

# Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

## CHAPTER 12: NEW COMMUNITIES

**Summary of Representation.**  
*Change sought.*

**City Council's Response to Representation**  
*Change Proposed*

### **Issue 12.1** **Chapter 12: General**

#### **Representation:**

##### **Berkeley Strategic Land Ltd (210/24)**

In PPG 3, the Government places the development of "new settlements", as a source of housing, after urban extensions. If more sustainable locations are shown to exist on the edge of existing urban areas, their release should take precedence over additional MDAs.

***Change sought** – add text to allow search sequence to be undertaken prior to release of MDAs, should monitoring indicate a need for more housing land.*

##### **M Moyse (510/1)**

It is unacceptable for 61% of the total housing provision to occur on land that has not been considered against the tests in PPG 3. The Local Plan should justify acceptance of the MDAs, in relation to the search sequence set out in the PPG. Other local planning authorities have adopted this approach. The concentration of such a large proportion of housing in the MDAs will prevent areas of housing need being targeted, spare capacity within settlements being used, or the use of housing to improve a shortage of facilities. The shortage of affordable housing is increasing, and MDAs will be the main source of supply, but they will make no contribution until at least 2008. This is compounded by the fact that the rural exceptions policy does not apply to settlements over 3000 population. An alternative housing strategy without MDAs should not be dismissed, re-distributing all or part of the housing provision to other settlements. The Plan over-estimates the amount of housing provision in the built-up areas. The H.3 settlements should be excluded as a source of urban capacity as they are unsustainable, and not all H.2 settlements are good locations for significant new housing development. Insufficient attention is given to the character of areas. Greenfield land, other than in MDAs, will need to be allocated. A new policy is needed to

#### **City Council's Response to Representation**

The main response on the position of MDAs within the Local Plan's housing strategy is dealt with under Issue 6.6 of the Housing Chapter. Much of that response applies also to the issues raised by these respondents, particularly the consistency of the Plan's strategy with PPG 3 principles.

Respondent 210 considers that MDAs are new settlements, but, as set out in the response to Issue 6.6, they were selected at a strategic level as sustainable urban extensions. The search sequence has therefore been correctly followed.

It is not true that MDAs will be the main source of affordable housing in the District, as asserted by respondent 510. As set out in paragraph 6.44 of the Housing Chapter, the confirmed MDA West of Waterlooville is intended to meet a sub-regional need for affordable housing, and will therefore meet the needs of a number of local authorities. It will not therefore be a main source of supply for affordable housing in the District, even if development commenced at an earlier date. Any provision made there is therefore unlikely to make a significant contribution towards meeting the District target. If the MDA at Winchester City (North) is confirmed, any affordable housing there could make a more significant contribution, in view of its close relationship with Winchester.

The assertion by respondent 510, that the rural exception policy does not apply to settlements over 3000 population, is also untrue. In the Deposit Plan, Proposal H.6 applies to all settlements except Winchester and Whiteley, and therefore applies to a number of settlements over 3000 population. A change to the Proposal is, however, put forward under Issue 6.81 of the Housing Chapter, to delete the exclusion of Winchester and Whiteley. If this change is accepted, exception schemes may be considered adjacent to any settlement, provided that the criteria of Proposal H.6 can be met.

It has already been concluded, under Issues 6.4 and 6.6 of the Housing Chapter, that the Plan's strategy, and the inclusion of MDA(s) within that strategy, accords with PPG 3 principles and should not be changed. Nor is there any need for a new "exception" policy to allow additional development adjacent to settlements, particularly rural settlements, to sustain or improve existing facilities. As already stated in the response to Issue 6.3, in relation to the Plan's housing strategy, the Plan must provide certainty, and distinguish between built-up areas and the countryside. Whilst the suggested approach might be acceptable for small-scale affordable housing schemes, it would not be acceptable for potentially larger scale general market housing. The new Proposal suggested by respondent 510 would therefore not be acceptable in this context.

Respondent 1216 is concerned about rural roads adjacent to Knowle and the West of Waterlooville MDA, and the potential for further damage resulting from their increased use. At Knowle, considerable thought was given to this issue in the design of the development. A new access road has been provided, to minimise and discourage the use of the surrounding rural roads, as there is no direct link between

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allow an increase in the size of settlements, either to sustain existing facilities, or to improve them to achieve the objectives of the Plan's strategy. A new "exception" policy should be included to allow additional housing to sustain or improve facilities, particularly in villages.

***Change sought*** - add new policy to allow additional housing where it would sustain or improve facilities. Delete proposals NC.2 and NC.3.

#### **P S Middleton (1216/1)**

The development being implemented at Knowle and that proposed for West of Waterlooville are likely to exacerbate the damage caused by the increased use of rural roads.

***Change sought*** – consider traffic impact beyond site boundaries.

them and the development itself. Proposal NC.2, for West of Waterlooville, requires the impact of traffic from the development to be minimised on sensitive roads. This would include the rural roads on the edge of the development. This issue will be addressed in more detail in the overall transport requirements for the MDA, as part of the preparation of the Masterplan. It is therefore considered that, at both Knowle and West of Waterlooville, everything possible is being done to minimise any additional use of the surrounding rural roads. No change is therefore proposed in this respect.

***Change Proposed*** – none.

### **Issue 12.2** **Knowle: Principle**

#### **Representation:**

#### **Bewley Homes plc and R C H Morgan Giles (227/14)**

The expansion of the development proposed at Knowle will not meet the District's housing needs, or sustainability objectives for existing larger, more sustainable settlements, where additional development could assist in maintaining facilities.

***Change sought*** – examine development opportunities in larger more sustainable settlements.

#### **Bovis Homes Ltd (213/2), M Moyses (510/1)**

The current development at Knowle will result in an isolated and unsustainable community. The range of facilities needs to be expanded, including, in particular, a new primary school. This would be viable with an additional 450 dwellings. The Knowle area has already scored highly, when considered as a potential MDA. A decision should be taken now, before Wickham School is expanded, to ensure that it can be funded by the current development, and the suggested

#### **City Council's Response to Representation**

Respondent 227 considers that the development at Knowle is being expanded, but the scale of development proposed for the Plan period remains the same as that provided for in the adopted Local Plan. A significant part of the Proposal has already been implemented, in accordance with an approved Masterplan. At this stage, it is not therefore an option to consider whether other settlements in the District would be more sustainable. In any case, the Plan's strategy already concentrates development in the larger more sustainable settlements.

The Knowle development is based on the re-use and redevelopment of the buildings of the former Knowle Hospital, the development being proposed there as a result of Government policy to find a new use for redundant psychiatric hospitals. The site's prominent location in the countryside requires the development of the site to be contained, to reduce the impact of the development on the surrounding countryside, which is very open in character. The area currently included within the Knowle development is well contained within the landscape, and further expansion of the development, to include the areas suggested by respondents 213 and 510, would therefore be very intrusive in the surrounding countryside.

The development at Knowle is to include a extensive range of facilities for a settlement of its size, with good links to the adjacent settlement of Wickham. Elsewhere in the District, where there is more than one settlement within a parish, the school is generally located in the largest settlement. It is therefore considered that the expansion of Wickham School would most appropriately meet the needs of Knowle, and the needs of the northern part of the parish. There is no need for the additional development that would be needed to support a new school at Knowle, and therefore it is concluded that provision should be retained at Wickham.

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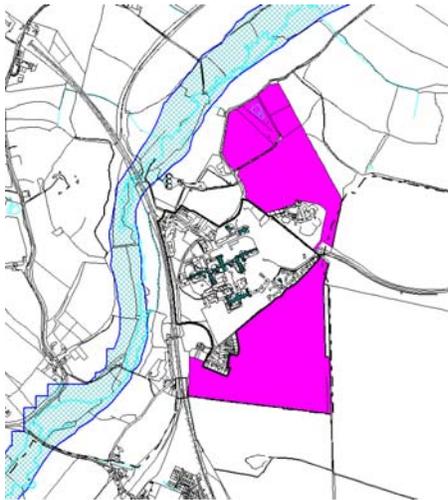
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additional areas. The proximity to the railway line would allow land to be made available for a new station.

***Change sought*** – include new policy, or an amended policy, to allocate further land at Knowle, including provision of a primary school.



The preparation of a Masterplan for the Knowle development has involved discussions with the rail and bus operators, and it has been concluded that the development would most appropriately be served by improved bus services. It is not therefore considered appropriate to reserve land for a new rail station at the present time.

The Knowle area has already been dismissed as an MDA location during the preparation of the County Structure Plan (Review). It has also been concluded, under Issues 6.2 – 6.8, that the Local Plan will bring forward adequate land to meet the Structure Plan requirements, and that the distribution of housing within the District, including provision within the settlements and MDAs, is appropriate. It is, therefore, concluded that there is no need to release additional land for housing, either by allocating specific sites or by extending settlement boundaries. It is therefore not proposed that the sites suggested by respondents 213 and 510 should be allocated, or the defined policy boundary for Knowle extended to incorporate these areas.

***Change Proposed – none.***

**Issue 12.3**  
**Knowle: Detail**

**Representation:**

**Churches Together in Hants & IOW (222/1)**

Support the provision of a church to establish an integrated and balanced community.

***Change sought*** – identify a site for a church.

**GOSE (261/69, 261/70, 261/71)**

As Proposal NC.1 and accompanying text refers to SPG, the inclusion of detail appears excessive. Criterion (ii) relates to the provision of a new access road within an adjoining District, which is inconsistent with advice in PPG 12. Criteria (i) and (ii) relate to the provision of new business, shopping and leisure uses, and it is not clear whether regard has been given to the approach in PPG 6. The text refers to the provision of a

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Proposal NC.1 requires the Chapel at Knowle to be retained, and converted to community uses. Planning permission has been granted for the conversion, but the identification of specific uses would be too detailed for inclusion in the Local Plan. Potential uses would, however, include worship.

Although Proposal NC.1 is supplemented by a Masterplan and an Urban Design Framework, the framework for its development has involved complex considerations, including the retention and re-use of substantial listed buildings. The Proposal has been carried forward from the adopted Local Plan with only minor amendments, as this provides a comprehensive policy framework for the development of the site. However, the implementation of the development is now well advanced, with only a relatively small proportion of the site yet to receive detailed planning permission. The development is expected to be complete within the next two years, and, therefore, it is likely to be deleted from the adopted version of this Plan. It is not therefore considered necessary to amend the Proposal at this stage.

The reference to the new access road in the Proposal was supported by the previous Local Plan Inspector, who recommended that it should be amended to require its provision before the start of development. The new access road has therefore already been provided. It is, however, considered to be entirely appropriate to refer to it in the Proposal, as it is required to serve the entire new

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small proportion of sports fields at Wickham and various transport improvements, and it is not clear whether regard has been given to advice in Circular 1/97 on Planning Obligations.  
***Change sought – not specified.***

**Residents at Knowle (532/1)**

Dean Villas and Totsome Cottages do not form part of Knowle, either physically or functionally.

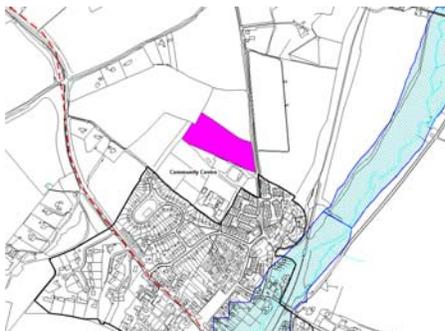
***Change sought – delete area from defined policy boundary for Knowle. Add defined development frontages to area (H.3).***



**Wickham Parish Council (1431/2)**

Land to the west of Mill Lane, Wickham, to the north-east of the Community Centre, could also be used for recreation.

***Change sought – include area in the “area of search” for possible recreation space.***



community at Knowle. It is not, therefore, considered that the Government Office's concerns are well-founded, nor that it is necessary to amend the Proposal in this respect.

The proposals for business use relate primarily to a committed business development site, whereas the shopping and leisure uses are small-scale uses within a local centre, designed to achieve a balance of uses and sustainability within the small new community at Knowle. The proposed uses form part of the approved Masterplan, and most of these already have planning permission. Nevertheless, all employment allocations were re-assessed in accordance with the advice in PPG 3, to review whether they should be carried forward as employment allocations or for other uses. The site at Knowle is retained as an employment site following this re-assessment, taking account of sustainability and other factors. Although the Proposal requires B1 uses, the aim is that they should be small-scale, and the site is not intended to be a major business park scheme. It is not, therefore, considered that the Government Office's concerns are well-founded, nor that it is necessary to amend the Proposal.

Although the proposed provision would meet almost all of the sports ground needs of the new community, there will be a small shortfall in land area for sports facilities. The need for children's play areas will be fully met within the site. Other open space areas within the site would not be suitable for sports ground use, particularly if other requirements of Proposal NC.1 are to be met. It was therefore concluded that a small proportion of the sports grounds should be provided centrally within Wickham, in association with other sports grounds. It is acceptable for some sports facilities to serve a parish rather than an individual settlement, and recreational provision within the District is generally considered on a parish basis. The sports ground provision at Knowle is generous for a settlement the size of Knowle, but the aim is to retain as much as possible of the former playing fields on the site. The provision is therefore fully related in scale and kind to the needs of the development, and therefore accords with paragraph B10 of Circular 1/97 on Planning Obligations. As set out in the response to Issue 9.9, contributions are only sought for recreational improvements where new development would exacerbate existing deficiencies. Where it is appropriate to seek a contribution, it would be in proportion to the needs of the particular housing development. The approach therefore fully accords with the advice in Circular 1/97 in this respect, and no change to the Proposal is therefore put forward.

The improvements set out in paragraphs 12.23 – 12.27 have already been negotiated as part of the various legal agreements already completed in association with the Knowle development. They reflect their content, and no further planning obligations are likely to be sought for the development. It is therefore not considered necessary to amend the text of the Plan.

Respondent 532 argues that Dean Villas and Totsome Cottages are not a physical or functional part of Knowle. This is not accepted. The aim, as set out in paragraph 12.8 of the Plan, is to integrate existing uses adjoining the site with the new community. This aim is consistent with basic planning principles, that new uses should be

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designed to take account of the physical form of existing uses, and that existing uses should, wherever possible, benefit from access to new or improved facilities. The housing was initially provided for employees of the former Hospital, and therefore the area very clearly already has a strong physical relationship with the area of the new community. The residents should also have the opportunity to use the facilities being provided at Knowle, and therefore the area clearly has a functional relationship. The housing area is not frontage development, and therefore it is considered to be appropriately included within the defined policy boundary for Knowle. It is therefore not considered appropriate to amend the Plan in this respect.

Land to the east of Mill Lane, Wickham is reserved for recreation use on Inset Map 44, in accordance with Proposal RT.4 of the Plan. This reservation was made after consultation with the Parish Council, who concluded that this would be the preferred location for additional sports grounds to meet the needs of the Parish (excluding that part within Whiteley). The area is sufficient to meet the current shortfall identified in the Open Space Strategy, the small shortfall in provision at Knowle, and the needs of development likely to take place in the Parish in the period of the Local Plan Review.

Land to the north-east of the Community Centre would be physically suitable for sports ground use, and has been previously identified as a suitable area in earlier Open Space Strategies. It is, however, unlikely to be large enough on its own to provide all the land required during this Plan period, but, should the land become available, its suitability could be re-assessed. The Plan should, however, provide positive guidance, and continue to promote the Parish Council's preferred area to the east of Mill Lane as an RT.4 reservation.

***Change Proposed – none.***

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**Issue 12.4**  
**West of Waterlooville -**  
**Principle of Development**

**Representation:**

**Portsmouth City Council (297/1)**

Support the principle of development at west of Waterlooville.

***Change sought – none.***

**Grainger Trust (214/13 & 15)**

Support the identification of the land to the west of Waterlooville for a mixed-use community.

***Change sought – none.***

**Laing Homes Ltd. (236/4)**

The company owns Old Park Farm. A small element of this is within Havant Borough Council: a significant part of the

**City Council's Response to Representation**

The support is welcomed.

The principle of development at West of Waterlooville was established in the adopted Hampshire County Structure Plan. The City Council has an obligation to conform with the requirements of the Structure Plan and to help provide for the housing needs of the South East Hampshire area. Detailed responses to the approach taken in identifying land to the West of Waterlooville as an MDA are set out in Issue 6.7.

Respondent 1058/1 objects on the grounds that the constraints on the development cannot be overcome. Since the publication of the Deposit Local Plan, a substantial amount of work has been carried out by the Council, its consultants and developers into improving the understanding of the site's constraints and ensuring that good planning overcomes them. Through this process a preferred Masterplan Framework has been agreed by the City Council. This shows a preferred land-use disposition for the site to provide for a sustainable community that responds positively to the site constraints. It is proposed that an updated version of the Masterplan Framework be included for illustrative purposes in the Revised Deposit Local

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residue is proposed to provide the northern component of the MDA. Support, in principle, the Council's commitment to the implementation of the MDA within the period to 2011 as the most sustainable location for this necessary major development within the district. Broadly, also support the approach taken by the Council to the location, planning and requirements for the MDA.

***Change sought – not specified.***

Plan. The Masterplan Framework takes account of representations made on the Deposit Plan and supersedes the two broad options for development illustrated in the Deposit Plan. Proposal NC.2 will need to be revised, and also large sections of the related explanatory text, to reflect the substantial additional work that has been carried out since the publication of the Deposit Local Plan. These changes are set out in full in response to detailed objections below. It is also proposed that Inset Map 41 be revised to replace the area of search identified in the Deposit Plan with a specific reserve area and to reflect the main principles of the Masterplan Framework.

***Change Proposed – various, see Issues 12.5 – 12.26 below.***

**V Legg (1034/1)**

There should be no development west of Waterlooville or at Purbrook Common.

***Change sought – not specified.***

**G Clarke (123/1)**

Seeks the total abandonment of this ridiculous proposal. It is ill-conceived and will bring no value to the area. Furthermore the development will deny the right to walk in this area of countryside where you can walk in peace and quiet.

***Change sought – not specified.***

**K A Ody (62/1)**

If MOD are withdrawing from Odiham, why not concentrate all development there?

***Change sought – not specified.***

**P. Netting (1058/1)**

The constraints on the development cannot be overcome, therefore the MDA should not be built in this area.

***Change sought – not specified***

**C Morgan and Sons (1448/5)**

The Council appears to be forced by Government into releasing areas NC1, 2 and 3, and thus enabling the over-enthusiastic restrictions on development within the rest of the district.

***Change sought – not specified.***

**M Moyse (510/2)**

The MDAs have not been subject to the search sequence required by PPG3. It is not sufficient for the WDLPR to import the MDAs from the Structure Plan and use them as the starting point for housing provision. The drawbacks of concentrating such a large proportion of

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housing provision in MDAs include the fact that WCC will not be able to target areas of housing need or make use of spare capacity within settlements. Furthermore, housing cannot be used to improve an identified shortage of facilities.

***Change sought*** – *WCC needs to step back and examine whether or not the MDAs are justified. The existence of an alternative housing strategy, that of achieving the required housing provision without the MDAs should not be dismissed at this stage.*

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### **Issue 12.5** **West of Waterlooville - MDA** **Boundary**

#### **Representation:**

#### **Bryant Homes Ltd (219/3)**

The analysis of the area suitable for development should dictate the eventual extent of the development; it shouldn't simply identify sufficient land for development purposes to meet the requirements of the current local plan period. The concluding text in the policy should acknowledge this. The Local Plan should not limit the potential of the area, based on time-imposed housing thresholds, as this would lead to piecemeal planning and wouldn't allow for planning a level of infrastructure that could be utilised to add development if required in subsequent plan periods.

