG 12: Development Plans, which expects all local authorities to undertake an appraisal of their development plan.
3. The main aim of a sustainability appraisal is to ensure that the policies in the development plan are compatible with each other and the general sustainability aims. Where policies fail to be compatible or sustainable, they should be reassessed to see if amendments should be made. As a result, the sustainability appraisal is an ongoing process, and should evolve with any changes to the Local Plan policies.
4. As part of the appraisal process, a scoping exercise was carried out of all the Planning Policy Guidance notes in the early stages of preparing the Plan to ensure that the Local Plan reflected the main aims and objectives of Government advice. Following on from this, the methodology for the appraisal was derived from the (then) Department of the Environment Good Practice Guide: Environmental Appraisal of Development Plans, 1993. This formed the basis of the appraisal, although a broader approach was used, encompassing sustainability issues, such as social and economic criteria as well as environmental ones.
5. The 13 Local Government Management Board Key Themes to a Sustainable Community (1994) formed the basis for devising 28 more detailed tests/indicators. The 13 themes and 28 tests/indicators are as follows:

APPENDIX 3: SUSTAINABILITY APPRAISAL

CRITERION	DESCRIPTION	TEST/INDICATORS
1 RESOURCES	Resource consumption (energy, materials, land etc) is reduced, resources are used efficiently, waste is minimised and refuse, recycling encouraged.	<ul style="list-style-type: none"> Land Use Resource Use Protection of Resources
2 POLLUTION	Pollution (of air, noise, water etc) is limited to levels which natural systems can cope without damage.	<ul style="list-style-type: none"> Pollution Transport
3 BIODIVERSITY	The diversity of nature is valued and protected, and accessible to all.	<ul style="list-style-type: none"> Protection of Diversity Access to wildlife/nature sites
4 LOCAL NEEDS	Wherever possible, all local needs are satisfied by local service, production and supply.	<ul style="list-style-type: none"> Provision Use
5 BASIC NEEDS	Everyone has access to good food, water, shelter and fuel at affordable costs.	<ul style="list-style-type: none"> Housing Provision Equality
6 SATISFYING WORK	Opportunities are available for all to undertake satisfying work in a diverse economy, recognising the value of informal unpaid work, and paying fairly.	<ul style="list-style-type: none"> Economy Employment
7 HEALTH	Safe, clean, pleasant surroundings support the work of the health services that emphasise prevention of illness as well as care.	<ul style="list-style-type: none"> Treatment Prevention
8 ACCESS	Access to facilities, services, jobs, goods and people is achieved at minimal environmental cost and is not determined by car ownership or income.	<ul style="list-style-type: none"> Access
9 SAFETY	People live without fear of violence from crime or persecution because of beliefs, race, gender, income, disability or sexuality.	<ul style="list-style-type: none"> Crime Fear of Crime Road Safety
10 KNOWLEDGE	Everyone has access to skills, knowledge and information necessary to enable them to play a full part in society.	<ul style="list-style-type: none"> Self-Development Sustainability Awareness
11 EMPOWERMENT	All sections of the community are empowered to participate in decision-making at all levels and in all areas of society.	<ul style="list-style-type: none"> Involvement Equity
12 LEISURE	Diverse cultural, leisure and recreation opportunities are readily available to all, and can be generated by people themselves.	<ul style="list-style-type: none"> Provision Access
13 DISTINCTIVENESS	Places, spaces, settlements, buildings, landscapes and objects are designed to value and protect local diversity, uniqueness, identity and distinctiveness.	<ul style="list-style-type: none"> Protection of Built Environment Urban Design Uniqueness Local Identity

6. The adopted Local Plan contains 142 Policies, each of which have been appraised against the 28 tests/indicators using a Sustainability Matrix. Each Local Plan policy 'scored' one of the following:

- ✓ Positive Effect
- ?✓ Possible Positive Effect
- X Negative Effect
- ?X Possible Negative Effect
- ? Uncertain Overall Effect
- Ø Neutral – no relationship or insignificant impact

The results of this scoring process are summarised in the tables starting on page 205.

7. Any policies which emerged as being in conflict with the criteria were identified and re-examined in an attempt to redress the conflict. A summary of the main areas of conflict is contained in the following section of this Appendix.

Overview

8. The Policies in the Review Local Plan have been rigorously scored against the 28 criteria, which resulted in a number of negative scores. In some instances the Policies were amended slightly to reduce some negative aspects. In other cases the negative scores are offset by positive scores against other criteria, the requirements of other Policies in the Plan, or result from a requirement of other agencies, such as the Government, or Hampshire County Council, as the Local Plan must be in conformity with them. As a result, there is limited scope to amend Policies where they continue to score negatively.
9. This Appendix contains a summary matrix of all the Policy scores. It is not intended that the whole document will be published, although it is available for public inspection at the Planning Authority's offices.

Policies where conflict arises

Design and Development Principles

10. Policy DP.6 seeks more energy efficient development, which may have a slightly negative impact upon housing provision. Energy efficient technology can cost more to install and these costs could be transferred to house buyers, thus reducing the 'affordability' of houses. However, many energy efficiency measures can be implemented without significant extra cost and should result in lower fuel bills. The Policy is in accordance with Government guidance and the aims of the Policy outweigh any possible disbenefits.

11. Policy DP.8 seeks to reduce the amount of run-off from development and avoid development on floodplains. Such an approach could lead to a slightly lower density of development, thus requiring more land. However, the approach taken is in accordance with Government guidance and seeks to reduce flooding problems. It may be possible to overcome many of the issues with adequate flood protection and mitigation measures.
12. Policies DP.10 and DP.11 seek to reduce the impact of pollution generating developments and unneighbourly uses, by locating them away from residential uses. As a result, such development could occur on greenfield land and on sites which are not as easily accessible as those in more central locations. There are also possible negative impacts upon the local economy as sites are not as attractive for businesses, and urban design issues where such uses require unusual building shapes/sizes which may be out of character, or contain uses which are incompatible, with the surrounding area. However, it is important to protect the amenities of local residents and these uses will only be permitted in exceptional circumstances rather than as the norm.
13. Policy DP.13 seeks to redevelop contaminated land and ensure suitable remedial measures are implemented to prevent risk to future uses. Such requirements to clean up sites means that the Policy scores negatively on basic needs issues such as housing and equality as the costs of the clean-up will be passed on to the cost of the housing development, therefore reducing the choice and 'affordability' of housing. It may also have an impact upon land use, as these areas may become less attractive to developers with the additional burdens imposed on them, thus they will look for alternative sites. However, cleaning up these sites is positive and will minimise the need for greenfield land.

Countryside & Natural Environment

14. Policies CE.1 – CE.3 do not permit residential development within the defined Strategic and Local Gaps. This could have a negative effect on provision of a mix of housing types, sizes and costs for people in rural areas. However, the areas involved are small and would in any event be subject to countryside policies which restrict housing. The protection of settlement and landscape character and local amenities, as well as the prevention of urban sprawl, are consistent with Government advice and, with the aims of developing on brownfield sites within the settlements.
15. Policies CE.13 and CE.14 allow development in rural areas for agricultural or forestry uses in certain circumstances. This may have a slightly negative impact upon the character, appearance and local identity of these areas as such developments can require larger and more unsightly buildings. However, with changes in agriculture and the rural economy, it is necessary to be flexible and, with careful planning, it should be possible to minimise the impact.
16. Policies CE.15 - CE.18 allow rural enterprises and farm diversification in certain circumstances. In addition, Policy CE.28 permits the development of recreation and tourist facilities in the countryside. However, due to the rural locations, these may not be situated in easily accessible locations, which can have a negative impact upon traffic generation and access. However, a balance needs to be struck between keeping the rural economy healthy and transport issues; both of which will be fully considered when assessing each case. The Transport Policies in the Plan seek to minimise car use and encourage alternative modes. As a result, the City Council will seek locations which are as accessible as possible, and may also require companies to produce Green Travel Plans to show how they aim to reduce the need to travel by car.

Historic Environment

17. Policies HE.4 – HE.16 all score slightly negatively on safety grounds, particularly on reducing the opportunities for crime to occur, with improved design and landscaping. This is largely down to the protection of the features within historic environments, including walls, trees and other landscape features, which may prevent good surveillance and visibility. Many of these Policies also score slightly negatively on reducing the fear of crime for similar reasons. However, it is important to retain those landscape features of historic environments which form an important part of the District's character. There may be some scope in new development to design landscaping to take safety into account.
18. Policies HE.4 – HE.6 and HE.13 – HE.16 may also score negatively on equality and equity because they impose additional controls on development within Conservation Areas, especially upon Listed Buildings, which may restrict the development of a range of house types and sizes. This is in accordance with Government advice, which stresses the importance of encouraging good design and protecting the character of these areas. However, other policies in the Plan, such as Policy H.7, encourage a mix of housing types and sizes on all sites of two or more dwellings.
19. Policy HE.17 relates to the re-use of rural buildings of historical or architectural interest for employment or storage uses. This scores negatively on access issues due to the rural locations involved. However, keeping such buildings in some sort of use may be preferable to them falling into disrepair, although access issues will be considered when determining applications.