***Change sought*** – *not specified.*

#### **Bryant Homes Ltd (219/4)**

The land originally identified for the West of Waterlooville MDA has the capacity to accommodate in excess of the 2000 baseline, plus 1000 dwelling reserve required in the current Local Plan period. We estimate that there is scope for at least a further 1500-2000 units within the area, providing a highly sustainable development capable of supporting a wider range of facilities and services beyond the plan period. Land for this full range of facilities should be planned into the scheme now to ensure the most sustainable form of development. The

#### **City Council's Response to Representation**

The respondent suggests that the identification of land for the MDA should determine the eventual numbers of dwellings to be provided in that area. They express concern that only identifying sufficient land to provide for the 3000 dwellings (2000 plus 1000 reserve) would lead to piecemeal development.

The proposals of the Local Plan are in conformity with Policy MDA2 of the Hampshire County Structure Plan. This requires that land be identified to provide for 2000 dwellings with a further 1000 dwellings provided for as a reserve provision through Policy H4. However paragraph 121 of the HCSP states that the potential for development beyond 2011 should be considered in the formulation of detailed proposals for the MDA, particularly when major infrastructure and other services and facilities are planned for. This has been taken into account in the preparation of the Masterplan Framework and the proposed changes to Inset Map 41. The Masterplan Framework, on which the proposed changes to the Inset Map are based, would not preclude possible subsequent further development.

The proposed revised Inset Map includes tracts of countryside within the MDA, which complies with the provisions of HCSP MDA1. However, the land originally identified by the County Council as a 'Study Area' for the MDA cannot all be assumed to be an acceptable area for development. It is appropriate for the Local Plan to study this area in more detail to determine which parts are actually suitable for development.

#### ***Change Proposed – Proposal NC.2:***

*A new, mixed use community comprising up to 2000 dwellings, employment provision, and associated physical and social infrastructure is proposed within the area defined on Inset Map 41 to the at West of Waterlooville. The part within Winchester District is defined on Inset Map 41, 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. Such development will be permitted provided that:....*

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impact of the higher densities required by PPG3 and enshrined in the WDLPR require a more radical approach to the planning of large urban extensions.  
**Change sought** - *change paragraph 12.46 to read: the 'area of search' must set the sufficient boundaries for planning the MDA in its widest sense, in this case the limits identified in the original Development Area Studies ensure sufficient land for the successful implementation of the development and mitigation of its effects. Inset Map 41 should include land up to the east of Sheepwash Lane to ensure the ability to mitigate the effects of development within the built form of the MDA – see separate objection to Inset Map 41.*

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### **Issue 12.6** **West of Waterlooville - Density** **of development**

#### **Representation:**

**Grainger Trust Plc (214/13, 214/15)**  
Paragraph 12.42 states that the northern part of the MDA could potentially accommodate 2000 dwellings or more, should any higher density of development be shown to be achievable or acceptable through the Master Plan. Understand the objective to maximise the development potential of this part of the site, but this wording assumes that 2000 can be accommodated within an identified area without testing through the Master Plan. A simple statement setting out the Council's objectives to maximise the development potential of this part of the site should be included.

**Change sought** – *not specified.*

**Laing Homes Ltd (236/4)**  
Agrees that the MDA proposals should aim to achieve an overall net density of not less than 30 dwellings per hectare and that this should be manifested in a range of densities relating to local circumstances. The reference to lower density housing in the vicinity of Purbrook is a reaction to the sensitivity of this location, further reinforcing the need to severely restrict development there. It is

#### **City Council's Response to Representation**

Since the publication of the Deposit Local Plan, a substantial amount of work has been carried out by the Council and its consultants to establish a preferred Masterplan Framework for the site. This has taken into account the comments received through the Local Plan consultation set out in this section. It demonstrates the area of land that would be required to accommodate 2000 dwellings at an average net density of approximately 40 dwellings per hectare.

The proposed revised Inset Map identifies the maximum extent of land necessary to accommodate the 2000 dwellings and the additional 1000 dwellings reserve allocation. A new criterion should be added to Proposal NC.2, to ensure efficient use of land and paragraph 12.40 should be deleted as it has been overtaken by events.

#### **Change Proposed – NC.2:**

Add new criterion after existing NC.2(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....*

#### **Change Proposed – paragraph 12.40:**

*~~The Masterplan will identify the detailed capacity of the area to accommodate development and define a precise development boundary. It 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 woodlands will exert a major influence on the overall design concept. PPG3 advises that the residential development should achieve an average net density of not less than 30 dwellings per hectare. This~~*

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not considered to be the most appropriate location for this type of housing.

***Change sought*** – not specified.

**R I Camerson (842/1)**

Concerned about the density of the development.

***Change sought*** – keep a gap between Forest End and the new development and keep the allotment site.

~~*will, therefore, be the minimum acceptable density for the development as a whole, but the consequences of achieving significantly higher residential densities than this should be tested and expressed through the Masterplan process before a final decision is made about the most appropriate form of development.*~~

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**Issue 12.7**  
**West of Waterlooville -**  
**Reserve Allocation**

**Representation:**

**CPRE - Winchester and Havant District Group (1387/5)**

The need to define a site – or even an area of search – for a reserve MDA of 1000 dwellings is considered to be premature. The County Structure Plan (1996-2011), which requires the provision of the reserve MDA makes no reference to the potential of housing on brownfield sites within the requirements of PPG3 – housing. Therefore, the requirement for MDAs and, particularly, reserve MDAs takes no account of the opportunity to meet all, or part, of the housing requirement (as defined in PPG9) within urban areas of the county and the unitary authorities of Portsmouth and Southampton. In addition, the potential over-provision of employment sites provides more potential opportunities in mixed-use areas.

***Change sought*** - the definition of a site – or even an area of search – should be delayed until the monitoring of housing provision has convinced the strategic planning authorities that both the size and timing of the reserve allocations within the Winchester District has been confirmed, as they may prove to be unnecessary. If it is decided that as a matter of law, or for any other reason, sites for these reserve MDAs must be defined in the WDLP review, then a

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The principle of defining a site for the reserve MDA of 1000 dwellings at West of Waterlooville was established by the Structure Plan process through an approach that pre-dates that as set out in PPG3. Concerns about the approach taken in providing for these 1000 dwellings are addressed in the detailed responses in Issue 6.6.

The MDA and its reserve allocation is not intended to provide for the housing needs of the district but rather the housing needs of South East Hampshire as explained in Issue 6.7.

The purpose of defining an 'area of search' in the First Deposit Local Plan is dealt with under Issue 6.6 where it is explained that this classification was an interim measure to allow the Local Plan to progress forward. Since then, further consultation has enabled the area of search to be refined to a proposed site which is shown on the proposed revised inset map (see Appendix 3).

In response to objector 214/13 It would be unreasonable to require the provision of a level of infrastructure higher than that needed to support 2000 dwellings. It is therefore considered appropriate to refer to the desirability of providing a level of infrastructure to support the reserve requirement in addition to the baseline housing requirement in the explanatory text only.

The reserve allocation may not be triggered and the countryside policies therefore provide guidance on the interim and possibly longer term land uses that would be acceptable. It is therefore considered that this provision of Proposal NC.2 should be retained. However, it is also considered that an additional provision should be added to Proposal NC.2 to preclude development that would be prejudicial to the eventual possible development of the MDA reserve allocation.

***Change Proposed – Proposal NC2:***

~~*An 'area of search'*~~ ***The maximum extent of a reserve area sufficient to accommodate an additional 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 'area of search' reserve area. If the***

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*statement should be included to the effect that: 'These sites will be kept under review in the light of the results of on-going urban capacity studies in the county of Hampshire and within the Unitary Authorities of Southampton and Portsmouth and application of the principles of PPG3 to future development and will be withdrawn whenever it is clear that their development will be unnecessary to meet the housing provision set out in RPG9 (current and future revised versions)'*

**Eagle Star Estates Ltd. (352/2)**

Object to the identification of an area of search to the west of Waterlooville to accommodate approximately 1,000 dwellings.

***Change sought*** – not specified.

**Bewley Homes Plc and R C H Morgan-Giles (227/15)**

The expansion of the development proposal at West of Waterlooville will not contribute to meeting the District's housing needs of existing residents or sustainability objectives for existing settlements.

***Change sought*** – fully examine potential opportunities for additional development in existing larger, more sustainable settlements, in order to assist in maintaining an adequate provision of services/facilities.

**M J and A E Salway (378/5)**

The need for an additional 1000 dwellings within the Waterlooville MDA is rendered unnecessary, following the official announcement recently of the forthcoming closure of HMS Dryad.

***Change sought*** - choose Option One limiting development to northern sector of MDA.

**East Hampshire District Council (1437/3)**

Objects to the fact that actual site areas for the reserve MDAs have not been identified but that areas of search are shown instead.

***Change sought*** – not specified.

**County Planning Officer, Hampshire County Council (1433/9)**

*reserve housing is required, the precise extent of the area identified on Inset Map 41 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.*

*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.*

***Change Proposed – sub-heading after paragraph 12.45:***  
*The "area-of-search reserve area"*

***Change Proposed – paragraphs 12.46 - 12.48:***

*Inset Map 41 also shows an "area-of-search" a "reserve area" for up to an additional 1000 dwellings. Some or all of this 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. The Masterplan process will determine how much of ~~this additional land~~ the reserve area would be required to provide the additional 1000 dwellings, taking account of the capacity of the allocated development area.*

*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 ~~consider~~ include the "area-of-search" reserve area.*

*Unless or until such time that additional development is "triggered" the countryside policies of this Plan will be applied to the ~~area-of-search~~ reserve area shown on Inset Map 41. Moreover, no development will be permitted that would prejudice the proper planning of the new community including the reserve area.*

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Paragraphs 12.46 and 12.47 make it clear that the reserve site at West of Waterlooville MDA is being planned for, should the land be required to be developed during the plan period. However, further work will need to be undertaken so that the boundary of this area can be defined in the revised deposit Plan and Proposal NC.2 will need to include policies setting out the requirements for the masterplanning of the reserve MDA.

***Change sought*** – *not specified.*

**Grainger Trust Plc (214/13, 214/15)**

Paragraph 12.47 with regard to infrastructure planning should be referred to in Criterion (v).

***Change sought*** – *refer to paragraph 12.47 in Criterion (v).*

**P Cooper (157/2)**

Locate the extra 1000 houses to the west of the powerlines.

***Change sought*** – *Locate the extra 1000 houses to the west of the powerlines.*

**Mr and Mrs P Hill (362/1)**

Any additional housing should be distributed to other areas of less significance such as Denmead. Denmead is a highly sustainable location and there are sites close to the existing settlement boundary which have little or no ecological interest or visual impact.

***Change sought*** – *not specified.*

**Denmead Village Association (1091/2)**

At Waterlooville 'if the need for additional housing is "triggered" it is sensible to plan for the possibility that all the land will need to be developed (12.47). Do not believe that Waterlooville should take the extra houses, however convenient it may be, when at 12.86, it states that the LPA will not permit development at Winchester City North unless there are compelling reasons. Countryside policies will apply. Why should Waterlooville have much of its countryside eroded, whilst Winchester protects itself from a similar fate.

***Change sought*** – *not specified.*

**Grainger Trust Plc (214/13 & 15)**

Question the appropriateness of applying

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a countryside designation to the 'reserve land'.

***Change sought*** - remove the countryside designation and apply a safeguarding policy to this land, to allow it to be more easily triggered for release, in accordance with Policy H4 of the Structure Plan. This designation would ensure that the land is not prejudiced in the medium term.

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**Issue 12.8**  
**West of Waterlooville -**  
**Development Options 1 and 2:**  
**General Issues**

**Representation:**

**Laing Homes Ltd (236/4)**

It is vital that the boundary of the first phase of the MDA in the Local Plan is definitive. The prospect that it might be subject to alteration with the Local Plan process (par 12.40) generates undesirable uncertainty. The Local Plan should, at least, contain a development concept diagram incorporating: greater detail of the disposition of housing and employment; principal circulation routes; general locations for other uses, including the primary school, neighbourhood centre and principal open spaces.

***Change sought*** – not specified.

**Grainger Trust (214/13, 214/15)**

The Local Authority should note the need for flexibility around the potential southern access area and the land identified as 'area of search', the detailed boundaries of which should be determined through the master plan.

***Change sought*** – not specified.

**Grainger Trust Plc (214/13, 214/15)**

The countryside proposal boundary West of Waterlooville should be amended. At present the boundary follows an artificial boundary line of overhead pylons for some of its length, and for the rest of its length follows no natural boundaries at all.

***Change sought*** - It would be more appropriate to follow natural and more permanent boundaries on the ground.

**City Council's Response to Representation**

Since the publication of the Deposit Local Plan, a substantial amount of work has been carried out by the Council and its consultants to establish a preferred masterplan framework for the site. This has taken into account the comments received through the Local Plan consultation set out in this section. Consultants considered these comments in the summer of 2002 in preparing potential Masterplan Framework Options for the site.

A subsequent major consultation exercise was carried out in September/October 2002 that sought public opinion on a number of Masterplan Framework Options that were generated by the Council's consultants. The responses to this consultation were brought to the West of Waterlooville Forum in November 2002, along with a proposed land-use disposition that reflected the responses received on the Options.

The proposed revision to Inset Map 41 is based on the Option preferred by the Council and identifies the disposition of land uses and proposed access points in such detail as is considered appropriate for a local plan.

As a result of the proposed revised boundary for the MDA and the reserve allocation (see Appendix 3), consequential changes are proposed to the area within which countryside policies apply. It should be noted that this area is defined by natural boundaries.

The properties referred to by objector 986/1 lie within the administrative area of Havant Borough Council. There can therefore be no formal proposals for this area in the Local Plan. However, the illustrative preferred Masterplan Framework option for the MDA indicates housing development in this part of the site. The respondent is on the mailing list which keeps people informed with the progress of the work and any future public consultation.

The proposed revised Inset Map includes provision for a southern vehicular access to the MDA from the adjoining road network in the vicinity of the Ladybridge roundabout, as sought by Objector 289.

Only proposals relating to Winchester District can be shown in the Local Plan although it is proposed that the preferred Masterplan Framework Option be included for illustrative purposes. This indicates complementary proposals for that part of the MDA which lies within Havant Borough Council's administrative area, as sought by objector

# Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

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### Summary of Representation. *Change sought.*

### City Council's Response to Representation *Change Proposed*

**386 identical representations on standard Purbrook and Widley Environmental Stewards (PAWES) form. The respondents' names and representation numbers are set out in Annex B, at the end of Issue 12)**

Both Option 1 and Option 2 show building to the south of the natural ridge line, which will destroy the ancient bluebell woods, the tranquillity of the Rowan's Hospice and the historic view from Portsdown Hill.

*Change sought - the objection could be resolved if all building was kept to the north of the ridge line.*

**C H A Syms (169/1) (not duly made), A Edwards (1056/1), E Priddy (125/1, Mr and Mrs P Hill (362/1), M Jones (1035/1), M Jones (1037/1), A De Fano (1040/1), B Dean (1027/1), H Dean (1087/1), V A Pheasant (1041/1), S A Wood (1043/1), T Adderley (1057/1)**

Wishes to see any development kept north of the ridgeline. Respondent 1040/1 says this would ensure that the impact on the quality of life for Purbrook residents was kept to a minimum. Respondent 1057/1 also seeks a reduction in the number of dwellings proposed.

*Change sought – keep development north of the ridgeline.*

**A Ward (1042/1), J M Syms (751/2), B Dean (1027/1), H Dean (1087/1), M Norris (1077/1), A Norris (1079/1), R Grayson (1081/1), P L Morgan (755/1), S Watts (165/1), M Jones (1037/1), T Adderley (1057/1), K A Jennings (1063/1), P Cooper (157/3), A Edwards (1056/1), A Netting (1059/1), T F R Netting (1060/1), L Netting (1061/1)**

Seek development to be contained to the north of the ridge line, express concern that the Council had not reflected the wishes of the public at previous workshops and consultation meetings to ensure that development should not occur to the south of the ridgeline.

*Change sought – not specified.*

**J T Rouse (6/1, 6/2) (Not duly made)**

Any development should naturally come off the old London Road and extend in this manner as far as is necessary,

236. It is also proposed that vehicular access points be shown on the revised Inset Map.

Following the completion of detailed studies on the routing of a southern access road, it is proposed that the latter should be connected to the existing road network in the vicinity of the Ladybridge roundabout. Land to the south of Purbrook Heath Road lying within the District would not therefore be required for the southern access road nor is development proposed in its vicinity. The removal of the countryside designation for this land is not, therefore, considered necessary.

#### ***Change Proposed – Inset Map 41:***

Amend the boundary of the area to which countryside policies apply and show proposed vehicular accesses.

#### ***Change Proposed – paragraphs 12.31 – 12.38 and Options 1 and 2:***

*There are two alternative development options for the MDA at Waterlooville. These are shown on the maps below in a schematic form. The area highlighted represents that needed not only for new housing, but also for employment, public open space and new social and community facilities as well as for landscaping. Inset Map 41 shows the preferred option for the new community, but only deals with that part of the development which is within the administrative area of Winchester City Council. Both options have the same overall development 'footprint'. The difference between them relates to how development might be phased within the respective parts of the site to meet the Structure Plan's immediate requirements, for a mixed-use development of 2000 dwellings, 30 ha. of employment land and associated infrastructure requirements, and the future potential need for an additional 1000 dwellings, should a compelling justification for this be identified.*

*In Option One, development is concentrated around Waterlooville Town Centre and the Brambles Business Park, to the east of the powerlines and to the north of the ridgeline that runs east-west across the site. In this case, the "area of search" to meet any additional development requirements is concentrated to the south of the ridgeline and to the west of Purbrook. An area to meet formal and informal recreational needs is located to the south of Purbrook Heath Road.*

*In Option two, the majority of development is again concentrated around Waterlooville Town Centre and the Brambles Business Park. However, some development to meet the Structure Plan's immediate requirements is also proposed to be located south of the ridgeline and to the west of Purbrook. Accordingly, in this case, the area of search to meet any additional development requirements is located further to the west and stretches north-south alongside the 'core' development area. An area to meet formal and informal recreational needs is again located to the south of Purbrook Heath Road.*

*The main factor accounting for the different approach towards the*

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### City Council's Response to Representation *Change Proposed*

preserving the natural gap between the Havant and Winchester districts and the rural nature of where the respondent lives. Would like to be able to travel down Newlands Road without realising that Cowplain or Waterlooville is there. Cannot understand why there has been so much public consultation, all that was needed was for someone to look at map and make a decision along the lines suggested.

**Change sought** – development should be located from Portsdown Hill Road through to Forest End Close. (Neither supports nor objects to the plan therefore not registered as a duly made representation).

#### **S Bashford (986/1)**

The industrial area proposed appears to obliterate both Benhall and Meadowlea. The plan showing in the Oct 2001 community newsletter doesn't recognise their residences at all. Want to be kept informed and to have more than a rough idea of future developments in that area.

**Change sought** – not specified.

#### **Kris Mitra Associate Ltd (289/14)**

Object to the part of the proposed MDA within the boundaries of Havant Borough. The owners of the objection site wish for their land to feature as part of the West of Waterlooville MDA on the basis of providing its southerly access off the A3 London Road, together with an element of the MDA's 'core' 2000 dwelling allocation.

**Change sought** -

- All references to Option 1 for the WW MDA are deleted from the supporting paragraphs to proposal NC.2 and that the MDA proceeds on the basis of Option 2.
- Supporting paragraphs to NC.2 are modified to confirm that the MDA will be accessed from at least the B2150 Hambledon Road to the north; the B2150/A3 central Waterlooville roundabout from the east and from the A3 London Road/Ladybridge Road roundabout from the south.
- That part (v) of Proposal NC.2 is modified and clarified to confirm the access arrangements detailed in the second bullet point above.

*phasing of development in the two options is whether a southern access point to the development from the Purbrook Heath area should be secured at an early stage as part of an integrated transport strategy for the MDA and the surrounding Waterlooville/Purbrook areas. Initial technical work presents a strong case for securing such a link to help manage the additional traffic arising from the MDA and to alleviate the potential implications of additional southbound traffic through the Purbrook area.*

*Further work is currently underway to investigate the feasibility of securing an access point from the Purbrook Heath area. This work will need to include an assessment of the potential impact of a new road on important landscape and nature conservation interests to the west of Purbrook and consider the potential implications for the Rowans Hospice. It should provide further advice on the likely timing and phasing of the new road.*

*Development Option Two is, subject to the outcome of the studies referred to under para. 12.35, currently the preferred option in this Plan. This scenario is based on the ability to secure a southern access road to the west of Purbrook from the Purbrook Heath area at an early stage in the development. Where a new road is environmentally acceptable, is feasible and can be secured early on, it can contribute effectively towards an integrated transportation strategy for the MDA and surrounding areas. In this case, there would be merit in some development coming forward to the west of Purbrook to meet the Structure Plan's immediate requirements, (rather than being kept in reserve to meet future potential needs) provided that it is located in a sensitive manner to respect environmental interests in this area. Some development to the west of Purbrook could help to support the Purbrook local centre and would be well related to the existing facilities and services in both Waterlooville and Purbrook. Where an element of development accompanied the new road, it could further help to support the viability of a good quality public transport link through the MDA.*

*Should the results of further technical work into the southern access road reveal that such a link is not feasible or cannot be secured; or that the environmental impact would be unacceptable; or that the road would not be needed unless the additional 1000 dwelling requirement is triggered, Option One would be considered preferable.*

*The results of the further technical work into the new road will be taken into account in preparing the Revised Deposit version of the Local Plan. Proposals for the MDA may need to be amended in the light of these studies. However at the present time, Development Option Two is the preferred approach and Proposal NC.2 below specifically relates to this option.*

Delete Options 1 and 2.

#### **Change Proposed – paragraphs 12.42 – 12.45:**

*The northern part of the area allocated for the development of 2000 houses (see Inset Map 41) has the scope to accommodate well designed, higher density development, particularly where it abuts Waterlooville Town Centre and the urban edge. This area could*

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**Change sought.**

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**Change Proposed**

**Laing Homes Ltd (236/4)**

Seek that the complementary proposals for the residue of the MDA in Havant BC are shown in the revised draft. Plan fails to state what assumptions have been made in respect of access to serve the MDA in Winchester District. The arrows shown on the option diagrams on pages 118-119 are inadequate.

**Change sought** – greater detail on Inset Map 41 of the MDA proposals and requirements.

**Grainger Trust Plc (214/13, 214/15)**

Object to the land south of Purbrook Heath Road being identified as an 'Area to Meet Informal and Formal Recreation Needs and Aid Southern Access to the Waterlooville MDA'. This designation, coupled with proposed countryside policies will allow limited flexibility for needs that a Southern Access may generate.

**Change sought** - Suggest that the countryside designation is removed. In addition the special identification of land south of Purbrook Heath Road should be reworded:

"Area to Meet Informal and Formal Recreation Needs and possible limited development associated with a potential southern access if needed".

**Laing Homes Ltd (236/4)**

Seek a commitment to development before 2011 to the south of the east-west ridge. Choose option 1 and object to option 2. The only rationale for the Council's preference for option 2 is that it is seen as facilitating a southern access point and road avoiding Purbrook local centre. Some development is thought to be necessary to assist in funding the road and junction to maintain the vitality of local centre. Recognised in paragraphs 12.43-12.44 as being by far the most sensitive area within the MDA – therefore the extent of development south of the ridge is not justified.

**Change sought** - expression of a preference for Option 1 and a reformulation of Proposal NC.2 to be consistent with it.

**S Watts (165/1)**

*potentially accommodate 2000 dwellings or more, should a higher density of development be shown to be achievable and acceptable through the Masterplan. This possibility must be carefully tested during the preparation of the Masterplan. The City Council is keen to maximise the development potential of this part of the site, so as to reduce development pressures on the more environmentally sensitive areas to the south, around Purbrook.*

*The southern part of the site, immediately to the west of Purbrook, raises complex design issues. This area is particularly attractive, with mature woodlands, many of which are designated as SINC's. Existing traffic on the local highway network already leads to some congestion along London Road, particularly through Purbrook. The need for an adequate transport solution to avoid the development area exacerbating these problems excessively is a major issue for local people. It has been concluded that a southern access point to the development should be secured where this proves feasible and, for this reason, the proposed development area extends southwards to Purbrook Heath Road.*

*Development of the land to the west of Purbrook requires careful consideration to ensure that the new road and associated development can be accommodated to protect as far as possible important local environmental features, particularly the integrity of the woodland blocks, and to minimise ecological and visual impact. The potential impact of a new road on the tranquil setting of Rowans Hospice will also need careful consideration. A detailed feasibility study is being carried out to examine possible options for the alignment of a new road through this area, including the issues of phasing, land ownership and potential environmental impact. The Local Planning Authority will need to be satisfied that the benefits of a new southern access point outweigh any impact on the woodlands and SINC's. Limited accompanying development will be permitted and should be of high quality, possibly at a lower density, to minimise environmental impact as far as possible.*

*Depending on the outcome of the feasibility study referred to above, it may be necessary for the new access road to join the A3 to the south of Purbrook Heath Road. The Plan allows for this possibility, but generally seeks to avoid development to the south of Purbrook Heath Road, other than for recreational purposes.*

**Change Proposed – new paragraphs:**

Add new paragraphs after existing paragraph 12.45.

*Inset Map 41 identifies the maximum extent of the land required for up to 2000 dwellings, mixed-use, community facilities and other associated buildings and infrastructure. It is based on an average net residential density of approximately 40 dwellings per hectare. However, in the interests of creating a compact new community and minimising land take, developers will be encouraged to build at the highest appropriate density. A phased release of the land for up to 2000 dwellings is therefore proposed to enable the land take to be reduced if higher densities than presently envisaged are achieved in the early phases.*

*There are expected to be considerable variations from the average*

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### **Summary of Representation.** ***Change sought.***

### **City Council's Response to Representation** ***Change Proposed***

It has been suggested and agreed that many of the housing units be of a size and price for one-parent families. This being the case, they need to be local to Waterlooville shops and amenities, not tucked away without any transport.

***Change sought – not specified.***

#### **GOSE (261/72)**

The inclusion of two options may result in uncertainty and be contrary to PPG12 (para3.12). This refers to the certainty of site specific proposals, for both developers and the local community.

***Change sought – not specified.***

*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.*

*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.*

*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.*

### **Issue 12.9** **West of Waterlooville -** **Housing Provision/Timing**

#### **Representation:**

#### **Executors of E S Edwards (Deceased) (221/4)**

It is not at all likely that up to 2000 dwellings could be constructed within this MDA by March 2011. It is suggested that a realistic assessment would be c.750 dwellings. Therefore amend proposal NC.2 and its supporting text.

***Change sought - amend proposal NC.2 to include a realistic assessment of the number of dwellings that could be provided within this MDA in the period up to March 2011. Add the following to the end of the first sentence: '...and it is estimated that up to 750 dwellings could be built by March 2011'.***

#### **Redrow Homes (474/15)**

It is unrealistic to assume that all 2000 units west of Waterlooville will be completed by 2011 – a more realistic estimate would be 1500.

***Change sought – not specified.***

#### **Havant Borough Council (265/3)**

Object to the ambiguity in the Housing and New Communities Chapters in respect of the references to the number of dwellings to be counted in the MDA. For instance in NC.2 and paragraph

#### **City Council's Response to Representation**

Some respondents express doubt that the 2000 dwellings sought by the Structure Plan at West of Waterlooville will be completed by 2011. This issue has been dealt with under Issue 6.7, which concluded that the 2000 dwellings can be developed by 2011 but are largely dependent on the actions of the landowners and developers.

The supporting text to Proposal NC.2 deliberately makes reference to an area of land being identified to accommodate 'up to 2000 dwellings' at paragraph 12.39 whilst paragraph 12.42. refers in more general terms to '2000 dwellings' being provided for in the area. The City Council cannot make formal land use designations on land outside of its administrative control. As part of the housing allocation of the MDA is anticipated to be within the administrative area of Havant Borough Council, the proposal is expressed in terms of 'up to 2000 dwellings'. However, change is proposed to Proposal NC.2 to clarify this point.

It is considered inappropriate to refer to the phasing/timing of infrastructure provision in the text of Proposal NC.2 in addition to the explanatory text, because there can be no certainty at this stage about the order in which parts of the site will be developed.

The need for large-scale advance landscaping is referred to in Structure Plan Policy MDA1. Much of this will lie within the tracts of countryside forming part of the MDA lying outside the area proposed for built development. Contrary to objector 214's comments, planting within the area could be undertaken in advance of development following the preparation of the detailed Masterplan.

Contrary to the assertions of objector 234, paragraph 12.34 explains that there would be important advantages in terms of alleviating Purbrook of additional traffic flow if a southern access road is constructed at an early stage in the development.

With the objective of securing new employment provision in step with housing development, criterion (iv) of Proposal NC2 requires that the

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***Change Proposed***

12.39 reference is made to 'up to 2000 dwellings' however paragraph 12.42 refers to 2000 dwellings.

***Change sought*** – *the references should be consistently stated as 2000 dwellings.*

**Grainger Trust Plc (214/13, 214/15)**

Criterion (v) of Proposal NC.2 requires the provision of physical infrastructure necessary to serve the community both on and off site. The issue of phasing/timing is not referred to.

***Change sought*** - *a reference to paragraph 12.81 (phasing) should be made to allow for flexibility.*

**Grainger Trust Plc (214/13, 214/15)**

The final paragraph of criterion (viii) refers to advanced strategic landscape planting and management before development commences – need finalisation of master plan before these goals can be realised.

***Change sought*** - *rewrite policy to provide strategic landscape planting at the commencement of development or where possible in advance.*

**Grainger Trust Plc (214/13, 214/15)**

Criterion (xi) requires that the residential development is phased and implemented in step with the provision of employment, social and physical infrastructure, in accordance with the master plan. This criterion lacks precision currently, due to the absence of a master plan and therefore question whether it needs to be included.

***Change sought*** – *not specified.*

**Grainger Trust Plc (214/13, 214/15)**

Paragraph 12.81 should be referred to in Criteria (v) and (ix) as at present the possibility of development to the west of Purbrook to facilitate early provision of the southern access is resisted.

***Change sought*** – *not specified.*

**Laing Homes Ltd (236/4)**

There is no explanation for the degree of priority given to the new southern access road nor to the development west of Purbrook, which may be permitted to facilitate development of the access road. If it is found that such a road is necessary and could be provided satisfactorily, it will

employment be phased in accordance with the Masterplan. The precise timing of new employment is therefore a matter for the Masterplan. The phasing of residential development in step with the provision of new employment and physical and social infrastructure is an important objective for the new development. It is therefore important that a reference is retained in Proposal NC.2.

In response to comments relating to paragraph 12.81 of the Written Statement, changes are proposed to clarify this paragraph.

***Change Proposed – paragraph 12.81:***

*Phasing will be determined through the Masterplan process but development is likely to commence ~~in the northern part of the site adjoining the access points from Hambledon Road, Maurepas Way and London Road.~~ However, if feasible, a new road access from the south The proposed southern access road should be provided at the earliest opportunity and development to the west of Purbrook may be permitted to facilitate its early provision to relieve Purbrook of additional traffic flows and to provide a route for a good quality bus service and construction traffic.*

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not be required early in the implementation of the MDA.  
***Change sought – not specified.***

**K A Ody (62/1)**  
Jobs/factories should be in place before any development takes place.  
***Change sought – not specified.***

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**Issue 12.10**  
**West of Waterlooville -**  
**Character of Area: Portsdown**  
**Hill**

**Representation:**

**Mr and Mrs Hill (362/1)**  
The ridgeline is visible from both Portsdown Hill and from the higher ground to the north. Portsdown Hill is a very important physical feature and the ridge can be seen clearly from many public viewpoints. Any development to the south of the ridgeline will be visible from Portsdown Hill and this will create a sense of urbanisation of the views. This is an important landscape that is vulnerable to development and development should be avoided. It is acknowledged that 'the northern part of the site has few distinguishing landscape features and is generally open, with low nature conservation value.  
***Change sought – keep development north of the ridgeline.***

**P L Morgan (755/1), V C Legg (1034/1)**  
Development south of the ridgeline will destroy the historic view from Portsdown Hill.  
***Change sought – keep development north of the ridgeline.***

**A Edwards (1056/1), A Netting (1059/1), T F R Netting (1060/1), L Netting (1061/1)** Much effort has been put into restoring Portsdown Hill to its natural state. This MDA will be another 'blot on the landscape' similar to the quarries to the south of the hill.  
***Change sought – cancel MDA or as a minimum, keep to the north of the ridge line.***

**City Council's Response to Representation**

Since the publication of the Deposit Local Plan, a substantial amount of work has been carried out to establish a Masterplan for the site. This has taken into account the comments received through the Local Plan consultation, including those set out in this section. Consultants considered these comments in the summer of 2002 in preparing potential Masterplan Framework Options for the site. The majority of the built development is proposed to the north of the ridgeline. Where this is not possible, development is located so as not to intrude into views from Portsdown Hill.

It is inevitable that a development of this scale will effect private and public views. The development is, however, a strategic requirement and it would not be appropriate to locate it simply on the basis of its effect on the views from existing houses, which are not generally a material planning consideration.

***Change Proposed – Inset Map 41:***  
Amend to reflect preferred Masterplan Framework Option.

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**Summary of Representation.**  
***Change sought.***

**City Council's Response to Representation**  
***Change Proposed***

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**E Wilmer (1231/1)**

Main reason why they bought their house was because of the lovely Southdown view. This would be ruined if development went ahead.

***Change sought – not specified.***

**J Barringer (278/1) (not duly made)**

Only reason for buying their house was because of the lovely Southdown view. The houses in Southdown View will go down in value as result of development opposite.

***Change sought – not specified.***

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**Issue 12.11**

**West of Waterlooville - Social Infrastructure**

**Representation:**

**General Infrastructure concerns**

**E. Priddy (125/1)**

Have not seen any plans to cope with the inevitable strain that will be put on already over-stretched local services.

***Change sought – not specified.***

**P Netting (1058/1)**

No plans are in place for adapting services and infrastructure to meet the needs of all these additional residents which would turn this area into a crisis region – should proposal be scrapped altogether as it is unrealistic?

***Change sought – not specified.***

**T Adderley (1057/1)**

Current infrastructure in the area unable to support further development.

***Change sought – not specified.***

**Social Housing**

**M Beauvoisin (10/1), E Priddy 125/1)**

A high percentage of the proposed MDA ought to consist of affordable housing in the light of the great number of people on the Havant housing list. The need is for homes for smaller households, not larger 'executive' houses with several cars.

***Change sought – not specified.***

**City Council's Response to Representation**

A number of representations express concerns over the effects that the MDA will have upon the existing infrastructure in the area. Since the publication of the Deposit Local Plan, a substantial amount of work has been carried out by the Council and its consultants to establish a preferred Masterplan Framework for the site. This has taken into account the comments received through the Local Plan consultation set out in this section.

**Social Housing**

The key objective for the MDA is to ensure that new homes meet the future projected housing needs of local people. This means ensuring that the mix, size and tenure of new properties is closely related to the type of housing that local people are likely to require but also reflects their ability to be able to afford to buy or rent new properties.

The MDA is a large, strategic housing allocation whose purpose is to provide future housing to meet housing needs arising in the south-east Hampshire area. The County Council envisages that the MDA will therefore provide for the future housing needs of not just Havant Borough, but also some of the needs arising in Winchester District, East Hampshire, parts of Portsmouth and perhaps extending even wider across the south-east Hampshire area. Accordingly, a broad geographic overview of the likely future needs for new housing is required.

**Mix of housing types**

The key findings of a survey undertaken on behalf of the local authorities in South-East Hampshire in 2002 show that, of those people intending to move within the next five years, the highest demand (40%) was for two-bedroom homes, with 10% seeking one-bedroom properties, 26% seeking three bed-roomed properties and only 13% seeking four or more (10% of respondents didn't specify). These findings reflect future predictions about household size, which suggest that smaller households (one and two person) are more likely to form in the future. The results of the survey suggest that the mix of property types within the MDA should include a large proportion of smaller dwellings and a 50% target is proposed in this respect, as already applied in Winchester City Council's area.

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***Change Proposed***

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**East Hampshire District Council (1437/6)**

Supports the Joint Housing Needs approach to the MDA and the possibility of some of the dwellings being used to meet East Hampshire's needs.

***Change sought – none.***

**Grainger Trust Plc (214/13, 214/15)**

Criterion (iv) requires an integrated and balanced mix of housing, employment, recreation, education, social and community facilities. Agree that a mix of housing types and sizes appropriate to the location should be provided – see H.5 and H.7.

***Change sought – none.***

**Grainger Trust Plc (214/13, 214/15)**

Paragraph 12.50 should be cross-referred to Criteria (iv) particularly where it notes that further work is required to establish whether it would be appropriate to require this proportion in the Waterlooville development. As it is this may conflict with Proposals H.5 and H.7.

***Change sought – not specified.***

**Laing Homes Ltd (236/4)**

Plan fails to recognise that the most suitable dwelling mix for the MDA may be significantly different from that in other parts of the District – including sites within its urban areas (para 12.50). Large-scale schemes of this nature tend to attract a greater element of family households or households intending to have children. Company's experience and that of many housing associations is that one-bedroom units are rarely popular.

***Change sought – amend paragraph 12.50 to refer to such factors with additional work being undertaken with stakeholders to establish appropriate guidance.***

**Laing Homes Ltd (236/4)**

Paragraph 12.51 fails to put forward any level of provision in the MDA as a 'target' for negotiation referring instead to the 35% to be applied elsewhere in the District. Provision of affordable housing will be only one of a series of abnormal costs associated with the implementation of the MDA. Overall these significantly

**Tenure**

The survey also provides information on the likely tenure required by people seeking to move in the next five years. Of the total number of people surveyed, who expressed a desire to move locally, 49% (equating to 4230 households) would be unable to meet their own housing costs at the entry level costs on the open market in the next five years and would need some form of intervention to meet their housing needs. Low cost home ownership schemes, such as shared ownership, would however enable some of these households to gain entry to the housing market. Shared ownership enables a household to purchase, for example, 50% of the equity of the house and rent the remainder from a housing association. In time the household is able to 'staircase' up and purchase up to 100% of the equity of the home.

The survey assumes that 75% of the households identified as needing assistance to meet their future needs, either through shared ownership schemes or housing association rented accommodation, would be able to meet their housing needs outside of the MDA, either in the wider local area or south-east Hampshire or beyond. Therefore of the 4230 households identified as being in need of assistance with their housing requirements, it is assumed that the needs of only 1058 households could reasonably be met within the MDA. Of this number, it is estimated that around 729 (roughly two-thirds) could afford to enter into a shared ownership scheme. Around 330 households (roughly one-third) would require social rented accommodation.

**Affordable Housing Target**

The results of the survey demonstrate that there is substantial need for affordable housing in the local area. The MDA provides a unique and one-off opportunity in south-east Hampshire to provide a significant number of affordable homes over the period to 2011. There are very few greenfield site opportunities elsewhere in south-east Hampshire from which to negotiate significant affordable housing, and affordable housing contributions through urban capacity sites are limited.

The survey has focused specifically on the likely 'catchment' area of the MDA, reflecting the strategic nature of the allocation and was especially undertaken to identify the potential contribution that the MDA could make towards affordable housing provision. The survey was commissioned by the four local authorities, Havant, Winchester, East Hampshire and Portsmouth. The methodology was jointly agreed and is considered to be robust.

The results of the study would support a significant affordable target for the MDA, which could be fully justified by the findings and recommendations of the report. On the basis of the findings, it is therefore proposed that of the 2000 new homes the overall target should be that no less than 50% of dwellings within the MDA comprise affordable housing. Of this:

- 2/3 rd should be for low-cost home ownership (shared equity);
- 1/3rd should be for social rented housing.