Housing

20. Policy H.1 sets out the general housing requirements for the plan period in accordance with the Hampshire County Structure Plan Review. It incorporates the

Major Development Area (MDA) allocations which are designated on greenfield sites. Policy H.2 identifies a number of Local Reserve Sites which may need to be developed. These policies score negatively on all of the resource and pollution criteria because they require the development of some greenfield land. However, the remainder of the housing is to be incorporated into the settlements on brownfield sites, which will address these issues. There are also a number of 'uncertain' scores, which it should be possible to overcome with other policies in the Plan, particularly relating to the protection of nature and local identity issues, which should be addressed with good design (Policy DP.3).

21. Policies H.3 – H.4 score slightly negatively on pollution by virtue of the fact that more housing could add to the amount of air, noise and light pollution, simply because there is more development within an area. This is likely to be the case wherever housing is located, although the impacts can be minimised by locating development in the more sustainable built-up areas in comparison to rural areas, where the overall impact would be much greater. Restricting development to the existing built-up areas should minimise any impacts upon ground, surface and drinking water, as the infrastructure is already in place, whilst there is also potential to reduce the amount of contaminated and derelict land.
22. Policy H.6 permits small-scale housing schemes as an exception to other policies of the Plan where they will meet the needs of local people who are unable to afford to rent or buy property on the open market. As a result, housing may be permitted on greenfield sites outside the settlement boundary, resulting in negative scores for land and resource use, as well as pollution and transport. This is as a result of the sites potentially being on the edge of settlements and not close to existing facilities and services. However, there is a lack of affordable housing within the District, and not permitting such

development could seriously compromise people's access to their basic needs.

23. Policies H.9 and H.10 allow mobile homes to be located within the settlements where they can be accommodated without detriment to the area, and restrict their change of use. Due to the nature of mobile homes, they can often be out of character with the locality and therefore, score negatively on urban design and local identity. There is little scope to improve such developments, as can be achieved with buildings, except with the aid of suitable landscaping and by restricting them to settlements outside of the Area of Outstanding Natural Beauty. These types of development also score negatively on prevention of health problems, as they do not reduce the factors contributing to ill-health, and could exacerbate them. However, they provide an important source of affordable housing to some sectors of society, which is under-provided in the District.

Employment

24. Policies E.1 – E.4 score uncertainly on transport and health prevention as it is not known what impact employment development may have, being dependent upon the type of development allowed. However, there are a number of policies in the Plan which should minimise any likely impacts on nearby residents and also seek development in locations which are accessible by a choice of mode of transport. These should overcome any possible negative aspects of employment development.

Town Centres, Shopping, Facilities and Services

25. Policy SF.3 permits A3, A4 and A5 uses within town centres where they will not harm nearby residential properties or the character of the area. There is a possibility that allowing uses such as pubs, which are open until late at night, may score slightly negatively on crime and fear of crime. This is due to rowdy and antisocial behaviour

APPENDIX 3: SUSTAINABILITY APPRAISAL

which may result from people leaving these premises. However, such uses may also help to create a more vibrant place, whereby there are more people on the streets throughout the day and night, offering greater natural surveillance and thus reducing opportunities for crime to occur and the fear of crime. The Policy accords with Government advice which seeks to create a mix of uses in town centres, and the benefits of encouraging such mixed uses should outweigh any disbenefits.

26. Policy SF.5 restricts uses within the defined Primary Shopping Area to retail uses at ground floor level. This results in a slightly negative score for leisure provision as it will not be permitted within these areas. However, the Policy is in accordance with Government guidance, seeking to retain a mix of uses within town centres. Retaining retail uses in the core area whilst permitting other mixes of uses on upper floors and within the rest of the town centre should ensure its vitality and viability are maintained.
27. Policy SF.8 provides for development that is essential for the operation of existing further and higher education establishments in the countryside. As these sites are in rural locations they score negatively on transport and protection of resources issues. However these may be alleviated in part by the requirements for an impact assessment to be carried out to assess the consequences of any increase in student numbers in terms of sustainability. Indeed, the opportunity for students to live closer to the establishments at which they study may actually reduce the need to travel.

Recreation and Tourism

28. Nearly all the Policies in this Chapter score slightly negatively on land use and many on the protection of resources. This is due to the protection of land for recreational use within the settlements, or allowing recreational uses in the countryside. Both could have implications for the availability

of land for development within the settlements and using greenfield land in the countryside. However, it is important to provide adequate recreational and amenity facilities for local residents to improve their quality of life. In addition, some recreational facilities are of a type which need to be located in a rural area, either because of the noise generated, or the amount of land needed, for example golf courses. As a result, recreational and tourism development is permitted in certain locations, although there are tight controls on them, afforded by other policies of the Plan.

29. Policies RT.11 – RT.13 all score quite negatively on pollution and biodiversity issues, due to the rural locations involved. There are also uncertain impacts on access and road safety. However, these Policies relate to equestrian uses, golf and noisy sports, all of which require rural locations. The Policies have a number of criteria which seek to control the development, for example, equestrian development must be located where there are bridleways nearby to avoid exacerbating conflicts on rural roads. As a result, any negative impacts should be minimised by these criteria and other policies in the Plan.
30. Policies RT.16 – RT.19 relate to tourist and leisure facilities in the countryside, which also score slightly negatively on transport and access. Once again, this is due to the rural locations involved and their relative lack of accessibility. However, there are controls over such development, which will not be permitted in certain locations, whilst other policies in the Plan seek to minimise any possible negative aspects.

Transport

31. Policies T.6 – T.10 have an uncertain score for land use. This is because they allow for development which will improve integrated and more sustainable modes of transport. These may require additional land to develop such facilities, which could result in a negative impact on land use. However, such facilities are likely to occur

within built-up areas, where most people will be able to use them, and thus, should be able to recycle existing developed land. Any such development will still need to be in accordance with other policies in the Plan which seek to protect the character of the District.

32. Policies T.11 and T.12 permit new road construction in two locations, as well as permitting others where it is needed to ameliorate serious environmental and/or safety problems. Thus they score negatively on land use. They also score slightly negatively on protection of resources, transport and protection of biodiversity. In addition, it is uncertain what the impacts will be on resource use, pollution and access. New roads will have a negative impact on the local environment, in terms of the use of land, and may generate additional traffic with its associated pollution. It may also encourage more traffic onto the road, or it could shorten existing journeys. Other policies in the Plan encourage more sustainable modes of travel and new roads are not generally permitted, although the two proposed are necessary to deal with local traffic issues. As a result, new roads are the exception to the rule, and other policies in the Plan should ensure that they are only considered as a last resort where a particular need arises.

Winchester

33. Policy W.1 seeks to protect the character and landscape setting of Winchester. As a result, there are tighter controls on development, which may result in a slightly negative impact upon equality. However, it is desirable to retain the character and setting of Winchester, and with the implementation of good design (Policy DP.3), it is possible to overcome this in certain locations.
34. Policy W.3 relates to the allocation of an area of open land on the edge of the City for recreation and tourism uses. As a result, it scores slightly negatively on land use and negatively on transport. Any

development of the site is likely to generate additional traffic movement, possibly from a wider catchment area, although the Policy seeks good public transport and cycle facilities and footpaths to try to provide a choice of access to the site. There is a shortfall of recreation facilities in Winchester and this site provides a good opportunity to address the shortfall.

35. Policy W.4 also scores negatively on land use and slightly negatively for resource use and protection of resources. Policy W.4 allows for the development of additional Park and Ride facilities to serve the city, in accordance with the Local Transport Plan. These are likely to be built on greenfield sites on the edge of the city due to a lack of available land within the city, thus possibly posing a threat to resources. However, the Policy has strict criteria to avoid any undue harm to the setting and character of the city and is necessary to conform with the Local Transport Plan.
36. Policy W.7 has an uncertain score relating to local needs use and fear of crime. Limiting non-residential parking may reduce access to local facilities and services, especially by car. However, at the same time, it may improve conditions for access by alternative modes, such as walking or cycling. Reducing parking may require people to park further from the facility or service, which can increase the fear of crime, particularly for women on their own. However, this may also increase the numbers of people walking and thus increase passive surveillance and careful design of car parks may improve perceptions.

Major Development Areas

37. Policies MDA.1 and MDA.2 relate to the development of a Major Development Areas (MDA) at West of Waterlooville, possible 'reserve' allocations at Winchester City (north), and an additional 1000 houses at West of Waterlooville. The MDAs have been allocated on greenfield sites, which score negatively on resource,

pollution and biodiversity issues, with a possible negative effect on the local environment and local distinctiveness. However, these MDAs have been allocated in the Hampshire County Structure Plan Review and the Local Plan must allocate them to be in conformity with the Structure Plan. As a result, there is no scope to amend these Policies, although their content seeks to ensure a Master Plan for the developments are drawn up in order to plan the developments in a comprehensive way to minimise their impacts.