***Change Proposed – paragraph 12.50:***

*....The range of housing types should include a sizeable proportion of*

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higher than those generated on an urban site or smaller greenfield site. Provision will be concentrated in a relatively small area, reducing its overall suitability to meet wider housing needs. It is unrealistic to seek a higher proportion simply because other aspects of the housing strategy will promote sites unsuitable for any affordable housing provision (par 6.51). The Local Plan should set out these factors as material considerations, strongly influencing the appropriate level of affordable housing. Current indicators point to a realisable and justifiable target for the MDA being in the range of 25-30%.

***Change sought – not specified.***

### **City Council's Response to Representation** ***Change Proposed***

*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 ~~although further work is required to establish whether it would be appropriate to require this proportion in the Waterlooville development.~~ The results of an updated housing need 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 Proposal H.7).*

#### ***Change Proposed – paragraph 12.51:***

*....This Plan seeks 35% affordable housing in development schemes within Winchester District (see Proposal H.5).~~An updated housing needs survey is currently being undertaken by Havant Borough Council in partnership with Winchester City Council, East Hampshire District Council and Portsmouth City Council. The analysis of the results will specifically address the role of the MDA in meeting local needs and enable the appropriate proportion of affordable housing for the development area to be determined (which may be different from the proportion sought under Proposal H.5), along with any identified special housing needs. However, the MDA will meet a wider sub-regional need, and will contribute to the affordable housing needs of a number of adjacent Local Authorities in addition to this District. The updated housing need survey referred to above concludes that a 50% proportion of affordable housing would be justified in the MDA, and split between rented and shared equity, the proportions to be determined in the light of up to date survey work. The Local Planning Authority will therefore seek a proportion of 50% subsidised affordable homes within the MDA. 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 (25-30 units) of affordable housing should be avoided in one location.~~*

#### ***Change Proposed – paragraph 6.44 (Housing Chapter):***

*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, concludes that a 50% proportion of affordable housing would be justified in the MDA. The Local Planning Authority will therefore seek a 50% proportion of subsidised affordable homes within the MDA. This area will, however, meet a wider sub-regional need, and therefore it will contribute to the affordable housing needs of a number of adjacent Local Authorities in addition to this District. It is unlikely to make a significant contribution to meeting the District target, and not until the latter part of the Plan period. Further information will become available on the amount of affordable housing likely to be provided within the MDA, to meet the District's needs, as this Plan progresses through its procedures. A joint housing register for the MDA is likely to be the preferred means of allocating housing on the basis of priority need in the surrounding MDA catchment area. The actual contribution of affordable housing to meet the District's needs remains therefore*

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**Summary of Representation.**  
***Change sought.***

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***Change Proposed***

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*uncertain at the present time.*

***Change Proposed – Proposal H.5 (Housing Chapter):***  
***....(iii) Within the Major Development Area at Waterlooville and the reserve Major Development Areas at Waterlooville and Winchester City (North), if confirmed.***

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### **Issue 12.12** **West of Waterlooville -** **Community facilities**

#### **Representation:**

#### **Denmead Village Association (1091/3)**

Concerned about Waterlooville's ability to sustain the influx of a population the size of Denmead. Currently lacks many facilities – no railway or bus station, no hotel or high-class restaurant. No DHSS office or employment agency. The shopping centre has many charity shops, but there is nowhere to buy clothing of real value. Culturally Waterlooville is dead – no cinema or theatre, town band, orchestra or choir. No drama society and the only public hall to hold a large number of people is the community centre – not adequate for such a large population. 12.62 – what new social infrastructure is envisaged? The master plan will have a vision on paper, but will this be attainable? Many examples of desultory estates e.g. Leigh Park and Burgh Estate. If Waterlooville does not provide the facilities, people will drive to other places to find them – increased congestion and further stretching of non-local facilities.

***Change sought*** – *Waterlooville should have real evidence of regeneration in spirit and facilities before building commences.*

#### **G M Clarke (123/1)**

Waterlooville has nothing to offer the younger population and the additional population will increase hooliganism and vandalism.

***Change sought*** – *not specified.*

#### **V C Legg (1034/1)**

There is an acute shortage of doctors, schools and hospital facilities.

***Change sought*** – *not specified.*

#### **City Council's Response to Representation**

The additional population represented by the MDA will provide support for an enhanced level of facilities in Waterlooville town centre which it is hoped will act as a catalyst for improvements. Objector 1091 draws attention to the lack of a railway station at Waterlooville. The new development may provide the opportunity to enhance public transport connections from Waterlooville to nearby railway stations through developer contributions.

Proposal NC.2 requires the provision of adequate new social infrastructure within the MDA including provision for local shopping, education, health care and other social and community facilities. These are addressed under the following headings:

#### Educational Facilities

Following discussions with the Education Authority and having regard to the capacity of existing schools, it has been confirmed that there will need to be a provision for a new primary school to meet the needs of the households of the 2000 dwellings. If the reserve allocation is required, it has been established that there is likely to be a need for a further primary school. It is considered important to the development of the new community that the new primary school is provided at an early stage. It is also recognised that pre-school provision will be required. It is anticipated that this could either be provided in conjunction with the primary school buildings or other equally accessible sites.

The Education Authority has also indicated that the population of secondary school age likely to result from the development would be insufficient to support the development of a new secondary school. No land allocation within the site is therefore proposed. However additional off-site secondary school capacity will need to be provided, for which it would be appropriate to seek financial contributions from the developer. It is considered that the reference in paragraph 12.67 of the Plan to the need for developers to make contributions to off-site secondary school provision is sufficiently clear.

#### Medical Facilities

The East Hampshire Primary Care Trust has identified the need for the MDA to include a local health centre that provides for general and dental practices and a pharmacy for which provision will need to be made within the proposed new local centre. Discussions are continuing with the health authority on the implications for local hospital provision of the new housing development.

#### Church Provision

It is envisaged that land will need to be reserved for a place of worship within or adjoining the proposed local centre for the MDA.

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**K A Ody (62/1)**

Doctors, schools and other services need careful consideration – need profile of target population? Site is on edge of Winchester, but in a place where it will rely on Havant for services.

***Change sought*** – requires a major rethink, based on today's economic climate and on local job prospects.

**Grainger Trust Plc (214/13, 214/15)**

Refer Criterion (iv) to paragraph 12.68.  
***Change sought*** - paragraph 12.68 needs to be referred to in Criterion (iv) third bullet point.

**A Edwards (1056/1) A Netting (1059/1),  
T F R Netting (1060/1), L Netting  
(1061/1)**

There are not enough schools, hospitals, play areas and facilities etc. Only one community policeman in the area at present.

***Change sought*** – not specified.

**Grainger Trust Plc (214/13, 214/15)**

Paragraph 12.64 refers to the need for a primary school very early in the development programme and also temporary accommodation. The existing capacity of schools in the surrounding area however is not referred to and an assessment of whether these could accommodate pupils at the early stages of development should be made. 12.66 also refers to a new primary school when required, however we consider that the need for this should be tested later on in the process, particularly in the light of capacity within existing primary schools at 2011.

***Change sought*** – not specified.

**East Hampshire District Council  
(1437/3)**

Concerned about the impact of the West of Waterlooville MDA on existing infrastructure in the southern part of East Hampshire, notably schools and the surrounding road network. The secondary school at Horndean is already at capacity. There is a need for clear policy on developers' contributions to ensure that improvements for existing infrastructure are implemented beyond

This is not specifically referred to in the Deposit Plan. For clarity, it is proposed that a specific reference be made.

***Change Proposed – Proposal NC.2(iv):***

(iv) ....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;....

***Change Proposed – paragraph 12.69:***

A new neighbourhood centre, acting 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.

***Change Proposed – new sub-heading and paragraph:***

Add new sub-heading and paragraph after existing paragraph 12.69.

**Cemetery**

**A cemetery is proposed on the land to the north of the Rowans Hospice with vehicular access from the proposed southern access road.**

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***Change Proposed***

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the MDA, where such improvements are made necessary by the development.

***Change sought – not specified.***

**Denmead Village Association (1091/1)**

12.64 – A new primary school is proposed. Dedicated accommodation for pre-schools is necessary as there will be no established halls to use. 12.68 – Health. As well as existing primary care services in Waterlooville being at capacity, the Queen Alexandra Hospital in Cosham has received only 'one star' in the recent inspection. Portsmouth is said to be the most densely populated town in Europe. The hospitals are inadequate. Health provision for 10,000 people 'over the hill' is going to cause great concern. What is the plan providing for the elderly as nursing home places are hard to find.

***Change sought – not specified.***

**Churches Together in Hampshire and Isle of Wight (CTHI) (222/1)**

Supports the need to establish "an integrated and balanced community" by providing a church which has the support of the main church traditions. CHTI would only be involved in securing proper initial negotiations between Winchester City Council and participating churches.

***Change sought – not specified.***

**Estates Practice, Hampshire County Council (1434/38)**

The development will be expected to provide for the infrastructure, services and amenities needed to support it. This will include education and social service facilities, which are the responsibility of the County Council.

***Change sought – not specified.***

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***Change sought.***

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***Change Proposed***

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**Issue 12.13**  
**West of Waterlooville -**  
**Community facilities: Retail**

**Representation:**

**GOSE (261/73)**

Criterion (iv) does not appear to fully reflect PPG 6. Chapter 8 (Town Centre, Shopping and Facilities) indicates that the retail needs assessment does not suggest further floor space at this location. However, criterion (iv) includes reference to shopping and the new local centre. The Caborn Statement (1999) advises local authorities to consider the need for new retail development in the plan over its lifetime. If there is no need, there will be no requirement to identify additional sites. Consideration of scale etc., (PPG6 par 1.12) and annex A to PPG6 is also required, but is not clarified in the plan.

***Change sought – not specified.***

**W M Morrison Supermarkets Plc.**  
**(334/2)**

Whilst the allocation of land to accommodate a new mixed-use development to create a balanced new community is supported, object to the reference to 'local' shopping facilities in bullet point three of criterion (iv). Consider that this criterion, as currently worded, may unnecessarily restrict the scale of new shopping facilities included as part of the MDA. It would be more appropriate to consider the need for new shopping facilities, and particularly the need for a new food superstore, to meet the convenience shopping needs of new residents, and existing residents in close proximity to the development; and then identify the amount of floor space, which is required to meet that need. A site should be identified in the masterplan to accommodate the size of development which is needed as part of a new district or local shopping centre.

***Change sought – bullet point 3 (criterion (iv)) should be amended to delete the reference to 'local' and to refer to the identification of a site in the masterplan, to read as follows: '...adequate facilities***

**City Council's Response to Representation**

The retail needs assessment that is referred to was carried out in 1997 by Llewelyn Davies on behalf of Winchester City Council. Its remit was to establish the future retail needs for Winchester town centre and its main catchment area. This did not extend to a survey of the retail needs of the whole District.

It is an important objective of the proposals for the MDA that they focus on and are integrated with Waterlooville town centre as a district centre. This is clearly expressed in paragraph (vi) of Proposal NC.2. However, in response to objector 261, not all of the site is within reasonable walking distance of Waterlooville town centre and local shopping facilities at Purbrook and Hambledon Road. Structure Plan Policy MDA1 requires the new MDAs to provide for a co-ordinated and integrated development to meet a range of needs that will be generated by the development including local shopping facilities. The proposed new local centre will therefore meet the needs of the more distant parts of the site. Only a small amount of convenience retail provision is intended as part of the proposed local centre to meet the day to day needs of the new community. It is not considered that such development would conflict with the provisions of PPG6.

It is considered that the more open-ended reference to shopping provision sought by one respondent could conflict with the need to support the vitality and viability of Waterlooville town centre and would therefore be contrary to PPG6.

The type of retail policies sought by Havant Borough Council have been proposed in response to objections to Chapter 8 of the Plan (replacement Proposal SF.1). These emphasise the 'sequential approach' as sought by the Borough Council.

***Change Proposed – none.***

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***Change sought.***

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***Change Proposed***

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*and services to serve the new community, including the provision of appropriate scale of shopping, education, healthcare and other social and community facilities on a site identified in the masterplan...'*

**Havant Borough Council (265/3, 265/4, 265/5)**

In order to protect the existing shopping facilities in the Borough, retail policies should be included in the Town Centres, Shopping and Facilities Chapter to cover the sequential approach for town centre uses and proposals for out-of-centre developments.

***Change sought*** – *include policies setting out a sequential approach to retail provision.*

**Grainger Trust Plc (214/13, 214/15)**

The third bullet point of criteria (iv) should be reworded.

***Change sought*** – *third bullet point of criteria (iv) should be re-worded: 'adequate facilities and services to serve the new community potentially including the provision of local shopping, etc.'*

**Grainger Trust Plc (214/13, 214/15)**

Support criterion (vi) in advocating the support and/or enhancement of the roles of existing local centres.

***Change sought*** – *none.*

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**Issue 12.14**

**West of Waterlooville - Employment**

**Representation:**

**Havant Borough Council (265/3, 265/4, 265/5)**

The employment strategy section of the Employment Chapter should include a stronger and more explicit reference to employment provision in the MDA, which should recognise the economic needs of the Borough.

***Change sought*** – *not specified.*

**A Edwards (1056/1) A Netting (1059/1), T F R Netting (1060/1), L Netting (1061/1)**

**City Council's Response to Representation**

The provision for 30 ha. of employment land is required by policy MDA2 of the Structure Plan, in conjunction with the development of 2000 dwellings. As already noted, a substantial amount of further work and public consultation has been carried out since the publication of the Deposit Local Plan, which has taken into account the representations received on the employment aspects of the MDA proposals. The Preferred Masterplan Framework Option, on which the revisions to the Inset Map are based, provides for a (gross) area of approximately 24 ha for business park use, including a proposed reservation of land for a waste centre. The proposed changes to the Inset Map provide clear guidance on the location of the main new employment areas. Further employment provision is proposed within a number of mixed-use areas.

It is considered that the matters referred to in paragraphs 12.54 – 12.57 are too detailed for inclusion within Proposal NC.2 and are appropriate subject matter for the explanatory text only.

The ability of the potential new workforce to benefit from the new jobs

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## CHAPTER 12: NEW COMMUNITIES

### Summary of Representation. *Change sought.*

### City Council's Response to Representation *Change Proposed*

There will be insufficient employment, which will encourage theft and vandalism  
**Change sought** – *not specified.*

**Grainger Trust Plc (214/13, 214/15)**

Paragraph 12.54 should be referred to in Criterion (iv) and it should be stated that the findings of the business property needs survey (August 2000) will be taken into consideration and greater flexibility incorporated. Paragraphs 12.55, 12.56 and 12.57 should also be referred to in Criterion (iv).

**Change sought** – *refer to paragraphs 12.54-12.57 in NC.2.*

**Grainger Trust Plc (214/13, 214/15)**

Support flexibility referred to in the Proposal in terms of the amount of land required for employment uses subject to the Master Planning process. 20ha of employment land should be allocated with an additional 10ha triggered by need/demand or allocated for mixed uses.

**Change sought** - *not specified.*

**Laing Homes Ltd (236/4)**

Agree that most of the provision of 30ha should be adjacent to Brambles Farm. Recognise the diagrammatic nature of its disposition on Inset Map 41, but seek criteria to guide the actual location. It should be concentrated where it would be most accessible to the existing, resident population. This points to a southerly focus.

**Change sought** - *not specified.*

**Laing Homes Ltd (236/4)**

Paragraph 12.54 emphasises allowing for the expansion of existing businesses, but no mechanism for achieving this is put forward. Object to any suggestion or artificial preference or reserving land for such purposes – would be detrimental to viability and would reduce the ability to attract in-migrant firms, which may offer higher value or a greater number of jobs.

**Change sought** – *not specified.*

**GOSE (261/74)**

It is not clear in what circumstances the provision of training would meet the guidance in Circular 1/97 Planning Obligations.

that will be created within the MDA is an important sustainability consideration. Where there are schemes already in place to assist with training and retraining of the locally economically active population, it is understood that the seeking of developer financial contributions to support and extend such schemes is entirely proper. There is a training scheme already established within Havant Borough to which it would be reasonable for developers to make financial contributions.

In response to objector 236, a further reason for restricting the amount of B8 uses is the limitation posed by the local road network and the distance of the site from the motorway network.

The change sought by Havant Borough Council has been made in the Employment Chapter (see Issue 7.3).

**Change Proposed – Proposal NC.2:**

....(iv) *approximately 30 hectares of employment development (Use Classes B1 and possibly B2 and B8), the majority to be located adjacent as extensions to the existing Brambles Park 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;....*

Add new bullet point in NC.2(iv).

....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;.....

**Change Proposed – paragraph 12.53:**

*The new community will include approximately 30 hectares of new employment land, most of which should be ~~located adjacent~~ 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 (approximately 57 hectares in total) 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.*

**Change Proposed – new subheading and paragraph:**

Add new subheading and paragraph after existing paragraph 12.57.

**Resource Centre**

The employment allocation includes a reservation of approximately 2.8 ha. for a 'resource centre', 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

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**Change Proposed**

*Change sought – not specified.*

**Laing Homes Ltd (236/4)**

The justification for a limitation of B8 uses in Paragraph 12.55 confuses market factors and socio-economic aspirations. Inappropriate to include any predetermination of the employment mix until later, when the market context for actual proposals can be evaluated.

*Change sought – not specified.*

**GOSE (261/73)**

B1 includes office development. It is not clear if regard has been given to the sequential test in PPG6 and the importance of accessibility (PPG13)

*Change sought – not specified.*

*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. The resource centre could also include a site of approximately 0.5 ha for a small 'biomass plant'. This would be a facility to generate a small amount of heat and power from coppice arisings and similar material that would provide a source of sustainable and renewable energy to serve part of the needs of the new development. Detailed proposals for any of the elements of the resource centre will need to provide for the satisfactory routeing of heavy goods vehicles to minimise any adverse effect on Denmead, Hambledon and Southwick.*

**Issue 12.15**

**West of Waterlooville - Transport**

**Representation:**

**V C Legg (1034/1)**

With more homes there will be more traffic. Its already pretty horrendous on the A3 at peak times

*Change sought – no building at West of Waterlooville or Purbrook Common.*

**P Netting (1058/1)**

How would roads handle extra traffic?

*Change sought – not specified.*

**T Adderley (1057/1)**

Object to increased traffic congestion in Purbrook/Waterlooville area.

*Change sought – further reduce the number of new homes proposed.*

**V Wood (754/1)**

Traffic congestion would be unbearable and the proposed development is much too close to the Hospice.

*Change sought – No development should be sited to the south of the ridge line.*

**G M Clarke (123/1)**

The advent of this development will compound existing problems in relation to traffic congestion and housing in the

**City Council's Response to Representation**

The MDA is designed to be a mixed-use community, not merely a housing allocation. The extensive employment provision that is proposed will provide opportunities for the new residents to live and work in close proximity, thus reducing the need to travel. In addition, there will be strong emphasis on providing high quality public transport to both local and longer distance destinations, supported by appropriate priority measures. Nevertheless, it is acknowledged that the MDA will generate traffic onto the existing highway network.

Following extensive consultation with the public, businesses and other related bodies, a Masterplan Framework for the site has been agreed on which the proposed changes to Inset Map 41 are based. It includes provision for seven vehicular access points to the development. This will enable the additional traffic load to be distributed effectively onto the existing road network.