Settlements

38. Policies S.3, S.6, and S.10 all score slightly negatively on transport. These Policies are mixed use allocations located in the settlements around the District. There are uncertain implications for access in these locations, as they may reduce local commuting if employees live locally, or generate additional commuting if they live further away. However, these proposals are in accordance with Government advice, which seeks to make settlements more self-contained and reduce the need to travel. These sites offer some local employment alongside housing and provide the opportunity to reduce the need to travel to work.
39. Policies S.7 and S.13 – S.15 generally relate to employment sites within the countryside around the rural settlements. They are greenfield allocations, situated adjoining the settlements or on new land included within the settlement boundary at Whiteley. As a result, they score negatively on land use, resource use, protection of resources, pollution, transport and slightly negatively on protection of diversity. There is also uncertainty over access issues. However, it is desirable to provide for employment close to where people live and create a diverse economic base in the District. These proposals are in accordance with Government advice, which seeks to make settlements more self-contained and reduce the need to travel.
- These employment sites offer the potential to provide some local employment and may help reduce the need to travel to work, which is in accordance with Government guidance.
40. Policies S.11 – S.12 are housing allocations at Whiteley. These were allocated in the previous Local Plan and have been carried forward for completion. They score very similarly to the MDA Policies above, although the access issue is uncertain. There is little scope to amend these policies as development is committed, although higher densities may be sought where possible, in accordance with PPG 3: Housing.
41. Policy S.9 proposes a new footpath along a disused railway line between Kings Worthy and Winchester. This has a slightly negative score for crime due to the rural nature of the footpath and the limited opportunities that exist to design out crime. However, the benefits of the footpath link should outweigh any disbenefits, and as more people use the footpath, passive surveillance will improve.

APPENDIX 3: SUSTAINABILITY APPRAISAL

	DP. 1	DP. 2	DP. 3	DP. 4	DP. 5	DP. 6	DP. 7	DP. 8	DP. 9	DP. 10	DP. 11	DP. 12	DP. 13	DP. 14	DP. 15	CE. 1	CE. 2	CE. 3	CE. 4	CE. 5	CE. 6	CE. 7	CE. 8	CE. 9
Land Use	Ø	Ø	?√	?	?	Ø	Ø	?x	Ø	?x	?x	?x	?	?	?	?√	?√	?√	Ø	?√	?√	Ø	Ø	Ø
Resource Use	?√	Ø	?√	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	√	?√	?√	?√	?√	Ø	Ø	Ø	Ø	Ø
Protection of Resources	?√	Ø	?√	?√	?√	√	Ø	√	Ø	√	√	Ø	√	?	?√	?√	?√	?√	Ø	√	√	√	√	√
Pollution	Ø	Ø	√	√	?√	√	Ø	√	?√	√	√	?√	√	?	√	Ø	Ø	Ø	Ø	?√	?√	?√	?√	?√
Transport	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	√	?x	?x	?x	?√	?√	√	√	√	√	?√	Ø	Ø	Ø	Ø	Ø
Protection of Diversity	?√	Ø	?√	√	?√	Ø	Ø	√	Ø	√	√	Ø	?√	?	?√	?√	?√	?√	Ø	√	√	√	√	√
Access to wildlife/nature sites	Ø	Ø	Ø	√	?√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	Ø	Ø	Ø	?√	?√	√	√	√
Local Needs Provision	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	√	Ø	Ø	√	√	√
Local Needs Use	Ø	Ø	?√	√	?√	Ø	Ø	Ø	√	?√	?√	Ø	Ø	√	Ø	Ø	Ø	Ø	√	Ø	?√	Ø	?√	Ø
Housing Provision	Ø	Ø	Ø	Ø	Ø	?x	Ø	Ø	Ø	Ø	Ø	Ø	x	?√	Ø	?x	?x	?x	Ø	Ø	Ø	Ø	Ø	Ø
Basic Needs Equality	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	x	?√	?√	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø
Economy	Ø	Ø	Ø	√	?√	Ø	Ø	√	Ø	?x	?x	Ø	?√	?√	?√	?√	?√	?√	√	Ø	?√	Ø	Ø	Ø
Employment	Ø	Ø	Ø	√	?√	Ø	Ø	Ø	Ø	?	?	Ø	?√	√	?√	Ø	Ø	Ø	?√	Ø	Ø	Ø	Ø	Ø
Health Treatment	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?√	Ø	Ø	Ø	Ø	Ø
Health Prevention	Ø	Ø	Ø	?√	?√	Ø	Ø	√	Ø	√	√	√	√	√	?√	Ø	Ø	Ø	?√	Ø	Ø	Ø	Ø	Ø
Access	?√	Ø	√	Ø	Ø	?√	Ø	Ø	√	?x	?x	Ø	Ø	√	Ø	?√	?√	?√	Ø	Ø	Ø	Ø	Ø	Ø
Crime	Ø	Ø	√	?	?√	Ø	Ø	Ø	?√	?√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Fear of Crime	Ø	Ø	√	Ø	?√	Ø	Ø	Ø	?√	?√	Ø	Ø	Ø	?√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Road Safety	Ø	Ø	√	Ø	?√	Ø	Ø	Ø	√	√	√	Ø	Ø	?	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Self-development	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	?√	Ø	Ø	Ø	Ø	Ø
Sustainability Awareness	Ø	Ø	Ø	Ø	?√	√	Ø	Ø	?√	Ø	Ø	Ø	Ø	√	?√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Involvement	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Equity	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Leisure Provision	Ø	Ø	?√	√	Ø	Ø	Ø	Ø	√	?	Ø	Ø	Ø	Ø	Ø	?√	?√	?√	?√	Ø	Ø	?√	?√	?√
Leisure Access	Ø	Ø	?√	√	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	?√	?√	?√	?√	Ø	Ø	?√	?√	?√
Protection of the Built Environment	?√	?√	√	√	√	?	Ø	√	Ø	√	√	Ø	√	?	?	?√	?√	?√	Ø	√	√	Ø	Ø	Ø
Urban Design	?√	√	√	√	√	?	Ø	Ø	Ø	?x	?x	?x	√	?√	?	Ø	Ø	Ø	Ø	√	√	Ø	Ø	Ø
Local Identity	?√	√	√	√	√	?	Ø	Ø	Ø	?√	?√	Ø	?√	?	?	√	√	√	Ø	√	√	√	√	√

APPENDIX 3: SUSTAINABILITY APPRAISAL

	CE. 10	CE. 11	CE. 12	CE. 13	CE. 14	CE. 15	CE. 16	CE. 17	CE. 18	CE. 19	CE. 20	CE. 21	CE. 22	CE. 23	CE. 24	CE. 25	CE. 26	CE. 27	CE. 28	HE. 1	HE. 2	HE. 3	HE. 4	HE. 5
Land Use	Ø	√	√	Ø	Ø	Ø	√	√	?	√	√	√	√	Ø	√	√	√	√	Ø	Ø	Ø	√	Ø	Ø
Resource Use	Ø	?	Ø	√	√	√	√	√	√	√	√	√	√	Ø	√	√	√	Ø	√	Ø	Ø	Ø	√	√
Protection of Resources	√	√	√	Ø	Ø	√	Ø	Ø	?	√	√	√	√	Ø	√	√	√	Ø	Ø	Ø	Ø	√	Ø	Ø
Pollution	√	√	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø
Transport	Ø	Ø	Ø	√	√	√	√	√	?	√	√	√	√	?	?	?	?	?	×	Ø	Ø	Ø	Ø	Ø
Protection of Diversity	√	√	√	Ø	Ø	?	Ø	Ø	Ø	√	√	√	√	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	√	Ø	Ø
Access to wildlife/nature sites	√	√	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	√	Ø	Ø
Local Needs Provision	√	?	Ø	Ø	Ø	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	√	Ø	Ø	Ø	Ø	Ø
Local Needs Use	Ø	√	Ø	Ø	Ø	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	√	Ø	Ø	Ø	Ø	Ø
Housing Provision	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	√	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø
Basic Needs Equality	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	×	×	×
Economy	Ø	Ø	Ø	√	√	√	√	√	√	√	√	√	√	Ø	√	√	√	√	√	√	√	√	√	√
Employment	Ø	Ø	Ø	√	√	√	√	√	√	√	√	√	√	Ø	√	√	√	√	√	√	√	Ø	Ø	Ø
Health Treatment	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Health Prevention	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø
Access	Ø	Ø	Ø	√	√	√	√	√	?	√	√	√	√	?	?	?	?	?	√	Ø	Ø	Ø	Ø	Ø
Crime	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√
Fear of Crime	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	√	√	√
Road Safety	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	Ø	√	√
Self-development	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	√	√	√
Sustainability Awareness	Ø	√	√	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	√	√
Involvement	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√
Equity	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	√	√
Leisure Provision	√	√	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	Ø	√	√	√	√	√	√
Leisure Access	√	√	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	Ø	√	√	√	√	√	√
Protection of the Built Environment	Ø	√	Ø	√	√	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	√	√	√	Ø	Ø	√	√	√	√	√
Urban Design	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	√	√	√	Ø	Ø	√	√	√	√	√
Local Identity	√	√	Ø	√	√	?	√	√	√	√	√	√	√	√	√	√	√	Ø	?	√	√	√	√	√