**Change Proposed – paragraphs 12.58-12.59:**

*Innovative transport solutions will be critical to the success of the development area, its relationship to Waterlooville and its acceptance by the local community. Development proposals should be aimed at avoiding exacerbating transport problems on the existing network excessively, if possible seeking to alleviate congestion on the A3 corridor, and to improve transport choice by ensuring that the new community has good pedestrian, cycling and public transport access to Waterlooville town centre.*

*Careful consideration has been given to how access to the new community can best contribute to these objectives and a number of potential means of access have been identified. Further transport studies and assessments will be required before a final decision is taken. However, the potential choice of access has been influenced by the desire to avoid loading excessive additional traffic onto the A3 corridor, particularly through Purbrook. The proposed southern access point is particularly sensitive, since the alignment of a new road to the west of Purbrook is likely to have some impact on nature conservation*

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immediate area and also accessing Portsmouth as there are only three bridges onto the island. The probability of 4000 additional cars in the area is frightening.

***Change sought*** – not specified.

~~*interests and may affect the tranquil setting of the Rowans Hospice. As a matter of priority a feasibility study is under way to examine these matters.*~~

**A Cockhead (124/1)**

Development would increase congestion. Assuming that the majority of the new community would work in or around Portsmouth, good access would be required to the town's feeder roads.

***Change sought*** – more consideration of the access into and out of the proposed MDA – the proposal is far too insular: it assumes that people and traffic will remain very local.

**A Netting (1059/1), T F R Netting (1060/1), L Netting (1061/1), M Jones (1037/1)**

Object to ncrease in traffic congestion. Stakes Road will become a major service road to the A3(M) when it is a residential area with many children crossing.

***Change sought*** – delete the MDA or at least keep it north of the ridgeline.

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**Issue 12.16**  
**West of Waterlooville -**  
**Southern Access Road**

**City Council's Response to Representation**

The support is welcomed

**Representation:**

**E Priddy (125/1)**

The new southern access road would ease the traffic problem through Purbrook.

***Change sought*** – not specified.

**East Hampshire District Council (1437/4)**

Support Option 2, with access from the south of the area at Purbrook Heath. Would welcome an early outcome of the studies on the feasibility to secure the Purbrook Heath access.

***Change sought*** – none.

The provision of vehicular access to the MDA, including a southern access from Purbrook Heath Road has been the subject of further careful detailed study since the publication of the Deposit Plan. These studies have concluded that a southern access road can be provided without significantly detrimental impacts on important wildlife habitats in the area to the west of Purbrook, or on noise and pollution levels, including those experienced by patients at the Rowans Hospice. The studies also demonstrate that a southern access route is required in association with the proposed development of 2000 homes to minimise the impact of development on traffic on the A3 through Purbrook village. The preferred Masterplan Framework shows a route for the southern access road, on which the proposed changes to Inset Map 41 are based, connecting with the existing road network at or in the vicinity of the Ladybridge roundabout. However, neither the preferred Masterplan Framework nor the proposed changes to Inset Map 41 provide for any significant built development on the land to the west of the southern access road.

**M J and A E Salway (378/1)**

Object to Southern Access Road on the grounds that it may destroy the ethos and very fabric of our setting. It could

The construction of the southern access road would also provide the opportunity for a realignment of the eastern section of Purbrook Heath Road, to deter extraneous traffic movements on the lanes to the north. Additional traffic management measures could be put in place on these lanes to further reduce their attractiveness to non-essential

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## CHAPTER 12: NEW COMMUNITIES

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### City Council's Response to Representation *Change Proposed*

irreversibly damage our location, and therefore our business and ultimately our livelihoods.

**Change sought** – *no southern access road.*

**P Cooper (157/4)**

A new southern access road is sought, which would take out some of the existing heath amenities.

**Change sought** – *keep southern access road as close to the A3 as possible to safeguard the Hospice. This would also ease the traffic problems through Purbrook.*

**C H A Syms (169/1 Not Duly Made)**

The inclusion of the southern access road means that preparation for early extension of building south of the Purbrook ridge will only follow quickly.

**Change sought** – *not specified.*

**K A Jennings (1063/1)**

Object to the Impact of the Southern Access Road on Purbrook Gardens which would lie in between 2 main roads, the A3 London Road and proposed access road, leading to reduced quality of life – noise and air pollution. Increased noise pollution caused by the new roads and houses both during and after construction.

**Change sought** – *keep development north of the ridge line.*

**A Ward (1042/1)**

Object to any new road entrance/access via Purbrook Heath Road.

**Change sought** – *Access should be above Milk Lane; via Hambledon Road and from A3 Waterlooville roundabout allowing direct link into Waterlooville shopping area.*

**M J and A E Salway (378/3)**

Object to Southern Access Road on the grounds that it may threaten our land ownership rights (dependent upon chosen route).

**Change sought** - *seek that Option one is chosen, with only 3 access points: one at junction of Sunnymead Road (North), one at junction of Maurepas Way Roundabout (North/East) and one at junction north of Purbrook village (South/East).*

traffic.

No land to the south of Purbrook Heath Road is likely to be required for the construction of the southern access road. This conclusion was reached following the completion of the detailed studies referred to above and the local authorities' consideration of alternative routes.

The Plan cannot include proposals for land within the adjoining administrative area of Havant, although the proposed diagram of the Masterplan Framework Option does indicate all the proposed access points.

Although the development interests' transport consultants undertook the study into the southern access road, that work has been fully audited by the County Council's transport officers.

**Change Proposed – Proposal NC.2(v):**

.... (a) *the completion of appropriate access routes, including a southern access route linking to Purbrook Heath Road in the vicinity of the Ladybridge roundabout, from the development to the adjacent transport network for public, commercial and private transport, cycling and walking. Transport provision should:....*

**Change Proposed – paragraph 12.61:**

*The South Hampshire Rapid Transit proposals are integral to the local transport strategy for the Waterlooville area. The A3 bus priority corridor proposals are already being implemented and improvements along the corridor are being phased over the next few years and are due to reach Waterlooville town centre by 2004/5. Provision for A a new bus priority link through the development area should be secured to ensure an integrated transport system for the whole area.*

**Change Proposed – new paragraphs:**

Add new paragraphs after existing paragraph 12.61.

*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 41. They include an access from the A3 at or in the vicinity of the Ladybridge roundabout to provide a southern access road for the new community.*

*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.*

*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.*

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**V A Pheasant (1041/1)**

The value of a Purbrook village by-pass (Option 2) is appreciated to ease congestion, and some limited strip buildings along this by-pass might be acceptable.

***Change sought*** – not specified.

*Vehicular access to the main new employment areas is proposed from Elettia Avenue and Waterberry Drive (within the Brambles Business Park) to minimise the volume of heavy goods vehicles needing to use the roads within the MDA. It is also expected that there will be vehicular connections, as well as pedestrian and cycle links, between the employment areas and the remainder of the MDA to facilitate access for other traffic including buses. Appropriate traffic management measures will need to be considered to restrict the use of these connections by heavy goods vehicles.*

**J M Syms (751/1)**

A southern access point to the development from the Purbrook Heath area would be a mistake, since one cannot widen roads onto which traffic will disgorge either to the north or south of Purbrook Heath Road. Inevitably, large areas of important landscape and nature conservation areas will be destroyed and the peace of the Hospice shattered. There is no merit in developing land unnecessarily. Destruction is not a planning virtue, though frequently the outcome when planning is poor.

***Change sought*** – develop north of the ridgeline with access via the road at Plant Farm and via the A3, where the land is wide enough to make a junction.

*No vehicular access to the MDA will be permitted from Closewood Road or Newlands Lane. Careful consideration will be given to the appropriate routing of construction traffic before planning permission is granted for any development.*

**M J and A E Salway (378/4)**

Object to Southern Access Road on the ground that, like the Rowans Hospice, we too enjoy a tranquil setting, which could be destroyed by massively increased traffic noise, substantially increased pollution/fumes from traffic and by distance between lounge/bedrooms and road being reduced from 440 metres to just 40 metres.

***Change sought*** - choose Option 1.

**S Walsh (1039/1)**

An access road near Ladybridge Road would also encourage more traffic to use Stakes Road to access the motorway. Proposed new bus lane - further congestion, as would any further developments in the Purbrook/Waterlooville area.

***Change sought*** – no further major developments in the Purbrook/Waterlooville area.

**Havant Borough Council (265/5)**

The proposal for the MDA is premature pending the completion of the feasibility study into the southern access route.

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***Change sought*** – removal of reference to a preferred option.

**M J and A E Salway (378/2)**

Object to Southern Access Road being touted as the 'saviour' of possible increased traffic congestion through Purbrook. Purbrook Heath Road has long been used as a 'rat-run' to avoid Waterlooville/ Maurepas Way (and even it is congested at peak times). A 'no right turn' out of Purbrook Heath Road should have been actioned long ago. Unless the traffic continues to flow north to south on the A3, a new southern access road will just be a replacement 'rat-run'

***Change sought*** – totally redesign the road area/junctions of A3/Ladybridge Road/Purbrook Heath Road.

**Laing Homes Ltd (236/4)**

Any junction of the southern access with the A3 south of Purbrook Heath Road should be viewed as a prospect of last resort. Would need a far more detailed appraisal in order to evaluate its merits properly. The Inset Map and text should refer to the area south of Purbrook Heath Road as being only to meet informal and formal recreation needs.

***Change sought*** – deletion of the reference to a possible access point south of Purbrook Heath Road.

**Grainger Trust Plc (214/13, 214/15)**

In respect of the suggested access point from the Maurepas Way roundabout, support the inclusion of land to the west as part of the MDA. However, Havant BC propose leisure development on the former allotment site to the south, which is supported by Grainger Trust. Grainger Trust have safeguarded vehicle, public transport, cycling and pedestrian access for the MDA as part of these proposals.

***Change sought*** – an additional bullet point under Clause (v) (a) of the policy, as follows: 'The provision of access to the former allotment land west of Maurepas Way, Waterlooville for the proposed leisure development.'

**Grainger Trust Plc (214/13, 214/15)**

Paragraph 12.44 should be referred to in Criterion (ix) where it is stated that the LPA will need to be satisfied that the

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benefits of a new southern access point outweigh any impact on the woodlands and SINCS.

***Change sought*** – refer to paragraph 12.44 in Criterion (ix).

**Laing Homes Ltd (236/4)**

If the southern access is found to be necessary and acceptable, then it will be an integral component of the MDA and should be funded by the totality of it. The impact on this area would be minimised if the road alone was implemented – relating development to it for funding purposes is a misconceived approach. If some, far more limited development was found to be necessary to support the local centre then this need not be physically part of the main MDA. It would be an adjunct of the existing community of Purbrook.

***Change sought*** – any development immediately west of Purbrook should be far more limited.

**M J and A E Salway (378/6)**

Object to the Council's decision to allow transport consultants commissioned by one of the MDA developers to study this issue. This cannot result in anything other than a biased view being given.

***Change sought*** – Seek that the Council reject the study as flawed and that they choose their own consultants and request/negotiate for Grainger Trust (or other developers) to foot the bill.

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**Issue 12.17**

**West of Waterlooville - Bus Provision**

**Representation:**

**E Priddy (125/1)**

A single bus service would be completely inadequate.

***Change sought*** –not specified.

**K A Ody (62/1)**

The new proposed bus lane through Purbrook to Portsmouth will reduce the road width – how would this affect the proposed development? If there was to be a monorail/tram system linking

**City Council's Response to Representation**

The public transport element of the proposals for the MDA is intended to complement the A3 bus priority corridor proposals. In particular, the main routes through the MDA should incorporate suitable priority measures and appropriate high quality bus stop infrastructure to support the introduction of direct services to Portsmouth at a later date in the development of the MDA.

The proposed vehicular access point opposite the Hambledon Road/Sunnymead Drive junction is proposed to form part of a bus priority route; its use by other traffic would therefore be limited. The design of the junction, e.g. whether it would be signal controlled or be a roundabout, is a detailed matter to be resolved at a later stage.

***Change Proposed – Inset Map 41:***

Amend to reflect preferred Masterplan Framework Option.

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Waterlooville to Portsmouth, this should be integral to the new development and not constructed as an after-thought  
***Change sought – not specified.***

**CPRE, Winchester and Havant District Group (1387/16)**

Welcome the statement that development will not be permitted until the Masterplan has been adopted, but it is disappointing that the proposed LRT link between Portsmouth and Waterlooville appears to have been dropped and that the only mode of public transport will be an 'enhanced' bus service. While this aspect of the Local Plan is more properly categorised in Ch. 11, believe that it should be a prominent feature of the Masterplan as, unless the opportunity is taken to maximise public transport facilities with the development of the MDA, with the inclusion of reserves if necessary, then private vehicle usage will dominate.

***Change sought – not specified.***

**Portsmouth City Council (297/2)**

The plan fails to show or provide an integrated transport system for the area, linkages with the proposed A3 bus priority corridor and possible park-and-ride proposals. Policy NC.2 should positively propose public transport linkages to wider area including park-and-ride.

***Change sought – not specified.***

**J P and S A McKay (752/1)**

Object to the proposal of a new road into the new estate being opposite Sunnymead Drive, as well as to the proposal for buildings of any description bring built in the fields immediately opposite Southdown view – so called because of the view. (A largely retirement estate). In addition, the proposal of a traffic-light system at this new cross-road means that it may become impossible to gain access to Southdown View. Don't site access road opposite Sunnymead Drive. Perhaps could use a road off the roundabout that leads to the leisure centre.

***Change sought – don't site access road opposite Sunnymead Drive***

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**E Wilmer (1231/1)**

Traffic lights opposite Sunnymead Drive will make it almost impossible for existing residents to access the main road.

***Change sought – not specified.***

**J M Syms (751/3)**

Development is too far to walk for shopping trips (20 min from Waterlooville town to Ladybridge Roundabout). The further the development extends south of the ridgeline, the greater the use of the car will be.

***Change sought - Development should only take place north of the ridgeline.***

***Suitable pathways and cycle-only roads should be incorporated into the masterplans.***

**R I Camerson (842/1)**

Concerned over the impact that high density development will have on traffic/congestion especially adjacent to the Forest End Estate.

***Change sought – not specified.***

**Denmead Village Association (1091/1)**

12.58 – Transport – a new survey released in Nov 2001 reveals that Britain has the most congested roads in Europe and very high train and bus fares. People are very concerned about the amount of traffic that would be generated by this development – pollution and congestion. Parking in Waterlooville is mostly inadequate. The SHRT was to be the answer to the above when the MDA was first mooted.

***Change sought – not specified.***

**Denmead Village Association (1091/2)**

Winchester has all the facilities that Waterlooville has not. Good transport network at Winchester and good access to Basingstoke, Andover and Eastleigh.

***Change sought – not specified.***

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**Issue 12.18**

**West of Waterlooville - Loss of Countryside**

**Representation:**

**S Watts (165/1)**

**City Council's Response to Representation**

The principle of development at West of Waterlooville was established through the adoption of the Hampshire County Structure Plan. The City Council has an obligation to produce a Local Plan which conforms with the requirements of the Structure Plan and to help provide for the housing needs of the South East Hampshire area.

***Change Proposed – none.***

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Plant Farm is good agricultural land – where shall (we) get (our) produce from if all open land is built on?

***Change sought – not specified.***

**A Edwards (1056/1)**

You will be ruining lovely countryside.

***Change sought – cancel development or development kept to the north of the ridge line.***

**P Netting (1058/1)**

Large areas of green land used for farming would be lost forever.

***Change sought – The area is not the place for the proposed development.***

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**Issue 12.19**

**West of Waterlooville - Allotments**

**Representation:**

**128 identical representations on standard Forest End Area Tenants Association form. The respondents' names and representation numbers are set out in Annex A, at the end of Issue 12).**

A total of 128 representations were received from the Forest End Area Tenants Association which objected to any high density development immediately adjacent to Forest End Housing Estate.

***Change sought – keep a gap between Forest End and the new development. Keep the allotment site at Plant Farm. The present allotment site should be extended to form the gap between Forest End and the proposed MDA. Forest End should not be linked in any way to the new development.***

**K Webster (7/1)**

There has been a lack of consideration for social aspects in considering the location of the development. The enjoyment people gain from working the plots and from meeting people with similar interests would be taken away from them. Recognise that development must take place but feel that developers always go for what they regard as soft

**City Council's Response to Representation**

A number of respondents express concern at the possible loss of the allotment site on London Road which serves an important role in community life and offers leisure and recreational opportunities for existing residents. In considering the future of the site, two factors in particular need to be considered: the housing potential of the site and the degree to which the retention of the allotments would inhibit the layout of the new development elsewhere within the MDA or connections with the town centre.

If redeveloped for housing, the site could accommodate 90 dwellings at a net density of 45 per hectare, which would be appropriate to a location with convenient pedestrian access to the town centre. However taking into account the relatively small size of the site in the context of the total MDA potential, it is not considered that the loss of this potential is so significant as to warrant the site's replacement elsewhere within the MDA. The development of the site for housing would provide an opportunity for at least one pedestrian link between the MDA and the town centre via the Forest End development. However, there would be the opportunity to achieve an equally convenient new pedestrian route through Forest End from a point immediately north of the allotment site. For these reasons it is suggested that the existing allotment site should be retained and the proposed changes to Inset Map 41 show the existing allotments excluded from the development allocation site.

In addition, an additional 50 allotments on a site of 1.5 hectares will be required to serve the new development. This is too detailed a matter to be shown on the Local Plan Inset Map although new allotments provision is indicated on the Preferred Composite Option to be included as a figure within the Local Plan Committee. However, the extension of the existing allotments site at Plant farm is not considered to be appropriate.

***Proposed Change - new sub-heading and paragraph:***

Add new sub-heading and paragraph after existing paragraph 12.72.

**Allotments**

***A small part of the existing allotments at Plant Farm lie within***

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targets in planning where to build.  
***Change sought*** - no building should take place on the allotment site.

*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.*

**B W Andreae (9/1)**

Allotments are a source of organic farming, which is recommended by the Government and also a form of exercise for the more mature.

***Change sought*** - the whole site should be left and extended up to the ridge, leaving a 'green lung' where football pitches and recreation facilities could be established.

**A G Crockford (13/1)**

In the development proposals, there is no mention of existing leisure facilities, such as the Plant Farm site of the allotments. Many allotment holders have invested a great deal of money and pride in their sites and there is a great community spirit amongst them.

***Change sought*** - preserve the existing allotments as an asset to the community.

**J D Newell (55/1)**

Allotments provide users with enjoyment, fresh air, exercise, companionship, organic fruit and vegetables, which enables pensioners and others to save money.

***Change sought*** - keep the allotments at Plant Farm.

**B P Jones (86/1)**

It is essential for the allotment site at Plant Farm to remain on its present site. For a plot to reach a suitable state for growing crops, including soft fruit, takes about five years of cultivation, in addition to considerable cost and human effort. This site has just reached this point. At cost to the rate payer, HBC has spent a great deal of money and time making this site one of the best in the county, for which they should be proud.

***Change sought*** - keep the allotment at its present position on Plant Farm.

**R A Smith (91/1)**

Any development would require a re-siting of the allotment area or a reduction in its area. A re-siting would entail considerable disruption; present housing increases in the area and the trend for

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apartments and flats or houses with small gardens indicates a need for an increase in this area, rather than a decrease. Allotments are popular only if adequate security and access can be provided.  
***Change sought – not specified.***

**M J Hill (8/1)**

The existing allotment site at Plant Farm is shown, but north of the dividing hedge is shown as being zoned for residential development. This conflicts with the legal duties of local authorities to provide allotments with secure tenure and the recent Government Working Party report.  
***Change sought - the existing allotments should remain as a 'green lung' and should be designated as 'not for development'. If necessary, additional adjacent land – perhaps the still undeveloped old allotment site – could be added to cater for the needs of the new residents.***

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**Issue 12.20**  
**West of Waterlooville - Land for Informal Recreation**

**Representation:**

**East Hampshire AONB Project Officer (1248/12)**

Support criteria in par (vii) bullet point 2, relating to the improvement and extension of rights of way networks into the surrounding countryside and par (vii) bullet point 5, which seeks to protect the long-distance views from the East Hampshire AONB.