APPENDIX 3: SUSTAINABILITY APPRAISAL

	HE. 6	HE. 7	HE. 8	HE. 9	HE. 10	HE. 11	HE. 12	HE. 13	HE. 14	HE. 15	HE. 16	HE. 17	H.1	H.2	H.3	H.4	H.5	H.6	H.7	H.8	H.9	H. 10	E.1	E.2
Land Use	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	x	x	√	√	Ø	x	Ø	Ø	√	√	√	√
Resource Use	√	√	√	Ø	Ø	Ø	Ø	√	√	√	√	√	x	x	√	√	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø
Protection of Resources	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	√	√
Pollution	Ø	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	x	x	√	√	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø
Transport	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	x	x	√	√	√	√	√	√	√	√	√	√
Protection of Diversity	Ø?	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Access to wildlife/nature sites	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Local Needs Provision	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	√	Ø	√	√	Ø	Ø	Ø	Ø
Local Needs Use	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	√	Ø	√	√	Ø	Ø	Ø	Ø
Housing Provision	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	√	√	√	√	√	√	Ø	Ø
Basic Needs Equality	x	Ø	Ø	Ø	Ø	Ø	Ø	x	x	x	x	Ø	√	√	Ø	Ø	√	√	√	√	√	√	Ø	Ø
Economy	√	Ø	Ø	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	Ø	Ø	√	√
Employment	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	?	?	√	√	√	Ø	Ø	√	√	√
Health Treatment	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Health Prevention	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	x	x	?	?
Access	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	x	√	√	√	√	√	Ø	√	√	√	√	√	√
Crime	√	√	√	√	√	√	√	√	√	√	√	Ø	√	√	√	√	√	√	√	√	Ø	Ø	Ø	Ø
Fear of Crime	√	√	√	√	√	√	√	√	√	√	√	Ø	√	√	√	√	√	√	√	√	Ø	Ø	Ø	Ø
Road Safety	√	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	Ø	√	√	Ø	Ø	√	√	√	√	Ø	Ø	Ø	Ø
Self-development	√	√	√	Ø	Ø	Ø	Ø	√	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Sustainability Awareness	√	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Involvement	√	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	Ø	√	√	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø
Equity	√	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	Ø	Ø	Ø	Ø	Ø	√	√	√	√	Ø	Ø	Ø	Ø
Leisure Provision	√	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	Ø	√	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Leisure Access	√	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	Ø	√	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Protection of the Built Environment	√	√	√	√	√	√	√	√	√	√	√	√	?	?	?	?	Ø	Ø	Ø	Ø	?	?	Ø	Ø
Urban Design	√	√	√	√	√	√	√	√	√	√	√	Ø	√	√	√	√	Ø	Ø	Ø	Ø	x	x	√	√
Local Identity	√	√	√	√	√	√	√	√	√	√	√	√	?	?	?	?	Ø	Ø	Ø	Ø	√	√	√	√

APPENDIX 3: SUSTAINABILITY APPRAISAL

	E.3	E.4	SF. 1	SF. 2	SF. 3	SF. 4	SF. 5	SF. 6	SF. 7	SF. 8	RT. 1	RT. 2	RT. 3	RT. 4	RT. 5	RT. 6	RT. 7	RT. 8	RT. 9	RT. 10	RT. 11	RT. 12	RT. 13	RT. 14
Land Use	√	√	√	√	Ø	√	Ø	√	√	?	×	×	×	Ø	×	?	×	×	×	×	×	×	×	√
Resource Use	√	√	√	?	Ø	√	Ø	Ø	Ø	?	Ø	Ø	?	Ø	Ø	Ø	Ø	Ø	Ø	Ø	×	×	×	Ø
Protection of Resources	Ø	Ø	√	√	Ø	Ø	Ø	Ø	Ø	×	Ø	Ø	√	Ø	×	Ø	×	×	×	×	×	×	×	√
Pollution	Ø	Ø	Ø	Ø	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	×	×	×	√
Transport	?	√	√	√	Ø	√	Ø	√	√	×	Ø	Ø	Ø	√	√	√	√	?	√	?	×	×	×	√
Protection of Diversity	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	×	×	×	Ø
Access to wildlife/nature sites	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	√	√	√	Ø	Ø	Ø	Ø	√	√	√	×	×	×	Ø
Local Needs Provision	Ø	Ø	√	√	√	Ø	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Local Needs Use	Ø	Ø	√	√	√	Ø	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Housing Provision	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	×	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Basic Needs Equality	Ø	Ø	√	Ø	Ø	√	Ø	Ø	Ø	?	Ø	Ø	√	√	√	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Economy	√	√	√	√	√	√	√	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	√	√
Employment	√	√	√	√	√	Ø	Ø	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	√	√	√
Health Treatment	Ø	Ø	√	?	Ø	Ø	Ø	√	√	Ø	Ø	Ø	?	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Health Prevention	Ø	Ø	√	?	?	Ø	Ø	Ø	Ø	Ø	√	√	Ø	√	√	√	√	√	√	√	√	√	√	√
Access	?	√	√	√	√	Ø	√	√	?	Ø	Ø	√	√	√	√	√	?	?	?	?	?	?	?	√
Crime	Ø	Ø	√	Ø	×	Ø	Ø	√	√	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Fear of Crime	Ø	Ø	√	Ø	×	√	Ø	√	√	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Road Safety	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	√	√	?	?	?
Self-development	Ø	Ø	√	Ø	Ø	Ø	Ø	√	√	√	Ø	√	Ø	√	√	Ø	√	Ø	Ø	Ø	√	√	√	√
Sustainability Awareness	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Involvement	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Equity	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Leisure Provision	Ø	Ø	√	√	√	Ø	×	√	√	?	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Leisure Access	Ø	Ø	√	√	√	√	Ø	√	√	?	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Protection of the Built Environment	Ø	√	√	√	√	√	Ø	Ø	Ø	?	√	√	√	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√
Urban Design	√	√	√	√	√	Ø	√	Ø	Ø	?	√	√	√	√	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	√
Local Identity	√	√	√	√	√	√	√	√	√	?	√	√	√	√	√	√	√	√	√	√	Ø	Ø	Ø	√

APPENDIX 3: SUSTAINABILITY APPRAISAL

	RT. 15	RT. 16	RT. 17	RT. 18	RT. 19	T.1	T.2	T.3	T.4	T.5	T.6	T.7	T.8	T.9	T.10	T.11	T.12	W.1	W.2	W.3	W.4	W.5	W.6	W.7
Land Use	√	√	?x	?x	?x	Ø	√	Ø	√	√	?	√	?	?	?	x	x	?	√	?x	x	Ø	√	?√
Resource Use	Ø	Ø	Ø	Ø	Ø	√	√	√	√	√	?√	?	?√	?√	?√	?	?	Ø	√	?	?x	?√	?√	√
Protection of Resources	?√	Ø	?x	?x	?x	Ø	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	Ø	?x	?x	Ø	?	Ø	?x	Ø	Ø	?√
Pollution	?√	Ø	Ø	Ø	Ø	√	√	√	√	√	√	?√	√	√	√	?	?	Ø	?	?	?	√	?√	?√
Transport	√	?x	?x	?x	?x	√	√	√	√	√	√	√	√	√	√	?x	?x	Ø	√	x	√	√	√	√
Protection of Diversity	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	Ø	?x	?x	?√	?	?	Ø	Ø	Ø	Ø
Access to wildlife/nature sites	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø
Local Needs Provision	√	Ø	Ø	Ø	Ø	√	Ø	√	Ø	Ø	√	?√	√	√	√	Ø	Ø	Ø	?√	√	Ø	Ø	Ø	Ø
Local Needs Use	√	Ø	Ø	Ø	Ø	√	Ø	√	Ø	Ø	√	?√	√	√	√	?√	?√	Ø	?√	√	Ø	Ø	Ø	?
Housing Provision	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	?√
Basic Needs Equality	Ø	Ø	Ø	Ø	Ø	√	√	√	√	√	√	Ø	√	√	√	?√	?√	?x	?√	Ø	Ø	Ø	Ø	?√
Economy	√	√	√	√	√	√	Ø	√	Ø	Ø	?√	Ø	?√	?√	?√	?√	?√	Ø	√	Ø	√	√	√	?√
Employment	√	√	√	√	√	Ø	Ø	Ø	Ø	Ø	?√	Ø	?√	?√	?√	Ø	Ø	Ø	√	?√	Ø	Ø	Ø	?√
Health Treatment	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?√	Ø	Ø	Ø	Ø	Ø
Health Prevention	√	√	√	√	√	√	Ø	√	Ø	Ø	?√	Ø	?√	?√	?√	?√	?√	Ø	?√	√	?√	?√	?√	?√
Access	√	?x	?x	?x	?x	√	√	√	√	√	√	√	√	√	√	?	?	Ø	?√	?	√	√	√	√
Crime	Ø	Ø	Ø	Ø	Ø	√	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?√	√	√	√	√	?√
Fear of Crime	Ø	Ø	Ø	Ø	Ø	√	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?√	√	√	√	√	?
Road Safety	Ø	Ø	Ø	Ø	Ø	√	Ø	√	Ø	Ø	?√	?	?√	?√	?√	√	√	Ø	Ø	Ø	?√	?√	?√	Ø
Self-development	√	Ø	Ø	Ø	Ø	?√	Ø	?√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?√	Ø	Ø	Ø	Ø
Sustainability Awareness	Ø	Ø	Ø	Ø	Ø	?√	Ø	?√	Ø	Ø	?√	?√	?√	?√	?√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Involvement	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	Ø	Ø	Ø
Equity	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	?	Ø	Ø	Ø	Ø	Ø
Leisure Provision	√	√	√	√	√	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	√	√	Ø	Ø	Ø	Ø
Leisure Access	√	√	√	√	√	√	Ø	√	Ø	Ø	√	√	√	√	√	Ø	Ø	Ø	√	√	?√	?√	?√	Ø
Protection of the Built Environment	?√	?√	?√	?√	?√	Ø	?√	Ø	?√	?√	Ø	?√	Ø	Ø	Ø	√	√	√	√	Ø	√	√	√	?√
Urban Design	?√	Ø	Ø	Ø	Ø	?√	?√	?√	?√	?√	Ø	Ø	Ø	Ø	Ø	?√	?√	√	√	√	√	√	√	?√
Local Identity	?√	?√	?√	?√	?√	Ø	?√	Ø	?√	?√	Ø	√	Ø	Ø	Ø	?√	?√	√	√	√	√	√	√	?√