***Change sought – none.***

**Bryant Homes Ltd (219/3)**

In line with HCC's Development Area Studies, significant tracts of land should be included in the MDA area to allow for the mitigation of the effects of that development and its wider recreational needs. Concluding text in the policy should acknowledge that an 'area of search' sufficient to accommodate at least an additional 1000 houses is identified. This area would offer the ability to plan a new community, which could grow further if required in future plan

**City Council's Response to Representation**

It is acknowledged that it would be appropriate to show significant tracts of countryside to form part of the MDA to meet the objectives set out in the Structure Plan. Such areas are shown as part of the proposed changes to Inset Map 41.

Proposal NC.2 (vii) states that the arrangements to enhance informal public access to the countryside 'may include' various measures. Whilst it is acknowledged that the consent of the landowner for enhanced access outside the MDA boundary would be required, the MDA proposals are not dependent upon specific off-site enhancements. It is not therefore considered necessary to qualify Proposal NC.2 by reference to the need for landowner consent. At paragraph 12.74, where reference is made to a specific area outside the MDA (Creech Wood), it is acknowledged that reference should be made to the proposal being subject to landowner consent.

There are proposals for leisure development outside of the MDA on land adjoining Waterlooville town centre within the administrative area of Havant Borough. The recreation proposals within the MDA are not proposed to be commercial leisure uses, only the community and open space uses normally found within and required by new housing developments. This is made clear in paragraphs 12.71 and 12.72 of the explanatory text and no further clarification is considered necessary.

***Proposed Change - paragraph 12.71:***

*Provision should be made for formal and informal recreation and open space in line with Winchester's and Havant's standards of provision, taking into account existing deficiencies in the local area. This should include provision for children's play, sports grounds (including playing*

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periods. It also provides tracts of land to allow adequate mitigation for the effects of the built development.

***Change sought*** – amend Proposals Map to include a wider 'area of search' and tracts of countryside.

#### **The Wildlife Trusts – Hampshire and Isle of Wight (330/9)**

Recognise that the two MDAs suggested in the Local Plan are in accordance with the Structure Plan provision. However, object to both NC.2 and to NC.3 in that they fail to make adequate provision for the full range of elements that the Structure Plan suggests should comprise an MDA. Particularly concerned about the lack of large, informal recreation areas provided to improve access to the countryside and to meet other social requirements of the new communities. These are referred to in MDA1 (iii) in the adopted Structure Plan. The allocations for the MDAs shown on the draft Local Plan maps indicate the general scale and location of the industrial and residential elements but do not illustrate the location and scale of these informal recreation areas, which would be expected to meet both formal and informal recreational needs, together with other possible infrastructure and transport requirements. We believe these suggestions run contrary to the letter and the spirit of the Structure Plan policies.

***Change sought*** - the local plan map should be revised to identify the location and extent of the land required to satisfy the Structure Plan policy MDA1 (iii).

#### **County Planning Officer, Hampshire County Council (1433/9)**

Paragraphs 12.46 and 12.47 make it clear that the reserve site at West of Waterlooville MDA is being planned for, should the land be required to be developed during the plan period. However, further work will need to be undertaken so that the boundary of this area can be defined in the revised deposit plan and Proposal NC.2 will need to include policies setting out the requirements for the masterplanning of the reserve MDA. The proposals should make it clear that they include large, informal recreation areas. Policy MDA1 of

*pitches) and general open space. There is an identified shortfall of playing fields and sport pitches in both the Waterlooville and Denmead areas, which new development will exacerbate unless appropriate new provision is made. An area of land within Havant Borough's part of the MDA adjoining London Road at Plant Farm is proposed in the Havant Borough-Wide Local Plan as an urban park. The proposed urban park is intended to include provision for part of the MDA sports pitch requirement.*

#### ***Proposed Change - paragraph 12.74:***

*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 strong links with the Forest of Bere Project in planning for 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.*

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Hampshire County Structure Plan Review provides for areas outside the development footprint to be included within the 'boundaries of new communities' to provide for:

- Large-scale advance landscaping
- Conservation of sites, areas and/ or buildings of acknowledged importance.
- Large informal area to provide improved access to the countryside; and
- Local gaps to retain the setting and separate identities of existing small communities.
- The extent of these areas will be in addition to the open space requirements defined in Policy R2'.

***Change sought*** - *the boundary of the reserve provision for the West of Waterlooville MDA should be defined on the proposals map, (rather than an area of search) and Proposal NC.2 should contain policies setting out requirements for the master planning of the reserve MDA. Proposal NC.2 should also be amended to make it clear that the MDA proposals include large, informal recreation area(s).*

**V C Legg (1034/1)**

Need open space for people from Portsmouth and surrounding areas to enjoy.

***Change sought*** – *no building West of Waterlooville.*

**M Jones (1037/1)**

Object to loss of amenities for leisure walking in country setting.

***Change sought*** – *do not build south of the ridge line.*

**P Netting (1058/1)**

Large areas of green land used for recreation by the nearby residents would be lost forever.

***Change sought*** – *do not build West of Waterlooville.*

**K A Jennings (1063/1)**

Object to decimation of countryside and public footpaths. Removal of my access to the countryside – dog-walker.

***Change sought*** – *build north of the ridge line.*

**Grainger Trust Plc (214/13, 214/15)**

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The final bullet point of criteria (iv) refers to adequate formal and informal, public, private and amenity recreation land/open space in accordance with Proposal DP.6, DP.7 and RT3. It should however also be recognised that the recreation ground at Purbrook Heath Road within Havant Borough is likely to be subject of various improvements stemming from the MDA and the elements of open space provision will need to be looked at as a whole across both Districts.

***Change sought – not specified.***

**Grainger Trust Plc (214/13, 214/15)**

Criterion (vii) requires that arrangements are made to enhance informal public access to the countryside. This should be cross-referenced with the last bullet point in criterion (iv). Extending public footpaths, bridle-ways or cycle networks into the surrounding countryside would only be possible with landowners' consent. The wording of the policy should recognise this.

***Change sought – not specified.***

**Grainger Trust Plc (214/13, 214/15)**

Note that Paragraphs 12.71 and 12.72 do not refer to play space within Havant BC nor the assessment of provision as carried out for the West of Waterlooville base line study.

***Change sought – not specified.***

**Grainger Trust Plc (214/13, 214/15)**

Paragraphs 12.73 and 12.74 refer to enhanced access to the countryside. Support the principle of improved access, but it must be noted that proposals beyond the MDA would be subject to landowner constraint.

***Change sought - the special identification of land south of Purbrook Heath Road should be reworded:***  
***“Area to Meet Informal and Formal Recreation Needs and possible limited development associated with a potential southern access if needed”***

**GOSE (261/73)**

Criterion (iv) refers to recreation and community use, which may be classified as leisure use over the lifetime of the Plan (Caborn Statement [1999]), the justification for the location for leisure

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activity is not clear. Leisure proposals should have regard to the sequential test (PPG6 – paragraphs 1.11 and 1.15) and have regard to scale, etc. (par 1.12).  
***Change sought – not specified.***

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**Issue 12.21**  
**West of Waterlooville - Site suitability – flood risk**

**Representation:**

**K A Ody (62/1)**

The development is based on a plan, which originated before the recent flooding in the area: further development in that area will simply exacerbate matters.

***Change sought – not specified.***

**Environment Agency (253/23)**

The Agency considers that due to the size of the site covered by proposal NC.2, specific reference should be made to the need for developers to consider the impact of development upon surrounding areas with regard to flood risk.

***Change sought: add new criterion to NC.2: '(xii) arrangements are made to ensure the development is adequately drained and designed to ensure that there would be no change in run-off and river characteristics upstream or downstream of the development site and would not result in any increase in flood risk.'***

**GOSE (261/73)**

Clarity is required, with regard to criterion (v) (b), which refers to SUDS, 'where feasible'. PPG 25 Annex E paragraph E6 advises developers to seek advice on the techniques available for sustainable drainage and their suitability for proposed development/redevelopment.

***Change sought – not specified.***

**S Walsh (1039/1)**

Option 2 could have an adverse effect on the water-table around Purbrook Heath and, in turn, could cause serious flooding in the Ladybridge Road to Shafesbury Road area.

***Change sought - no further major***

**City Council's Response to Representation**

It is considered appropriate to include additional text, as suggested by the Environment Agency concerning the need to avoid exacerbating flood risk. It is also suggested that additional clarification be included with regard to the feasibility of Sustainable Drainage Systems (SuDS).

***Proposed Change - Proposal NC.2(v):***

....(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 runoff and river characteristics upstream or downstream of the development site and that it would not result in any increase in flood risk....*

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*developments in the Purbrook/  
Waterlooville area.*

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### **Issue 12.22**

#### **West of Waterlooville - Impact on the Environment**

##### **Representation:**

##### **Grainger Trust Plc (214/13, 214/15)**

Criterion (viii) requires that 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.

**Change sought** - *as the Master Planning process is not yet complete and a decision not clearly made concerning the southern access at present, this policy should be re-worded to state: 'the main landscape features of the site are retained as far as possible and incorporated into the development proposals...'. It should also refer to proposed mitigation measures.*

##### **Bryant Homes Ltd (219/4)**

Experience has shown that to provide sustainable urban forms at higher densities has a greater impact on the landscape and ecology of those parts of the site to be developed. It is no longer possible to retain all of the hedgerows and other rural features within urban form densities of 40+ units to the acre. Whilst PPG3 densities allow planning to limit the amount of development on greenfield sites, it should not be used as an excuse for limiting the amount of land required to provide an environmentally sustainable MDA. The impacts within the more compact urban form need to be mitigated on adjoining greenfield land in a way that provides in perpetuity managed ecological habitats where landscape restoration allows for a more than adequate level of mitigation. Simply replacing like for like is unlikely to meet the test of current best practice or legislation. Therefore the area shown for the potential development in the current plan period is insufficient. At the very least the area of land required for the

##### **City Council's Response to Representation**

The proposed changes to Inset Map 41 show a proposed 'MDA Boundary' within which recreation and other uses related to the MDA are proposed. It is not accepted that this should extend to relatively remote areas of land, as these are not well related to the MDA or needed to mitigate its effects.

The Preferred Composite Option keeps the majority of development to the north of the ridgeline, especially in the area of the important woodlands to the north of the Hospice. The Plan does, therefore, seek to respond to representations seeking this, so far as this is consistent with the need to accommodate 2000 dwellings and a reserve provision of 1000 dwellings. The effect on ecological features and wildlife has been taken into account in defining the proposed development area.

In referring to the Denmead/Waterlooville Gap (Proposal NC.2 [x]), the Plan is not seeking to equate the local gap policy with national designations, merely to reflect the local importance of the Gap's retention. The further work on landscape impact that has now been carried out, including the significance of the ridgeline, has been taken into account in defining the areas proposed for development. It is accepted that the ridgeline is an important local feature and development will need to be carefully planned in relation to it, to avoid it being unduly intrusive. It is considered important that the references to nature conservation interests that are contained in Criterion (ix) are retained so as to provide more detailed guidance than a general cross-reference to other proposals would achieve. It is, however, proposed that Proposal NC.2 (ix) be clarified by the insertion of additional text.

##### **Proposed Change - Proposal NC.2 (ix):**

*....the main nature conservation interests are protected ~~and wherever possible enhanced~~ in accordance with Proposals C.9 and C.10. 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....*

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development itself, to ensure the basic requirements for containing the development within a sustainable landscape and to provide sufficient land under the control of the development for mitigation.

***Change sought*** - paragraph 12.46 should be changed to read: "the 'area of search' must set the sufficient boundaries for planning the MDA in its widest sense, in this case the limits identified in the original development area studies ensure sufficient land for the successful implementation of the development and mitigation of its effects. Inset Map 41 includes land up to the east of Sheepwash Lane to ensure the ability to mitigate the effects of development within the built form of the MDA."

**P L Morgan (755/1), A Edwards (1056/1), A Netting (1059/1), T F R Netting (1060/1), L Netting (1061/1), V C Legg (1034/1) A Ward (1042/1),**  
Development south of the ridgeline will destroy the ancient bluebell woods.  
***Change sought*** – keep development north of the ridgeline.

**P Cooper (157/2)**  
Option 1 would remove ancient woodland.  
***Change sought*** – choose Option 2.

**B Dean (1027/1), H Dean (1087/1)**  
Option 2 would have a detrimental effect on the environmentally sensitive area to the west of Purbrook.  
***Change sought*** – keep development to the north of the ridgeline.

**C M Ehueson (985/1), K A Jennings (1063/1), P Netting (1058/1), M Jones (1037/1)**  
Concerned over the impact of the development on the habitat of wildlife in the area which includes owls, badgers, field-mice, pheasants, deer and foxes. Respondent 1058/1 also asked what would be done to limit damage to the countryside?  
***Change sought*** – not specified.

**GOSE (261/73)**  
Criterion (ix) does not appear to fully accord with the advice in PPG9 (para

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18). This states that local authorities should have regard to the relative significance of different designations. Criterion (x) does not appear to fully accord with the advice in PPG7 (para 4.16). Local designations carry less weight than national designations and development plans should not apply the same policies to them.

***Change sought – not specified.***

**Grainger Trust Plc (214/13, 214/15)**

4<sup>th</sup> Bullet point: Ridgeline referred to is not a significant one – importance of it has only arisen due to the limited number of features on the site in that area.

***Change sought – refer to crown of higher land, rather than to the 'main ridge line'. Also should state that part of the area could incorporate a linear open space to improve access to the countryside.***

**Grainger Trust Plc (214/13, 214/15)**

Criterion (ix) seeks the protection and enhancement of main nature conservation interests – it should be sufficient to refer to proposals C.9 and C.10. If the SINC's for nature conservation to the west of Purbrook and waterways and hedgerow features are to be mentioned, it should be stated that these will be retained 'where possible'.

***Change sought – not specified.***

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**Issue 12.23**

**West of Waterlooville - Hospice**

**Representation:**

**J W Wood (753/1)**

If the development is extended south of the ridge line then the lives of the patients of the Rowans Hospice will be made unpleasant and restless due to the increase in traffic flow.

***Change sought – keep development north of the ridge line.***

**V Legg (1034/1), K A Jennings (1063/1)**

Development would upset the tranquil surrounding of the Rowans Hospice.

***Change sought – keep development***

**City Council's Response to Representation**

Many of the consultation responses refer to the importance of protecting the setting of the Hospice. This could be achieved by allowing for a northwards extension of the Hospice, (requested by the Rowans Hospice) and by the location of the proposed cemetery further to the north. Subsequent consultations have concluded that a cemetery would be an appropriate use for the land to the north of the Hospice and a preferable neighbour to the Hospice than either the housing development or playing fields that were also put forward as possible options. Whilst not objecting to these latter uses, subject to a number of provisos, Rowans Hospice would support a cemetery in this location. It should be noted that the land is separated from the Hospice grounds by a substantial mature tree belt that would limit visual links between the two sites. The Rowans Hospice is also concerned that the MDA will generate additional pedestrian movements on the public footpath that shares the driveway to the Hospice from Purbrook Heath Road. The land-use disposition shown in the Preferred Composite Option would minimise the additional usage of this footpath, whereas housing development would lead to an increase in pedestrian movements.

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*north of the ridge line.*

**P Netting (1058/1)**

The local hospice would be surrounded by a council estate. Quality of life in the area would be greatly reduced.

***Change sought – not specified.***

***Change Proposed – Inset Map 41:***

Amend to reflect preferred Masterplan Framework Option.

**A Wilkins (63/1)**

Would go for Option 1 preferentially, as the area around the hospice should not be developed.

***Change sought – keep development north of the ridge line.***

**A De Fano (1040/1) A Ward (1042/1) A Edwards (1056/1), A Netting (1059/1) V A Pheasant (1041/1)**

Option 1 would destroy the tranquil setting of the Rowans Hospice.

***Change sought – keep development north of the ridge line.***

**N Bishop (786/1) C M Ehueson (985/1) B Dean (1027/1), H Dean (1087/1), P L Morgan (755/1), M Jones (1035/1) M Jones (1037/1), P D Quinn (1038/1)**

Option 2 would have a detrimental effect on the tranquil setting of the Rowans hospice.

***Change sought – keep development north of the ridge line.***

**E Priddy (125/1)**

The Rowan's is a beautiful, quiet place, now being plagued by vandals: can only get worse.

***Change sought – keep development north of the ridge line.***

**P Cooper (157/2)**

Option 1 would destroy the peace of the hospice.

***Change sought – keep development north of the ridge line .***

**S Walsh (1039/1)**

An access road near Ladybridge Road would be detrimental to the Hospice.

***Change sought – no further development in the Purbrook/West of Waterlooville area.***

**S A Wood (1043/1)**

The proposed development should not extend south of the ridgeline, to the west

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of Milk Lane. The noise and traffic would destroy the peace of the hospice if this development was allowed. The traffic congestion at the Ladybridge Road roundabout is already very bad at peak times. The traffic congestion in this area is going to get much worse, when the bus lanes are introduced into the narrow section of London Road, north of the roundabout.

***Change sought*** - *don't develop south of ridgeline.*

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**Issue 12.24**  
**West of Waterlooville -**  
**Strategic/Local Gaps**

**Representation:**

**P Cooper (157/5)**

No mention is made of preserving the identity of Purbrook and Widley with any form of buffer between them and the development. Denmead retains *its* local gap!

***Change sought*** - *some provision should be included for a gap between the development and Purbrook along the A3.*

**Havant Borough Council (265/4)**

Object that the MDA proposal NC.2 fails to give specific recognition to the protection of local gaps at Widley/Purbrook and Purbrook/Waterlooville.

This recognition is needed to ensure the effective integration of these gaps into the planning of the MDA.

***Change sought*** – *Proposal NC.2 should give specific recognition to the protection of local gaps at Widley/Purbrook and Purbrook/Waterlooville to ensure the effective integration of these gaps into the planning of the MDA.*

**S Watts (165/1)**

Originally, there was a keenness to create gaps between Waterlooville and Denmead and Purbrook, these plans remove those gaps.

***Change sought*** – *not specified.*

**Denmead Village Association (1091/1)**

12.80 - Since 1973 Denmead has sought to keep its village identity and has fought

**City Council's Response to Representation**

Land adjoining the A3 London Road is proposed as a local gap in the Havant Borough District-Wide Local Plan. The purpose of the proposed gap is to provide separation between Purbrook and Waterlooville. In Pre-Inquiry proposed changes to the Plan, Havant Borough Council proposes that it be developed as an urban park incorporating a cemetery, the precise location of which would be determined in the preparation of the MDA masterplan. The urban park would form an integral part of the MDA and would serve both the residents of the MDA and existing Purbrook/Waterlooville residents. The case for an urban park in this location is accepted.

The future uses for the area within Havant Borough are clearly a matter for Havant Borough Council, following the receipt and consideration of the Inspector's report into objections to its Local Plan. However, the decisions that are ultimately made will clearly have a significant bearing on how the remainder of the MDA, by far the greater part of which lies within Winchester District, should be handled. In particular, it is clear that a decision to locate a substantial part of the open space requirement adjoining the A3 would require a larger incursion of built development into countryside on the western or southern edges of the MDA.

There was a very clear preference for the use of the Plant Farm land as open space from respondents to the recent consultation. Significantly fewer suggested that primary school provision or a mix of open space and primary school areas would be a preferred option. Detailed responses to objections concerning the Denmead/Waterlooville Local Gap are dealt with under Issue 4.10.

***Change Proposed*** – *none.*

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at Public Enquiries to keep the strategic gap between itself and Waterlooville. This has been reduced to a local gap, which makes Denmead anxious about erosion  
***Change sought – not specified.***

**Bryant Homes Ltd (219/2, 219/3)**

The boundary of the Denmead/Waterlooville Local Gap should be drawn along Closewood Road and Newlands Lane, such that land up to Closewood Road/Newlands Lane and Sheepwash Lane is excluded from the gap and included as part of the area of search for the MDA. The notation for the 'area of search' for the West of Waterlooville MDA should be extended as indicated on the same map.