APPENDIX 3: SUSTAINABILITY APPRAISAL

	W.8	W.9	W.10	W.11	MD A.1	MD A.2	S.1	S.2	S.3	S.4	S.5	S.6	S.7	S.8	S.9	S.10	S.11	S.12	S.13	S.14	S.15	S.16
Land Use	Ø	Ø	Ø	Ø	x	x	√	√	√	?	Ø	√	x	Ø	√	√	x	x	x	x	x	√
Resource Use	?	√	√	√	x	x	Ø	√	√	Ø	Ø	√	x	Ø	√	√	x	x	x	x	x	√
Protection of Resources	Ø	Ø	Ø	Ø	x	x	√	Ø	?	Ø	Ø	√	x	Ø	Ø	√	x	x	x	?	x	Ø
Pollution	√	√	√	√	x	x	√	√	√	√	√	√	x	√	Ø	√	x	x	x	?	x	√
Transport	√	√	√	√	x	x	Ø	√	?	?	√	?	x	√	√	?	x	x	x	x	x	Ø
Protection of Diversity	Ø	Ø	Ø	Ø	x	x	√	Ø	Ø	?	Ø	Ø	?	Ø	Ø	Ø	?	?	?	?	?	√
Access to wildlife/nature sites	Ø	√	√	√	?	?	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Local Needs Provision	Ø	Ø	Ø	Ø	√	√	√	√	√	√	Ø	√	√	Ø	√	√	Ø	Ø	√	√	√	Ø
Local Needs Use	Ø	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	Ø	Ø	√	√	√	Ø
Housing Provision	Ø	Ø	Ø	Ø	√	√	Ø	√	√	Ø	Ø	√	Ø	Ø	Ø	√	√	√	Ø	Ø	Ø	Ø
Basic Needs Equality	Ø	Ø	Ø	Ø	√	√	Ø	√	√	Ø	Ø	√	Ø	Ø	Ø	√	√	√	Ø	Ø	Ø	Ø
Economy	√	Ø	Ø	Ø	√	√	Ø	√	√	Ø	√	√	√	√	Ø	√	Ø	Ø	√	√	√	?
Employment	Ø	Ø	Ø	Ø	√	√	Ø	√	√	Ø	Ø	√	√	Ø	Ø	√	Ø	Ø	√	√	√	Ø
Health Treatment	Ø	Ø	Ø	Ø	√	√	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Health Prevention	√	√	√	√	?	?	√	Ø	Ø	√	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Access	Ø	√	√	√	√	√	Ø	√	√	?	?	?	?	√	√	?	?	?	?	?	?	Ø
Crime	Ø	√	√	√	√	√	√	√	√	√	√	√	√	√	?	√	√	√	√	√	√	Ø
Fear of Crime	Ø	√	√	√	√	√	√	√	Ø	√	√	Ø	Ø	√	Ø	Ø	√	√	Ø	Ø	Ø	Ø
Road Safety	Ø	√	√	√	√	√	Ø	√	√	Ø	√	√	√	√	Ø	√	√	√	√	√	√	Ø
Self-development	Ø	Ø	Ø	Ø	√	√	Ø	Ø	√	Ø	Ø	√	√	Ø	Ø	√	Ø	Ø	√	√	√	Ø
Sustainability Awareness	Ø	Ø	Ø	Ø	√	√	Ø	Ø	Ø	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Involvement	Ø	Ø	Ø	Ø	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Equity	Ø	Ø	Ø	Ø	√	√	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø
Leisure Provision	Ø	√	√	√	√	√	√	√	Ø	√	Ø	√	Ø	Ø	√	√	√	√	Ø	Ø	Ø	Ø
Leisure Access	Ø	√	√	√	√	√	√	√	Ø	√	√	√	Ø	√	√	√	√	√	Ø	Ø	Ø	Ø
Protection of the Built Environment	√	√	√	√	?	?	√	√	√	√	√	√	Ø	√	Ø	√	Ø	Ø	Ø	Ø	Ø	Ø
Urban Design	√	√	√	√	√	√	√	√	√	√	√	√	√	√	Ø	√	√	√	√	√	√	Ø
Local Identity	√	√	√	√	?	?	√	√	√	√	√	√	√	√	Ø	√	√	√	√	√	√	√

A1, A2, A3, A4 , A5

Specific uses defined by the Town & Country Planning (Use Classes) Order 1987 (SI 1987/764 as amended):

- A1 – Shops
- A2 – Financial & professional services
- A3 – Food & drink
- A4 – Drinking establishments
- A5 – Hot food takeaways

Accessibility

The word 'accessible' is defined in the Oxford English dictionary as 'able to be reached'. As a strategic theme in local transport planning, it is appropriate to consider its broadest meaning. Accessibility is more than transport; it is the means of access to facilities with or without travel.

Affordable Housing

Housing provided, with subsidy, for people who are unable to resolve their housing requirements in the local housing market because of the relationship between housing costs and incomes.

Agricultural Diversification

Alternative employment activities undertaken by farmers in rural areas, not necessarily related to agriculture, such as the reuse of agricultural buildings for business use.

Agricultural Land Classification

A classification undertaken by the former MAFF (now part of DEFRA) to indicate the quality of agricultural land. The classification ranges from 'excellent' to 'very poor' over five grades. It concentrates on the inherent physical attributes of land and not its current management. Grades 1, 2 and 3a represent the best and most versatile agricultural land.

Agricultural Worker's Dwelling

Accommodation essential (due to the demands of the farming or forestry work concerned, as opposed to the personal preferences or circumstances of any individuals involved) to enable farm or forestry workers to live at or in the immediate vicinity of their place or work. In some circumstances the relaxation of strict controls on new development in the countryside may be justified to allow an agricultural worker's dwelling.

Area of Outstanding Natural Beauty (AONB)

A designation made, under the National Parks and Access to the Countryside Act 1949, to an area of countryside, the natural beauty of which it is desirable to conserve and enhance. Permitted development rights, under the provisions of the General Development Order (see below), tend to be more restrictive within such areas.

Article 4 Direction

Under the Town and Country Planning (General Permitted Development) Order 1995 (as amended), a Local Authority can make a direction to remove the normal 'permitted development' rights afforded to certain types of development. Under such circumstances, development which would normally be free from planning control would then require Planning Permission. Article 4 directions have a specific procedure, requiring the approval of the Secretary of State.

B1, B2, B8

Specific uses defined by the Town & Country Planning (Use Classes) Order 1987(SI 1987/764 as amended):

- B1 – Business;
- B1a – Offices;
- B1b – Research and development, studios, laboratories, high-technology;
- B1c – Light industry;
- B2 – General industry;
- B8 – Storage and distribution – wholesale warehouse, distribution centres, repositories.

Built-up Area

An area within a settlement defined by a policy boundary (Policy H.3)

C1

Specific uses defined by the Town & Country Planning (Use Classes) Order 1987 (SI 1987/764 as amended):

C1 - Hotels

Carr

Woodland that has developed on fens and wetlands. Predominantly scrub species and colonising trees such as alder.

Character Assessment

An area appraisal identifying distinguishing physical features and emphasising historical and cultural associations.

Circular (Government Circular)

Statements of Government policy, often supplying guidance or background information on legislative or procedural matters, which may prove to be a material consideration in the determination of a planning application if relevant to the decision.

Comparison Goods

Purchases made occasionally and where the choice is made on an informed decision, for example by the comparison of prices (such as electrical goods, clothing, etc).

Conservation Area

Areas designated by the Local Planning Authority, under Section 69 of the Planning (Listed Building and Conservation Area) Act 1990, as being "of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

Constant Environmental Assets

Environmental assets whose loss individually might be tolerated but which it would be desirable to replace.

Contaminated Land

Contaminated land is land on/under which toxic substances have built up, either through man-made developments or processes (such as old gas works, sewage works, landfill sites, and industrial sites) or through the discharges of gases naturally occurring in the earth. Contamination can pose a threat to the health of future users of the site and to the surrounding environment if the contaminant is able to escape and cause pollution.

Convenience Goods

Purchases made on a regular (daily) basis (such as newspapers, food).

Countryside

Land outside the defined settlement boundaries of towns and villages (as shown on the Proposals and Inset Maps).

Countryside Management

The process of enhancing the environment, increasing recreational opportunities and resolving problems through a partnership of communities and agencies undertaking small-scale projects.

Critical Environmental Capital

Environmental assets that are effectively irreplaceable and which cannot afford to be lost.

Cultural Heritage

Cultural and historic features, including archaeological sites, historic buildings and Conservation Areas, which form an important element of the local landscape and character, and a record of the area's past.

Curtilage

The area attached to a property as part of its enclosure.

D1, D2

Specific uses defined by the Town & Country Planning (Use Classes) Order 1987 (SI 1987/764 as amended):

D1 – Non-residential institutions;
D2 – Assembly and leisure

DCLG

The Department for Communities and Local Government was created in May 2006. It has a remit to promote community cohesion and equality, as well as responsibility for housing, urban regeneration, planning and local government. It unites the communities and Civil Renewal functions previously undertaken by the Home Office, with responsibility for regeneration, neighbourhood renewal and local government (previously held by the Office of the Deputy Prime Minister).

DEFRA

The Department of Environment, Food and Rural Affairs. DEFRA was created in June 2001 to bring together the responsibilities of a number of bodies including the former MAFF. The Department should be consulted by the local planning authority when development is proposed which would result in the loss of high grade agricultural land.

Density

The accommodation per unit area of land. Density in residential areas is generally expressed as dwellings per hectare. Densities may be expressed as gross or net according to whether ancillary uses and activities such as open space and planting belts are included. The Local Plan seeks to avoid net densities of less than 30 dwellings per hectare. In measuring net density, features of the site that make an important contribution to the wider area (e.g. important trees) can be excluded (see Policy DP.3).

Design-Led Approach

An approach to preparing a development proposal to ensure the use of the site is optimised and the effect of development on the character of the area is positive.

Development

The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change of use of any buildings or other land.

Development Brief

A document produced by the Local Planning Authority or a developer providing guidelines and setting principles for the development of a particular site. Such documents are often given additional weight, by being adopted as Supplementary Planning Guidance.

Development Plan

This comprises the provisions of the extant Structure Plan and Local Plan for the area along with the relevant Minerals and Waste Local Plan.

DfT (Department for Transport)

The Department for Transport was created through the reorganisation of the former Department of Transport, Local Government and the Regions. The aim of the Department for Transport is a transport network that works for everyone. Its objectives are to build a reliable and safe transport system.

Distributor Road

A road that distributes traffic within an area and forms the link between more major roads and local roads.

District Centre

Groups of local shops usually containing at least one food supermarket or superstore and non-retail services such as banks, building societies and restaurants.

Dwelling

Any type of independent living accommodation (house, bungalow, flat, maisonette, etc) however provided (new build, conversion, sub-division or change of use), but excluding institutional uses.

Edge of Centre

A location within easy walking distance of a town centre (generally up to 300 metres of the Primary Shopping Area).

English Nature (EN)

Formerly the Nature Conservancy Council. This is a statutory nature conservation service for wildlife and natural features.

Environment Agency (EA)

A Government agency who's primary aim is to protect and improve the environment and contribute towards sustainable development through the integrated management of air, land and water. The Agency has specific responsibilities for water resources, pollution prevention and control, flood defence, fisheries, conservation of wetland wildlife and waterside recreation.

Environmental Assessment

Required for certain (usually major) developments under the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988 (No.1199), this is a process involving the identification and analysis of the environmental effects of a project prior to a decision being taken on a planning application.

Environmentally Sensitive Location

Areas which may be locally, nationally or internationally important for their nature conservation, landscape and/or heritage value.

Farm Diversification

Alternative on-farm business enterprises to augment farm income to help to maintain the agricultural holding.

Floorspace/Floor Area

Where policies of this Plan require the measurement of floorspace or floor area this relates to gross floorspace, measured externally (to the external face of the outside walls of the building). The only exception to this is in the case of Policy H.7/paragraph 6.76, relating to 'small dwellings', where gross *internal* floorspace measurements are used (see definition of 'Small Dwellings'). In the case of dwellings, only the habitable floorspace is measured (i.e. excluding garages, open porches, communal circulation space, bin stores, etc).

General Permitted Development Order (GPDO)

The Town and Country Planning General Permitted Development Order 1995 specifies certain forms of development which have deemed consent and do not usually require an application for planning consent. It also sets out certain provisions relating to dealing with planning applications.

Green Travel Plan

A general term for a package of measures tailored to the needs of individual sites and aimed at promoting greener, cleaner travel choices and reducing the reliance on the car. It involves the development of a set of mechanisms, initiatives and targets that together can enable an organisation to reduce the impact of travel and transport on the environment, whilst also bringing a number of other benefits to the organisation and to staff.

Greenfield Land/Sites

Land or sites which have not previously been developed or which were developed but have now blended back into the landscape.

Greenway

A public right of way for pedestrians, and possibly cyclists and horse riders, set in a landscaped corridor.

Groundwater

Water held in water-bearing rocks and pores and fissures underground. Groundwater not only sustains the flow of water in rivers but is also an essential source of water for public consumption and agriculture.

Habitat

The customary dwelling place of a species or distinct community of plants and animals, having particular characteristics (for example: heathland).

Housing Corporation

Government body which provides funding for affordable housing and regulates registered social landlords.

Indicative Floodplain Maps

Maps produced by the Environment Agency indicating areas likely to flood. The areas shown are potentially at risk from river flooding from an event with a 1% annual probability of occurring (100 year average return period) for rivers under present conditions.

Infilling/infill Development

New development which occupies gaps within built-up areas or on otherwise continuously built-up frontages between existing developments.

Infrastructure

The system of communications and utility services (water, sewerage, sewage disposal, roads, land drainage, gas and electricity, waste disposal and telecommunications) which serves developments.

Integrated Transport Strategy

An approach co-ordinating land-use and transportation planning; a strategy which identifies the transportation requirements for an area taking into account its economic, environmental and social needs. The package of proposals developed from strategies may include public transport, walking, cycling and traffic management and highway improvements.

Landscape Assessment

A broad term encompassing several techniques of describing, analysing, classifying and evaluating the landscape.

Landscape Character

A distinct pattern or combination of elements occurring consistently in a particular landscape.

Legal Agreement

An agreement between a developer and the local authority, constituting a planning obligation. Legal Agreements are usually made in conjunction with a planning application, under Section 106 of the Town and Country Planning Act 1990 (as amended).

Listed Building

A building officially listed as being of special architectural or historic interest as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990. They are selected by the Secretary of State for National Heritage and documented in the national Statutory Lists of Buildings of Special Architectural or Historic Interest.

Live-work Units

A building providing accommodation for living and working in the same building. Where permitted, a legal agreement may be necessary to maintain the balance between living and working areas to prevent either being lost.

Local Area Design Statement

An advisory document, usually produced for part of a neighbourhood with specific design issues. The Statement might address how development should be carried out in the area in a way which respects the character of the neighbourhood. A Local Area Design Statement can be given weight by being approved as a Supplementary Planning Document.

Local Distinctiveness

The positive features of a place and its communities which contribute to its special character and sense of place.

Local Gap

An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements. Local gaps are defined to preserve the separate identities of smaller settlements at risk of coalescence and cover locally important areas of open and undeveloped land.

Local Nature Reserve (LNR)

Sites designated by local authorities or local naturalist trusts, under the National Parks and Access to the Countryside Act 1949, as being of local wildlife importance.

Local Plan

Consists of a Written Statement and Proposals Map setting out the Local Planning Authority's policies on development within the district. Under Section 36 of the Town and Country Planning Act 1990, planning authorities are required to produce a local plan covering the whole of their district.

Local Reserve Site

Sites held in reserve for extensions to Policy H3 settlements. They will only be released if the monitoring of the Structure Plan housing baseline requirement shows that housing provision will not be achieved by the other sources identified in the Housing chapter. Local Reserve Sites are subject to countryside policies unless and until the Local Planning Authority identifies a need for them to be released for housing.

Major Development Area (MDA)

An area identified in the Hampshire County Structure Plan (Review) for large-scale, mixed-use development (2000 or more homes).

Master Plan

A long-term plan approved and adopted by the Local Planning Authority, providing comprehensive guidance and instruction on the location, mix, type, design, and layout of new development, including infrastructure requirements, and setting out guidance on the phasing, timing and co-ordination of a development scheme.

Mobility Housing

Housing which is purpose-built to meet the specific needs of occupiers with impaired mobility and which exceeds the requirements of the Building Regulations (Oct.1999) (Access to Dwellings), which stipulate that all new dwellings should incorporate a reasonable provision for disabled persons to gain access to, and use, the building.

Modal Split

The proportion of trips by different types of transport, e.g. walking, cycling, bus, train and cars.

Monitoring

The collection of data on a regular basis to determine how well the proposals of the Plan are being implemented.

National Nature Reserve (NNR)

Areas designated by English Nature under the National Parks and Access to the Countryside Act 1949 to protect sites of national and international wildlife importance.

Neighbourhood Design Statement

An advisory document, usually produced by the local community, suggesting how development might be carried out in harmony with the neighbourhood. A Neighbourhood Design Statement can be given weight by being approved as a Supplementary Planning Document.

Non-renewable Resources

Materials and energy forms which, once used up, cannot be recreated naturally, such as coal, oil and rainforest timber.

Open Space

Defined in the Town and Country Planning Act 1990 as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. It should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.