***Change sought – amend Proposal Map 41 to shown revised Local Gap boundary and Proposal NC.2 (x) changed to read: 'the local gap between Denmead and Waterlooville defines the minimum area required to protect the separate identities of the existing and new communities. Land within the search area for the eventual limits of the MDA would provide additional land cover over which the Local Planning Authority would be able to secure this separation in perpetuity.***

**N Bishop (786/1), R I Camerson (842/1)**

Want the present allotment site extended to form the gap between Forest End and the proposed MDA.

***Change sought - identify a gap between Forest End and the MDA.***

**GOSE (261/73)**

Criterion (ix) does not appear to fully accord with the advice in PPG9 (par 18). This states that local authorities should have regard to the relative significance of different designations. Criterion (x) does not appear to fully accord with the advice in PPG7 (par 4.16). Local designations carry less weight than national designations and development plans should not apply the same policies to them.

***Change sought – not specified.***

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**Issue 12.25**  
**West of Waterlooville - Other**

**City Council's Response to Representation**

The proposed MDA is clearly a complex proposal with many varied and interacting issues needing to be considered. Whilst Government

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#### Representation:

##### **GOSE (261/73)**

PPG12 makes clear that excessive detail in policies should be avoided. Local authorities should therefore consider supplementary planning guidance as a means of setting out more detailed guidance on the application of plan policies. As the policy and accompanying text refers to SPG, the inclusion of detail would appear excessive.

*Change sought – not specified.*

##### **Grainger Trust Plc (214/13, 214/15)**

Paragraph 12.82 should be referred to in Criteria (i). We also consider that a development brief will be sufficient to ensure the co-ordinated and integrated development of the MDA through the setting out of principles for achieving a high quality, well designed and balanced community.

*Change sought – Paragraph 12.82 should be referred to in Criteria (i).*

##### **Laing Homes Ltd (236/4)**

The deposit plan relies almost entirely upon the masterplanning process to provide essential detail. There is no commitment to the inclusion of a masterplan, or even detailed requirements for it, in the deposit version of the Plan. Although it may be undesirable to delay progress on the local plan in order to complete a masterplan, the plan should contain sufficient essential detail for these matters to be considered within the plan procedures – at the moment it does not do so.

*Change sought – not specified.*

##### **Laing Homes Ltd (236/4)**

There is clear national policy guidance on the appropriate extent and level of developer contributions. The aspirations of the Local Plan should not go beyond this. Specifically, object to the implications in para 12.47 that planning for the area of search may include the provision of infrastructure to serve it – this is not a cost, which should fall on the implementation of the committed element of the MDA.

advice does warn against too much detail, it also states that supplementary planning guidance should not be used for matters that should properly be included in the Local Plan itself (a point also made by GOSE in relation to other aspects of the Plan). Given the complicated nature of the proposals for West of Waterlooville, it is considered that the level of detail set out is necessary to ensure that all the guidance that should be provided by the Local Plan is included and that it can be subject to proper scrutiny through the formal Plan procedures.

Paragraph 12.82 of the Deposit Plan refers to the need for any planning application for the MDA to be supported by a design statement as required by Proposal DP.1. It is not considered necessary to cross-refer criterion (i) of Proposal NC.2 to paragraph 12.82 as criteria (ii) refers to the requirements of DP.1 directly. Whilst development briefs provide the framework to ensure that the principles of good planning are met in any development proposal, a design statement provides a different function in ensuring that the development meets the highest standards of design through careful urban design.

Since the publication of the Deposit Local Plan, a substantial amount of work has been carried out by the Council and its consultants to establish a preferred masterplan framework for the site. The proposed changes to the Plan take this further work into account and provide some of the additional detail sought by respondent 236.

A balance has to be struck between the provision of infrastructure sufficient to serve the proposed 2000 dwellings and any 'oversizing' needed to accommodate the potential additional 1000 reserve dwellings. It is considered entirely reasonable and logical for the Plan to seek to ensure that the reserve provision is not prejudiced by a failure to provide adequate infrastructure in association with the original 2000 houses. Where this involves oversizing some of the infrastructure provided for the first phase (e.g. drainage), this is felt to be justified, although developers may be able to make arrangements to retrieve some of the costs from latter phases. However, the Plan does not seek the direct provision of on-site facilities to serve the reserve housing (e.g. open space, etc) from the developers of the first phase. It is therefore considered appropriate to refer to the desirability of providing a level of infrastructure to support the reserve requirement in addition to the baseline housing requirement.

#### **Change Proposed – paragraph 12.30:**

*.....Development will not be permitted until the Masterplan has been prepared and adopted. The proposals 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, most of which have also been agreed by Havant Borough Council, are shown for illustrative purposes at Diagram 1.*

#### **Change Proposed – paragraph 12.41:**

*Community involvement in the preparation of the Masterplan will be necessary, particularly in examining the merits of different design solutions, including higher density development options. ~~Work on the Masterplan has commenced and it is anticipated that the Masterplan~~*

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***Change sought – not specified.***

~~*will be well advanced by the time the revised deposit Local Plan is published.*~~

**Laing Homes Ltd (236/4)**

Object to the lack of discrimination in the Local Plan between costs directly attributable to the committed development and the funding of other items, which may be desirable in the view of the council, but which are not essential to the satisfactory implementation of the scheme.

***Change sought – not specified.***

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**Issue 12.26**

**West of Waterlooville - Procedures**

**Representation:**

**E Wilmer (1231/1)**

Have not been kept informed of this proposed building work. Moved in to house in 1999 – not advised of any proposed development.

***Change sought – not specified.***

**R I Camerson (842/1)**

Concerned that proposed development will set a precedent for further developments in that area. Wishes to know longer terms plans for the area and timescales.

***Change sought – not specified.***

**P Netting (1058/1)**

Whole plan is a disorganised scam that needs investigating because of its improper procedures.

***Change sought – not specified.***

**GOSE (261/75, 261/76)**

Waterlooville is within Havant District: the plan should not extend its land use preferences outside of its administrative boundaries – PPG12 par 3.12.

***Change sought – not specified.***

**Grainger Trust Plc (214/13, 214/15)**

Criterion (i) requires that development is in accordance with a comprehensive master plan, including a detailed brief that covers the whole site – there is no definition of a design brief set out in the glossary.

**City Council's Response to Representation**

The principle of development at West of Waterlooville was established with the adoption of the Hampshire County Structure Plan in 2000. Since this time there has been a substantial amount of work carried out to determine the exact location and nature of the development, which included a substantial amount of public consultation, including a six week period of consultation in Oct-Nov 2001 and a further major consultation exercise in Sept-Oct 2002.

Each of these consultations were preceded by extensive publicity including newspaper, television and radio reports and a leaflet that was deposited at community locations within the Waterlooville area. In addition to these measure there is a newsletter that goes out to residents who are on the mailing list, providing a regular update of the progress of the MDA work.

The provision of the MDA is required by the Hampshire County Structure Plan as a strategic allocation to meet the housing needs of South-East Hampshire to the year 2011. Its provision does not set a precedent for further development in the area and there are no current plans for any future expansion of the MDA beyond the possible provision of the 1000 dwellings that are a reserve allocation.

The Local Plan indicates the areas within the District that the Council has allocated for residential development to meet the housing requirements of the District. This was publicised through the Local Plan public consultation in Oct-Nov 2001. In addition an Urban Capacity Study was published as a background paper at the same time which identified good opportunities for development within the District.

A number of development areas within Winchester District are located near its administrative boundary. Each of these sites has its own characteristics that need to be addressed through the Local Plan process. PPG 12 Paragraph 3.12 states that "*policies in Local Plans may include those which relate to the whole or part of the plan area*" however it does not explicitly state that the Plan should not pay regard to areas of a comprehensive site that fall outside of their administrative boundary. Indeed further on in the same paragraph it goes on to state that "*Site specific proposals in local plans provide a positive lead for development and help create certainty, both for developers and the local community*". It is difficult to see how this

# Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

## CHAPTER 12: NEW COMMUNITIES

### **Summary of Representation.** ***Change sought.***

### **City Council's Response to Representation** ***Change Proposed***

***Change sought*** – clarification is sought, as to what will be required at the outline planning permission stage.

could be provided for by making no reference to areas immediately outside of Winchester District, when these are part of an overall development such as that west of Waterlooville.

**Grainger Trust Plc (214/13, 214/15)**  
Criterion (iii) requires an environmental and sustainability statement. There is no clear guidance as to what should be assessed in this statement. Clarification is sought, as to whether this criterion relates to a formal EIA in line with Town and Country Planning Act (EIA) 1990 regulations 1999. Understand that a scoping opinion has not been sought or produced and consider that this should be referred to if a formal EIA is required.  
***Change sought*** – not specified.

The comments received from objector 214 have been largely superseded by the work carried out since the publication of the Deposit Local Plan. With regard to guidance over what should be assessed in the environmental and sustainability statement, the criterion does relate to an Environmental Statement, the requirements for which are prescribed by statutory regulations and set out in Government guidance.

#### ***Change Proposed – Paragraph 12.29***

*....Havant Borough Council has recently published a revised draft deposit Local Plan for the Borough, but this does not at present set out proposals for the new community which includes specific proposals for part of the MDA.*

**K A Ody (62/1)**  
Where else has Winchester chosen to develop? Has it been published locally in Waterlooville?  
***Change sought*** – not specified.

**G M Clarke (123/1)**  
Exhibition of proposed development was inadequately publicised. Objects to this 'back door' approach which leaves a bad taste in the mouth.  
***Change sought*** – not specified.

**K A Ody (62/1)**  
We need to look at what we have now, not base it on a four year old plan.  
***Change sought*** – not specified.

### **Issue 12.27** **Winchester City (North) –** **Justification / Need for** **Development.**

### **City Council's Response to Representation**

The support is welcomed.

#### **Representation:**

**M Golden (60/1), J C & G F Wilson (74/1), A R Hunter-Craig (75/1), M C Staton (76/1), A & J Fyfe (89/1), M Hamilton Smith (90/1), I Dulley (93/1), C Job (95/1), P B Sparke (97/1), I Hemingway (98/1), S & P Wilkes (99/1), S C C Schute (102/1), S D Hull (105/1), N D Cox (106/1), M Acwash (110/1), A Haywood (111/1), J Baxter (113/1), R A Holtby (132/1), Save Barton Farm Group (175/9), C Slattery (176/2),**

The Local Plan Review is required to be in general conformity with the Structure Plan. This requirement will also apply to the Local Plan Inspector in due course and, in order to conform to Structure Plan Policy H.4, it is clear that the Local Plan must identify the site for a reserve MDA of 2000 dwellings. Whilst the objections made reveal many concerns about the outcome of the Structure Plan process, it is not for the Local Plan to challenge the strategic requirements.

These aspects of the representations are not, therefore, responded to in detail. Nevertheless, it is clear that, rather than being likely to reduce, housing requirements in the South East are likely to be increased. The most recent Regional Planning Guidance includes a requirement for Hampshire that is higher than the Structure Plan's 'baseline' requirement and the Government has indicated that the regional requirement is likely to increase further after the review of RPG in 2006. The majority of new dwellings that are required will be

**Winchester District Local Plan Review**  
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**CHAPTER 12: NEW COMMUNITIES**

**Summary of Representation.**  
***Change sought.***

**City Council's Response to Representation**  
***Change Proposed***

**Defence Estates (306/10), P Sydney (337/2), I White (349/8, 349/9), D Briggs (967/9), M A Waldegrave (1129/1), L Jones (1142/1), F Woodwark (1154/1), J Bradshaw (1168/1), D Barfield (1232/1), M Mathias (1233/1), A M Stilwell (1239/1), J Wainwright (1242/1), C Allen (1258/1), V E Bruty (1259/1), R Cross (1261/1), A Stewart (1262/1), M Cross (1265/1), L Hart (1269/1), A & G Peacock (1270/1), A S Dunn (1271/1), C Embrey (1273/1), M Bendix (1276/1), L Groves (1285/1), P M Robinson (1286/1), D Loftees (1287/1), M Keen (1288/1), H Brook (1289/1), J Tyacke (1290/1), T M Lee (1292/1), J Jackson (1297/1), G Goodwin (1299/1), F Fallon (1304/1), I Loveseed (1307/1), T Beasley (1389/1), G Rose (1391/1), P Downes (1393/1), Bennett (1394/1), P English (1401/3), H E Butterworth (1402/3), M Rain (1403/1), J Wong (1404/3), C Butterworth (1405/3), J Foreman (1406/1), J J Langdon-Mudge (1407/3), B Langdon-Mudge (1408/3), Mr McPherson (1409/3), Mrs McPherson (1410/3), J Barnett (1411/3), C W Eams (1412/3), J Cullen (1413/3), G Cox (1414/3), G Wicks (1415/3), B Bull (1416/3), V J Denham (1417/3), P Early (1418/3), S English (1419/3), S J Keigher (1420/3), J Foreman (1421/3).**

A number of objections have been made. The following is a summary of those comments received:  
The scale of the proposed development is too great. Proof is required to validate the requirement for any development in Winchester. The houses proposed are in excess of the needs of the City. Winchester doesn't need and doesn't want 2, 000 houses;  
The proposal fails to include an appropriate policy and supporting text identifying the requirements for the MDA at Winchester City;  
The Government-enforced housing numbers far exceed the numbers suggested by Regional Planning. Worried that these numbers have been enforced in spite of vigorous opposition;  
Appear to be forced by Government into releasing areas NC.1, 2 and 3, and thus enabling the over-enthusiastic restrictions on the whole of the rest of the district;

to meet the needs of the region's existing population and it would not, therefore, be appropriate to provide for this 'in the north'. Whilst population growth is not significant, it is the growth in household formation that is driving the need for additional housing.

The Winchester City (North) MDA arose from the report of the Structure Plan Examination in Public Panel. The strategic planning authorities rejected several other options, including Micheldever Station and Whiteley, and decided that Winchester City (North) should be a reserve MDA. The Local Plan is not, therefore, able to change the general location of the reserve area, or replace it, even if this were felt to be appropriate.

The reserve MDA will be required to provide affordable housing, as well as a mix of units in terms of size and tenure. Currently the Plan requires that it should provide the same proportion as other housing sites (35% under the Review Plan's provisions), although this may change in the light of the housing needs survey recently undertaken. It is, however, recognised that the MDA, if triggered, would enable a major contribution to meeting affordable housing needs in the area.

The requirement for the reserve MDA arose from the Structure Plan consultation process (EIP Panel) and has now been incorporated into the Structure Plan. The Local Plan Inquiry will provide an opportunity for objections to the MDA to be heard. Given the strategic requirement for the MDA, this is likely to concentrate more on the location of the MDA and the provisions for its release, then on the principle.

With regard to the 'triggering' mechanism, this has been set out by the strategic authorities in the 'Implementing Policy H.4' supplementary planning guidance. The strategic authorities monitor housing provision and likely future levels of completions on an annual basis. The results of the latest monitoring exercise are currently subject to public consultation and suggest no need to release any reserve sites for the coming year. It also suggests that the indications are that the reserve sites may not be needed in the Plan period, although this is subject to a number of caveats. The strategic planning authorities are therefore urging local planning authorities to continue to plan for the reserve requirements so that it can be released if necessary.

It is not, therefore, realistic to defer planning for Winchester City (North), especially given the amount of time it takes to plan for such areas and for development to start. Furthermore, if the City Council does not take the lead on starting to plan for the possibility of an MDA, there are various development interests that will do so. Given the importance of the MDA to Winchester, it is considered essential that the local authorities maintain the lead in planning for the development rather than effectively delegating this to development interests.

With regard to the availability of urban capacity sites, an urban capacity study has been carried out for Winchester District and similar studies have now been completed by other Districts and incorporated into the findings of the strategic authorities' monitoring reports. These suggest that, if all the urban capacity is forthcoming, it may not be necessary to release reserve sites, but there is some doubt over how

# **Winchester District Local Plan Review** **Analysis of Representations on the Deposit Plan**

## **CHAPTER 12: NEW COMMUNITIES**

### **Summary of Representation.** ***Change sought.***

Ill-conceived to crassly site an MDA north of Winchester to satisfy nebulous housing projection figures set by reference to outdated criteria. The latest population forecasts suggest that we are entering a period of population decline. The results of the 2000 census could have a bearing on the number and types of houses required;

The validity of the Winchester (North) MDA and the Barton Farm site, in particular, has never been tested at public enquiry. The MDA site was suggested in a 1996 report by Planning Consultants David Lock Associates which was commissioned by all Hampshire District Council's except WCC. In 1996 the Examination in Public (EiP) Panel did not favour Barton Farm. In the following year, the Winchester District Local Plan Inspector rejected the site for a development of 450 houses. Since then, the Winchester North proposal has been added as a 'reserve site' without ever being tested in public. Also, HCC did not undertake an environmental assessment of the land before reaching its decision to include this site. We have been advised that there are legal errors in several aspects of HCC decision making process;

As this MDA is technically a reserve site, which may not be triggered at all – inappropriate to select a site in the North of Winchester at this time – encouraging developers and planners to spend money and resources planning for an area, which may never be needed.;

No development of 2000 homes could be contained over time. No guarantee that more houses than those now proposed will not be built. There is already a huge estate at Badger Farm – obsession with cramming more and more property into the overcrowded South East of England; Towns and cities evolve gradually accordingly to social and economic needs. The proposal to site an MDA of this size at Winchester is totally out of proportion with the future sustainable needs of the city. More sustainable to allocate smaller housing sites close to local facilities. An implantation on the scale proposed would be a social and physical disaster;

More houses should be provided in the

### **City Council's Response to Representation** ***Change Proposed***

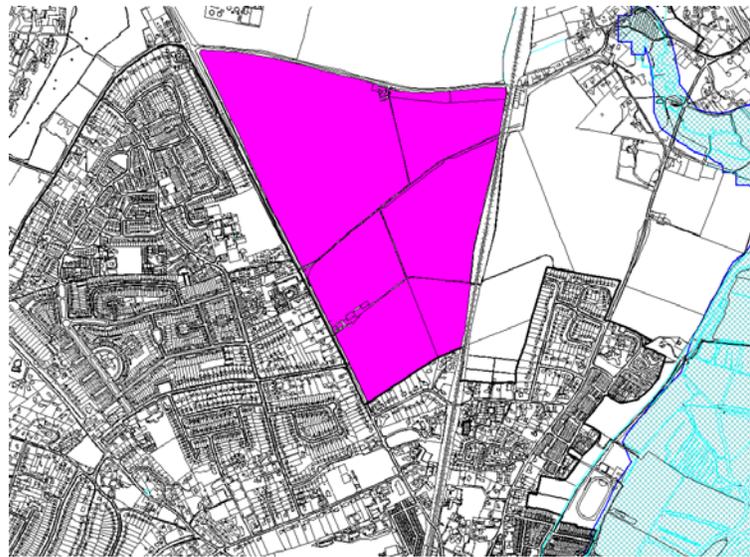
realistic some of the urban capacity assumptions are. The 'reserve site' approach taken in the Structure Plan means that, if there is sufficient urban capacity available, the reserve sites will not be released. It, therefore, reflects the 'sequential approach' promoted by PPG3.

A total of six potential 'areas of search' were evaluated, including Sir John Moore Barracks. The Barton Farm/South of A34 area emerged as the most suitable location. The scoring is considered fair and accurate and, even when some factors were weighted, produced similar results. It is accepted that the Structure Plan requires sites for reserve provision to be identified in local plans and that the Revised Deposit version of the Plan should do this. Further work has, therefore, been carried out to define a site for the reserve MDA and it is proposed that this be included in the Revised Deposit Plan.

In conclusion, there is a clear strategic requirement to plan for the possibility of an MDA at Winchester City (North), and the Local Plan Inspector, like the Council, will be required to ensure the Local Plan conforms to the Structure Plan. In order to do this, and to maintain the lead in planning for the area, a specific site for the required reserve provision is identified.