Operational Parking

That level of parking (cars and/or service vehicles) essential to enable the proposed use to function.

Out-of-centre

A location that is clearly separate from a town centre but not necessarily outside the urban area.

Overlooking

Overlooking is where people can look into the garden / open area of a neighbouring property from the main living rooms of their own home / buildings.

Overshadowing

Overshadowing occurs when a structure blocks out sunlight from neighbouring properties on the northern side of that structure. It can affect the amount of daylight let into neighbouring properties when the shadow cast falls across windows or glazed doors.

Parish Plan

Parish Plans are community led documents which enable local people to identify the social, economic and environmental issues (problems or opportunities) which affect their quality of life and determine how it could be improved at a greater level of detail than the local planning authority can achieve in Local Plans. Parish Plans can consider housing, local services, community facilities, transport, local green space, design and countryside access issues. Relevant planning components of Parish Plans may be suitable for adoption as Supplementary Planning Documents.

Permeability

The degree to which an area has a variety of pleasant, convenient and safe routes through it, particularly for pedestrians and cyclists.

Permitted Development Rights

Specific categories of development are permitted by the Town and Country Planning (General Permitted Development) Order 1995 and which do not require express planning permission.

Perspective

Illustration showing the view from a particular point as it would be seen by the human eye.

Planning Condition

A condition imposed on a planning permission to enable a proposal to proceed where it would otherwise be necessary to refuse permission. Conditions must be: necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects.

Planning Obligations (S.106 obligations)

Comprise both legal agreements (Local Planning Authority and developer) and unilateral undertakings (developer only) concerning development. Made under Section 106 of the Town and Country Planning Act 1990, planning obligations may control or place requirements on the development and use of land. Obligations run with the land, and pass on to a new owner upon sale of the affected land.

Plot Ratio

A measurement of density generally expressed as gross floor area divided by the net site area.

Policy Boundaries

These usually contain the built-up area of a settlement and define the area within which suitable development may be permitted. Policy boundaries are shown on the Inset Maps and are subject to Policy H.3.

Pollution

Pollution is the release of substances into the environment. This may harm human health, property or organisms supported by the wider environment. Pollution can be released into the air or water or can contaminate land.

Previously Developed Land

A site that has previously been developed, but has not been restored to agriculture, forestry or recreation land. Such land is now commonly referred to as 'brownfield' land. The formal definition includes residential gardens but does not include agricultural land or buildings. For a detailed definition, see PPG3, Annex C.

Primary Shopping Area (PSA)

The main shopping area where retail uses dominate and non-retail uses are restricted so as to maintain the shopping attractiveness and character of the centre. In the main settlements the Primary Shopping Areas are defined on the Inset Maps and are subject to Policy SF.5.

PPGs

Planning Policy Guidance notes, which set out the Government's policies on different aspects of planning, and which should be taken into account in the preparation of development plans and in determining planning applications.

PPSs

Planning Policy Statements, issued by central government to replace the existing Planning Policy Guidance notes. They set out the Government's policies on difference aspects of planning, and which should be taken into account in the preparation of development plans and in determining planning applications.

Protected Species

Species (both plant and animal) protected under the Wildlife and Countryside Act 1981, as amended, and other specific legislation (such as The Badgers Act 1991).

Ramsar Sites

Areas designated under the Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.

Regional Planning Guidance (RPG)

Guidance issued by the local Government Office setting out Government policy to guide development in the region and provide a framework for Structure Plan reviews. Revised Regional Planning Guidance for the South East was published in March 2001.

Registered Social Landlord

A Housing Association or a non-profit making organisation registered by the Housing Corporation to provide affordable housing.

Renewable Energy/Resources

Energy forms/resources that occur naturally and repeatedly in the environment, such as wind and solar power.

Retail Warehouse

Large single-level stores specialising in the sale of household goods (such as carpets, furniture, and electrical goods) and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations.

Rural Exception Sites

Small sites, within and adjoining existing villages, which the Local Plan would not otherwise release for housing, which may be developed specifically for affordable housing, to meet local needs in perpetuity.

Scheduled Ancient Monuments

The most important archaeological sites nationally are identified as Scheduled Ancient Monuments by the Secretary of State for the Environment, Transport and the Regions under the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 Agreement

A legal agreement reached between a developer and the local authority under section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991. Such agreements usually commit the developer to undertake certain works, such as highway improvements or open space provision, which are necessary in order for the development to proceed.

SEERA - South East England Regional Assembly

A representative organisation of local authorities in South East England which considers regionally important land-use and transportation matters and provides advice to the Government for inclusion in Regional Planning Guidance.

Sequential Approach

A systematic approach to deciding which sites are the most appropriate for development and the sequence in which development should take place. This principle is applied when selecting housing sites; (brownfield sites are generally preferable to greenfield sites; sites in or near town centres are preferable to sites at the edge of the settlement) and sites for retail and leisure schemes (the most preferable site is that nearest the town centre, then edge-of-centre, then out-of-centre).

Sites and Monuments Record (SMR)

Maintained by the County Council, the SMR contains information on all known archaeological sites (both on land and water) in Hampshire.

Sites of Importance for Nature Conservation (SINCS)

Sites within Hampshire that are of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites). Criteria for identifying these sites have jointly been adopted by Hampshire County Council, English Nature and the Hampshire Wildlife Trust.

Sites of Special Scientific Interest (SSSI)

These are designated by English Nature under the Wildlife and Countryside Act 1981, for their special ecological or geological interest. The General Development Order requires planning authorities to consult English Nature before granting consent for development within an SSSI.

Small Dwellings

For the purposes only of Policy H.7 and paragraph 6.76 of this Plan, a small dwelling is one which does not exceed 75 square metres gross internal floorspace (the area of habitable space on one or more floors within a dwelling measured to the internal face of the outside/party walls). For a more detailed definition see

the National Housing Federation's 'Standards and Quality in Development'. For the purposes of all other policies within the Local Plan where floorspace measurements are relevant, these relate to gross external floorspace (habitable space within a dwelling measured to the outside face of the external walls).

Special Areas of Conservation (SAC)

Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.

Special Protection Areas (SPA)

Habitats classified under the EC Directive on the Conservation of Wild Birds of international importance for birds, including rare and migratory species. Their purpose is to ensure the survival and reproduction of these species.

Strategic Gap

An area of countryside which is of special value for its role in preventing the coalescence of urban areas and protecting their separate identities. The general extent of Strategic Gaps is set out in the Structure Plan and defined in detail in the Local Plan and must only include land necessary to achieve these objectives.

Structure Plan

A statutory document produced by the Hampshire County Council, Southampton City Council and Portsmouth City Council setting out general land-use policies and proposals for the County. Structure Plans may cover part of a county, but under Section 31 of the Town and Country Planning Act 1990, new plans are required to be prepared for the whole of the former Hampshire administrative area. The Hampshire County Structure Plan 1996-2011 (Review) was adopted in March 2000.

Subsidised Housing

Housing which is specifically provided, and permanently retained, for the benefit of local households currently unable to afford to rent or buy housing appropriate to meet their needs locally on the open market.

Supplementary Planning Document/ Supplementary Planning Guidance

Documents prepared by the local planning authority, providing guidance or detail on specific policies in the development plan. SPG/SPD should be formally adopted by the local planning authority following public consultation. Supplementary Planning Guidance has been replaced by Supplementary Planning Documents (SPD) under the new planning system introduced by the Planning and Compensation Act 2004.

Sustainable Development

There are numerous definitions of sustainable development. The most widely agreed definition comes from the 1987 Brundtland report, namely: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

Sustainable Urban Drainage Systems

Techniques to control surface water run-off as close to its origin as possible, before it enters a watercourse. These may include: preventative measures; filter strips and swales; filter drains and permeable and porous pavements; infiltration devices; basins and ponds. Advice on the techniques available for sustainable drainage may be sought from the Environment Agency.

Sustainability Appraisal

In the context of development plans, an environmental appraisal is an explicit, systematic and iterative review of the proposals of the plan, undertaken by the local planning authority, to evaluate their individual and combined impacts on the environment. See Appendix 3 for the Sustainability Appraisal of this Plan.

Traffic Calming

Measures undertaken to control the movement and speed of vehicular traffic in the interests of pedestrian and general highway safety. They may be either physical measures (e.g. ramps) or regulations, but are usually a mixture of both.

Telecommunications

All forms of communications by electrical or optical, wire and cable and radio signals (whether terrestrial or from satellite), both public and private.

Transshipment Depot

A collection and distribution point for the ongoing transportation of goods.

Tree Preservation Order (TPO)

An order made by the Local Planning Authority, under Section 198 of the Town and Country Planning Act 1990, to protect a tree or group of trees that are considered to be of value, and whose removal would be of detriment to the environment and amenity of an area.

Use Classes Order (UCO)

The Town and Country Planning (Use Classes) Order 1987 (SI 1987/764 as amended) provides 16 statutory categories of "Use Classes". The use of land for uses falling within the same class is not deemed to be "development" and does not usually require planning consent for a change of use.

Urban Design

The art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes that facilitate successful development.

Viability

In the context of business/services, viability relates to whether that business/service is economically feasible or practicable to run. In the context of a settlement or town centre, viability refers to the ability to attract continuing investment, both to maintain the fabric of the area and to allow for improvement and adaptation to changing needs.

Village Design Statement

An advisory document, usually produced by local communities, suggesting how development might be carried out in harmony with the village and its setting. A village design statement can be given weight by being approved as a Supplementary Planning Documents.

Vitality

In the context of settlement or town centre, vitality refers to the liveliness of the area, reflected in the amount of activity at different times and in different parts.

Whole Farm Plans

Plans which, in whole or in part, address the economic, environmental and social resources over which a land owner/occupier has some control and which set out the objectives for the use and management of the land and buildings.

Windfall Sites

A site (usually for housing) which unexpectedly becomes available for development or re-development over the plan period and which has not been specifically allocated or identified within the Plan or associated studies. Planning permission may be granted if the site is suitable in planning terms and the development contributes towards achieving development plan objectives.



Index

A

Aerodrome Safety	20
Affordable Housing	8, 59, 65, 68 – 72, 76, 82, 95, 121, 130, 131, 133, 139, 141, 147, 154, 159, 161, 162, 163
Agriculture	34, 35, 36, 41, 42, 43, 46, 81
Allotments	136 -137
Amenity Open Space	18
Archaeology	13, 27, 47, 118, 121
Area Of Outstanding Natural Beauty	17, 26, 31, 35, 45, 72, 76, 103, 104, 105, 107, 124, 131,

B

Bishop's Waltham	1, 30, 47, 65, 69, 79, 88, 89, 90, 91, 100, 145 - 148
- Abbey Mill	79, 146, 147, 148
- Bishop's Waltham Ponds	145
- Malt Lane	145, 146
Brambles Business Park	130, 133, 134, 135
Bridleways	102, 103, 104, 114

C

Cheriton	64, 65, 79, 148 -150
- Freeman's Yard	79, 148, 149
Colden Common	65, 69
Compton Down	65
Compliance and Enforcement	162
Conservation Areas	13, 17, 26, 27, 33, 47, 48 – 54, 76, 90, 91, 97
Conservation Area Appraisals	67
Corhampton	65
Countryside and Rights of Way Act 2000 (CROW)	102
Curdrige	79, 150
- Hillsons Road Industrial Estate	150
Cycle routes	16, 111, 114, 126, 143

D

Denmead	1
	30, 64, 65, 69, 70, 71, 88, 89, 90, 90, 91, 100, 105, 132, 134, 137, 151 - 152
- Anthill Common	151
- Hambledon Road	131, 134 – 137, 151
- Little Frenchies Field	64, 71
Density	11, 18, 50, 62, 72, 74, 79, 132, 140, 149, 152, 155, 156
Design Statement	7, 12, 14, 15, 67, 74, 161
Developer contributions	138, 144, 159
Droxford	65

E

Education provision	95, 135 – 136, 142 - 143
Employment	8, 11, 19, 37, 38, 39 – 40, 44, 57, 58, 59, 60, 62, 63, 64, 66, 77, 85,

Equestrian development	88, 110, 119, 129, 130, 132, 133, 134, 135, 139, 140, 141, 146, 147, 148, 149, 150, 152, 154, 156, 102 - 103
Essential Facilities and Services	30
Essential Rural Development	35
Extensions to buildings	40, 43, 50 -51, 75, 82, 97, 98, 119, 125

F

Fareham Borough Local Plan Review (2000)	156
Farm Diversification	37
Farm Shops	37, 93
Fish Farms and Water Areas	36
Flood Risk	11, 14, 21 – 22, 62, 65, 121, 131, 142, 15, 153
Footpaths	16, 102, 103, 104, 126, 141, 142, 152
Further & Higher Education	95
Future of Winchester Study	7, 117 – 188, 121

G

General Permitted Development Order	27, 37, 39, 50, 93, 156
Green Travel Plan	13, 82
Golf-related development	48, 103 -104
Gypsies/travellers	45 - 46

H

Hambledon	65, 134,
Health Provison	136, 143
Historic Parks, Gardens and Battlefields	48
Housing Density	6.7, 6.8 12.60
Housing Mix	72 – 74, 121, 129, 159, 161, 163
Hursley	65

I

'Implementation of Infilling Policy' SPD	67
Indoor Leisure Uses	105
Infilling	67
Infrastructure Provision	12, 65
Industrial/Manufacturing employment	83, 134, 156
Itchen Abbas	65

K

Kings Worthy	30, 65, 69, 84, 142, 144, 151 - 152
Knowle	65, 102

L

Landscape Character Assessment	31
Littleton	30, 65, 84, 100
Listed buildings	17, 26, 27, 50, 52, 54- 56, 97
Live-Work Units	79, 146, 152
Local Area Design Statements	14, 161
Local Gaps	29 – 39, 45, 68, 84, 102, 103, 122, 132, 137, 144
Local Reserve Sites	60, 64 – 65, 67, 70, 163

Local Transport Plan 5, 8, 109, 112, 114, 123, 124, 159

M

Major Development Areas (MDAs) 5, 7, 8, 70, 77, 78, 112, 118, 129 - 144,
Master Plans 14, 15
Meon Valley Railway Line 102, 114
Micheldever 65
Micheldever Station 36, 65
Ministry of Defence Land 77, 83 -85
Mobile Homes 42, 45, 75 – 76, 103, 107

N

National Nature Reserves 33
Nature Conservation 32 - 34
New Alresford 1, 47, 64, 65, 69, 70, 71, 88, 89, 90,, 91, 100
- Spring Gardens 64, 71

O

Offices 42, 60, 78,
Old Alresford 65
Open Space Strategy 97, 99, 100, 101, 121
Otterbourne 30, 65

P

Parish Plans 162
Park and Ride 65, 112, 113, 122, 123, 124, 125, 141
Parking standards 55, 111 - 112
Primary Shopping Areas 88, 90, 91, 92, 93, 120, 147, 156,
Private Sector Finance 160
Public open space 142, 147 -148, 162
Public Sector Finance 159

R

Railway trackbeds 114
Recreation 2, 8, 11, 15, 16, 17, 22, 23, 32, 34, 35, 36,44, 46, 62, 63, 66, 84, 93, 94, 97 – 107, 114, 121, 122, 124, 127, 130, 133, 136, 137, 139, 140, 143, 147 – 148, 149, 151, 152, 155,160
Renewable Energy 11, 19, 20, 23, 27 -28
Replacement/extensions to dwellings 15, 43,
Reserve Major Development Areas 70, 129
Retail Development 87, 89, 145
Retail Warehousing 88, 93
Road Schemes 115
Rural Buildings 38, 39, 44, 56, 57, 58, 81
Rural economy 8, 34, 37
Rural Exception Sites 69

S

Sheltered Accommodation 75
Shopfronts 52 – 54,
Shops in the Countryside 93
Signs and Advertisements 52 -54, 92,

Sites of Importance for Nature Conservation	33, 105, 131
Sites of Special Scientific Interest	33, 105
South Wonston	65, 84, 152
Southdown	30, 65
Southwick	85, 84, 85, 134
South Downs National Park	32, 68, 137
Sparsholt	65
Special Area of Conservation	20, 140, 144
Special Needs Housing	60, 74
Special Protection Areas	33
Sustainable Drainage Systems	19, 130, 132, 139
Sutton Scotney	64, 65, 79, 152 - 153
- Former Station Yard and adjoining Former Coach Yard	79, 152
Strategic Gaps	29
Strategic Reserve Provision	59 -60, 129
Steep Slopes	119
Swanmore	30, 65, 105
T	
Telecommunications	26, 27, 30
Town Centres,	2, 74, 87, 92, 93, 105, 146
- Town, Local and District Centres	87
Tourism	2, 46, 87, 88, 89, 91, 97, 106 - 107
Traffic Management	114, 115, 119, 120, 123, 124, 126, 146, 147, 150
Twyford	65
U	
Unneighbourly Uses	11, 23, 24
Urban Capacity Study	7, 61, 62, 63, 117, 119, 163
W	
Waltham Chase	30, 65, 100
West Meon	65, 102
West of Waterlooville	3, 11, 59, 60, 61, 62, 64, 65, 70, 78, 79, 129 – 138, 145
Whiteley	29, 45, 64, 65, 69, 77, 79, 88, 89, 90, 91, 115, 116, 153 - 157
- Little Park Farm	79, 156
- Solent 1 Business Park	153, 155
- Solent 2 Business Park	153
- Whiteley Farm	64, 153
- Whiteley Green	64, 153, 154
Wickham	47, 65, 88, 89, 90, 91, 100, 102, 115, 157,
- Pegham Coppice	157
Winchester	2, 3, 5, 9, 11, 22, 30, 54, 59, 60, 61, 63, 64, 65, 66, 69, 70, 71, 77, 78, 79, 80, 81 - 83, 84, 87, 88, 89, 90, 91, 100, 101, 105, 106, 111, 113, 114, 115, 117 – 127, 129, 138 – 144,
- Broadway / Friarsgate	64, 87, 91, 120
- Bushfield Camp	100, 121, 122, 123, 124
- Pitt Manor	64, 65, 71

- Winchester City (North)	5, 11, 59, 60, 78, 118, 128, 138 - 144
- Worthy Road/Francis Gardens	64, 71
Winchester Housing Needs Survey 2002	68
Winchester Retail Study	87, 88, 93, 121