#### ***Change Proposed – Inset Map 45:***

Define a specific site on Inset Map 45 for the reserve housing provision at Winchester City (North).



#### ***Change Proposed – paragraph 12.85:***

*Unlike other Major Development Area proposals in the County, 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 has been to evaluate the broad merits and ability of different locations in the north Winchester area to accommodate development on the scale*

# Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

## CHAPTER 12: NEW COMMUNITIES

### Summary of Representation. *Change sought.*

### City Council's Response to Representation *Change Proposed*

north to encourage people, businesses and industry to remain there instead of relocating to the south;  
It is not acceptable for H.C.C, Southampton and Portsmouth City Council's to require Winchester City Council to reserve these sites as they have no intimate knowledge of Winchester's ability to expand;  
This is an undemocratic imposition on Winchester City residents of a decision made by Portsmouth and Southampton City Councils;  
The Local Plan concludes that Winchester needs a baseline figure of 900 'affordable houses' as soon as possible. However, development is not proposed to meet local housing needs. Majority of houses will be bought by outsiders/commuters. Executive houses will be built. Lack of property to rent;  
The development is likely to attract London commuters, placing a burden on local facilities and services, without local employment being enhanced. Winchester is a high cost housing area and is already unable to provide suitable housing for those staffing local support services, such as hospitals, schools and police;  
Splitting up an MDA on several sites is not considered as an option.

**Change sought** - delete proposal NC.3. Re-evaluate need for so many new houses in Winchester. If 2000 houses are required in the Winchester area, they should be split into smaller developments.

#### **J Ingleson (1062/1)**

Object that no indicative maps or plans were produced for Winchester north by the Local Plan Review. This does not allow for constructive support, objections or good public relations. This is not a democratic system for objecting or supporting to the Winchester District Local Plan Review and can therefore only be replied to in general terms.

**Change sought** – not specified.

#### **G Bauer (1237/1)**

Object to the reserve requirement of 2,000 dwellings at Winchester City (north) and consider for this amount of housing the Micheldever site should be re-considered.

~~envisaged. The results of this work have enabled an "area of search" for the development to be identified in this the Deposit Local Plan Review. Inset Map 45 indicates the extent and location of this area to the north of Winchester City. The search for a specific site for the development will be concentrated in this location.~~

~~However, further detailed studies and surveys will need to be have been carried out before to determine a specific development site can be defined, should the development be needed. The site for the reserve Major Development Area is indicated on Inset Map 45. 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 Planning permission will not be granted for development at Winchester City (North) unless a number of requirements are met, as set out in Proposal NC.3.~~

#### **Change Proposed – Proposal NC.3**

An "area of search", within which A reserve site for a major development area comprising approximately 2000 dwellings and associated physical and social infrastructure will be located if needed, is identified on Inset Map 45. Development in this area on this site will only not be permitted if unless the Local Planning Authority is satisfied that a compelling justification for additional housing has been identified by the strategic planning authorities. In the event that 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) the Local Planning Authority is satisfied that a compelling justification for additional housing has been identified by the strategic planning authorities. Until such time countryside policies will apply;~~
  - ~~(ii) a specific development site has been identified following further detailed studies and assessments which have been carried out in accordance with accepted standards and as specified by the Local Planning Authority. These studies will need to include the following:~~
    - ~~landscape appraisal;~~
    - ~~ecological surveys;~~
    - ~~an "appropriate assessment" of the impact of development on the River Itchen;~~
    - ~~transport assessment;~~
    - ~~hydrogeological and hydrological surveys;~~
    - ~~other studies that may be needed to address site specific issues.~~
- ~~In defining the site boundary, the requirements of Structure Plan policy MDA1 should be taken into account.~~

- (i) a comprehensive Masterplan for the development has been prepared and adopted by the Local Planning Authority;
- (ii) it accords with Proposals DP.1 and DP.3 and secures a high quality of design, and Proposal DP.8 which 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;

# Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

## CHAPTER 12: NEW COMMUNITIES

### Summary of Representation. *Change sought.*

### City Council's Response to Representation *Change Proposed*

**Change sought** – allocate land at Micheldever instead of Barton Farm.

#### **A J Waldegrave (342/2)**

The proposal for the provision of an MDA in the environs of both Portsmouth and Southampton identifies centres in scale and area where a potential need is most likely to arise. The proposal to site such a development in Winchester to serve the need of Portsmouth and Southampton employment needs is totally out of proportion with the sustainable needs of the City.

**Change sought** – relocate development to better serve the environs of Portsmouth and Southampton.

#### **J Lander (1451/1)**

Please save Barton Farm for future generations, you know all the arguments please think of the future and save those fields.

**Change sought** – not specified.

#### **P Windsor–Aubrey (335/1)**

The City Council has no other alternative other than to earmark a site for an MDA. As an MDA is to be triggered, Barton Farm is preferable to Micheldever. The facilities are better at Barton Farm. Splitting up an MDA onto several sites is not an option. Maintaining a substantial gap between Winchester and Basingstoke is essential.

**Change sought** – none.

#### **Eagle Star Estates (352/3)**

Object to the identification of an area of search at Winchester City (North).

**Change sought** – allocate land at Micheldever Station for housing.

#### **M J Maidens (1184/3)**

The MDA is ill considered and smacks of a cop-out by Hampshire Planning Department to dump all its future planning problems in one place.

**Change sought** – remove Winchester City (north) as a possible reserve site.

#### **R Bradshaw (1164/2)**

For the reasons outlined, the area of search and the reserve housing provision for a MDA is premature. There will be contradictions to other chapters of the

(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 community including:

- a mix of housing types and sizes, including affordable housing to meet identified local needs (see Proposals H.5 and H.7);
- appropriate employment development, which may include provision for a resource centre recycling uses to serve the area;
- adequate facilities and services to serve the new community, including provision for local shopping, education, health care and other social and community facilities as identified by the Masterplan;
- adequate formal and informal public, private and amenity recreation land/open space, in accordance with Proposals DP.6, DP.7 and RT.3;

(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 45 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 landscaping planting within and around the site, and other landscape features, to provide informal recreational opportunities and improved public access to the countryside;

(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.

**Winchester District Local Plan Review**  
**Analysis of Representations on the Deposit Plan**

**CHAPTER 12: NEW COMMUNITIES**

**Summary of Representation.**  
**Change sought.**

**City Council's Response to Representation**  
**Change Proposed**

Plan, most notably, Chapter 7, Employment, Chapter 11, Winchester and Chapter 10 Transport.  
**Change sought** – delete Proposal NC.3.

**A Sydney (1155/1)**

This is an undemocratic imposition on Winchester City residents of a decision made by Portsmouth and Southampton City Councils.

**Change sought** – any development should be near areas which can support services. Scrap it!

**Headbourne Worthy Parish Council (1156/1)**

Object to this part of the Plan, as the siting of an MDA in the proposed location would be detrimental to the village of Headbourne Worthy.

**Change sought** – not specified.

**A G Weeks (331/1)**

The identification of a confined area of search is premature in that the requirement to provide for housing in the next 5 years, before review, in accordance with the revised PPG3 can be met without extending development into the countryside.

**Change sought** – delete the defined area of search from the Local Plan.

**Defence Estates (306/10)**

Allocate Sir John Moore Barracks as the site for Winchester City (North) MDA – shown on plan (attached); explain the words 'compelling justification'. The site at Sir John Moore Barracks has good accessibility to existing retail, commercial and employment centres as well as to education facilities. There are already a number of existing community facilities on the site, which could be incorporated into the development.

**Change sought** – delete NC.3 allocation as shown and allocate Sir John Moore Barracks instead. Delay development until 2006 to ensure that all conflicting requirements of local needs are assessed.

**North Whiteley Consortium (322/7)**

Whiteley should be identified for major development as a successful business park has already been established and

maintain and enhance the landscape features, both on and offsite, before development commences;

(ix) any important nature conservation interests are protected and wherever possible enhanced in accordance with Proposals C.9 and C.10. An 'appropriate assessment' of the effect of the development on the River Itchen, a candidate Special Area of Conservation (cSAC) 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.

**Change Proposed – paragraphs 12.87-12.88:**

The area of search extends to approximately 255 hectares. The area needed for large scale development sufficient to meet the Structure Plan's 2000 dwellings requirement, including associated infrastructure and open space is expected to be approximately 100 hectares. Further detailed studies and surveys within this preferred area will need to be conducted to identify a specific site. The Local Planning Authority will wish to work with landowners to agree the precise scope of the studies that will be required. However at the very least these will need to include a full landscape appraisal of the area, a detailed ecological study, full transport appraisal, analysis of hydrogeological and hydrological conditions, including land drainage, water supply and disposal. In addition, an 'appropriate assessment' under the Conservation (Natural Habitats, etc) Regulations 1994 will need to be carried out to assess the potential effects of a major development proposal on the River Itchen Site of Special Scientific Interest (SSSI) and candidate Special Area of Conservation (cSAC).

In defining the site boundary, account must also be given to the requirements of Structure Plan Policy MDA1 which sets out guidance on planning for major development areas and to the sustainability principles set out elsewhere in this Plan and in Government Guidance, particularly in PPG3 on housing.

**Change Proposed – paragraph 12.89:**

A detailed Masterplan for the development area will 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.

**Change Proposed – new paragraph:**

Add new paragraph after existing paragraph 12.89. 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

**Winchester District Local Plan Review**  
**Analysis of Representations on the Deposit Plan**

**CHAPTER 12: NEW COMMUNITIES**

**Summary of Representation.**  
***Change sought.***

**City Council's Response to Representation**  
***Change Proposed***

as most of the infrastructure is already available to serve North Whiteley  
**Change sought** –delete the words “is identified on Inset Map 45”, and replace with “is identified on Inset Map 43” to identify land at North Whiteley.

**D W R Clarke (135/1), F Clarke (136/1)**  
A development within Area 2/3 (South Wonston/Worthy Down) would reduce the impact on the positive landscape of the City and at Barton Farm.  
**Change sought** – not specified.

**Strutt and Parker (877/15)**  
The submission supports the principle of the combined site (MoD land and Littleton Stud) as the most appropriate ‘area of search’ for the North Winchester MDA. The development of the barracks would represent use of previously developed land and therefore could be accommodated with minimal greenfield land take. The site would provide for both pedestrian and traffic linkages to the existing urban area and sufficient land would be available for the designation of Local Gaps between the combined site. The site is fully screened and could be integrated into the existing landscape.  
**Change sought** - use land at Sir John Moore Barracks which would have no visual landscape impact on the setting of Winchester or on identified landscape designations. Screened by mature trees; established landscape features provide a well-established framework for development. Scheduled Ancient Monuments will not be affected by the primary impact of built development. Secondary impact can be mitigated through management agreements. The development would have no impact on the Littleton Conservation Area or on listed buildings in the vicinity

**A E R Dodds (137/1)**  
There have been indications that the Army may in the future vacate the barracks on Andover Road and or Worthy Down. Surly it would be sensible to delay any decision until these intentions are known.  
**Change sought** – not specified.

**Winchester Landscape Conservation**

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.

**Winchester District Local Plan Review**  
**Analysis of Representations on the Deposit Plan**

**CHAPTER 12: NEW COMMUNITIES**

**Summary of Representation.**  
***Change sought.***

**City Council's Response to Representation**  
***Change Proposed***

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**Alliance (333/14)**

Requires comprehensive assessment of the capacity of the urban area and the scope for the potential growth areas to accommodate additional development and requires that these studies are aggregated across local authority boundaries.

***Change sought*** – amend NC.3 by including the following or similar words: ".....strategic planning authorities, based on comprehensive studies of urban capacity and potential in the South Hampshire area and a consequential adjustment to housing figures on the County Structure plan. This may require an adjustment to Proposal H1.

**County Planning Officer Hampshire County Council (1433/10)**

Further work will need to be undertaken so that the boundary of the reserve MDA can be defined in the revised deposit plan. In order to have any possibility of having the MDA north of Winchester with 2000 dwellings built before April 2011, the assessments and appraisals will need to be undertaken before there is an indication from monitoring that the MDA is needed. It should be made clear in the local plan review that this background work is to take place. The local plan will also need to include policies setting out the requirements for the master planning of the reserve MDA.

***Change sought*** – further work will need to be undertaken so that the boundary of the reserve MDA can be defined in the Revised Deposit Plan. The Local Plan will also need to include policies setting out the requirements for the master planning of the reserve MDA.

**Bewley Homes (227/16)**

It is anticipated that the District Council will need to identify additional sites for housing purposes to rectify any shortfall caused by its over reliance upon the Urban Capacity Study. Moreover, it is likely that 'reserve' sites will be released as a result of monitoring procedures, and it is therefore important that all Local Plan proposals are at an advanced stage of preparation.

***Change sought*** – In order to avoid potential delay the Local Plan should

# Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

## CHAPTER 12: NEW COMMUNITIES

### **Summary of Representation.** ***Change sought.***

### **City Council's Response to Representation** ***Change Proposed***

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*specifically identify the area it considers suitable for development.*

#### **T Robertson (947/3)**

The Dever society welcomes the City Council's resistance to develop at Winchester City (North) at this time. However, we are opposed to the loss of greenfield land for housing development.  
***Change sought*** – *the deletion of a specific location for an area of search.*

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#### **Issue 12.28**

#### **Winchester City (North) – Brownfield land.**

#### **Representation:**

**T S Belshaw (166/1), A M Broadwood (171/1), P A Lavin (173/1), D Lebborn (4/1), B D Porter (64/1), M Campbell (71/1), A Cotton (73/1), J C & G F Wilson (74/1), M C Staton (76/1), M Axelsson (88/1), M Hamilton Smith (90/1), I Dulle (93/1), E Lear (94/1), C Job (95/1), I Hemingway (98/1), S & P Wilkes (99/1), G Swan (100/1), J Graham (101/1), S C C Schute (102/1), S N Robinson (103/1), S D Hull (105/1), N D Cox (106/1), J Edwards (107/1), M Acwash (110/1), R E Watts (112/1), M Kingdon (133/1), Clarke (136/1), A E R Dodds (1371/1), A Gossling (174/4), Save Barton Farm Group (175/12), C Slattery (176/1), G and J Honey (268/2), Defence Estates (306/10), A G Weeks (331/1), W J M Huntley (1138/1), E Craig (1143/1), F Woodwark (1154/1), M J Maidens (1184/2), B Jones (1221/1), T Mathias (1225/1), M Mathias (1233/1), R & C Faithful (1234/1), R W Stilwell (1238/1), P Rose (1240/1).**

A number of objections have been made regarding this issue, the following is a summary of those comments received: Are there no alternative brownfield sites to accommodate the 2000 dwellings? Derelict property, unused industrial land and surplus MoD sites should be first considered for development in preference to the Winchester North Area. A firm decision on the future of the Sir John Moore Barracks will be made by the MoD no later than May 2003;

#### **City Council's Response to Representation**

As part of the strategic requirement in the Hampshire County Structure Plan Review, the City Council is required to provide 7,295 dwellings within the District from 1996-2011.

Excluding the MDA and reserve provision, as of 2001 the City Council had a residual housing requirement of 2,905 dwellings to be provided by 2011 (taking account of completions 1996-2001). Following the undertaking of an Urban Capacity Study in 2001, the City Council has identified sufficient capacity on brownfield land within the defined settlement boundaries and development frontages to meet this strategic requirement. In order to monitor the progress of development on identified brownfield land a Housing Monitoring Report will be published annually. In addition, a more comprehensive update of the urban capacity study will be undertaken once every 5 years to identify any new brownfield sites that could be utilised for housing in order to protect the countryside within the District, with the next such update due to take place by 2006.

Whilst the Local Plan identifies sufficient land to meet the remaining 'baseline' strategic housing requirement of 2905 dwellings, and an MDA of 2000 houses at West of Waterlooville, the Urban Capacity Study has not been able to identify sufficient land to meet the 'reserve' requirement of 3000 dwellings (2000 at Winchester City North and 1000 at West of Waterlooville). However, the 'reserve' land may not be needed within the Plan period. Although it is now clear that Regional Planning Guidance requires a higher level of housing provision than the Structure Plan's 'baseline' provision, the Strategic Planning Authorities are required to monitor housing provision to determine whether any reserve site(s) should be 'triggered'.

Some of the sites suggested by respondents as alternatives to Winchester City (North) are clearly not brownfield or are not suitable for housing development. However, where additional housing sites emerge, whether on brownfield or greenfield sites, the 'trigger mechanism' incorporated in the Structure Plan allows this to be taken into account before any reserve site(s) is released. The Structure Plan's Policy H4 therefore already embodies the 'sequential approach' that is sought by many respondents in the way it operates.

The issue of whether to trigger the reserve 2000 units at Winchester City (North) will be determined by the Strategic Planning Authorities (Hampshire County Council, Southampton and Portsmouth City

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### **Summary of Representation.** ***Change sought.***

### **City Council's Response to Representation** ***Change Proposed***

Instead of planning for 2000 homes in one location should use several brownfield sites in Winchester instead. This has been successful in other areas in Hampshire. The Urban Capacity Study (Oct. 2001) confirms that all of these houses can be built on brownfield sites and that the 2117 homes required could be built in the plan period to 2011. These houses should, ideally be located on the brownfield sites and again it would be better to get the 900 houses spread within the existing community, using existing infrastructure and services; Insufficient work has been done to identify brownfield sites within the existing urban envelope. The volume of housing accommodated in the past 5 years in the Hyde Street, Swan Lane area, shows just how many dwellings can be accommodated by sensitive conversions and redevelopment, without the need to build on green fields; While it is understandable that we need to meet the requirements of our changing society but surely these are more appropriate on brownfield sites.

***Change sought – delete Proposal NC.3 or reduce number of houses to be built; The existing green belt to the north of Winchester including Barton Farm should be retained and protected as a green belt;***

*Delay any decisions on the building of thousands of houses until MoD's intentions are known;*

*Delay development until 2006 to ensure that all conflicting requirements of local needs are assessed, which relate to planning and policy guidelines – especially those regarding the use of brownfield sites and the risk of flooding on Barton Farm;*

*Consider Bushfield Camp, Worthy Down and Peninsular barracks for development;*

*Undertake further urban capacity work to locate the 2000 new homes on existing brownfield land.*

#### **A Gossling (174/4)**

The statement from the leader of the HCC, Ken Thornber testifies to the classification of MoD sites as brownfield land. All such MoD sites should be clearly designated as such. Redevelopment of

Councils), in consultation with the local planning authorities. Approval will only be given to the release of land if there is compelling justification to do so, as stated in Structure Plan Policy H4.

The reserve MDA, north of Winchester, is an urban extension. Urban extensions are the preferred location for new housing development, after the re-use of brownfield land, according to PPG 3: 'In identifying sites to be allocated for housing in local plans and UDPs, local planning authorities should follow a search sequence, starting with the re-use of previously-developed land and buildings within urban areas identified by the urban housing capacity study, then urban extensions, and finally new development around nodes in good public transport corridors' (PPG 3, Par.30)

With regard to MoD sites within the District, there is no guarantee whether or when such sites would be released by Ministry of Defence or that they would be suitable for housing development. Winchester City Council is required to plan for a reserve provision of 2000 units now within the Local Plan Review and as such can only do so on land that is suitable and likely to be available for housing development.

Nevertheless, both Sir John Moore Barracks (Flowerdown) and Worthy Down fall within areas that were assessed as potential locations for the reserve MDA in preparing the Local Plan Review. During this exercise, the working assumption was made that the sites would be available but, even so, these locations were found to be less suitable than the area identified in the Plan at Barton Farm/South of A34. There is nothing inherently more suitable about MOD sites as locations for development than sites in any other ownership, and most are within the countryside and predominantly undeveloped, albeit containing some developed areas.

However, if MOD establishments do become available for development and are suitable for new housing, whether in Winchester District or elsewhere in Hampshire, their potential contribution will be taken into account by the Strategic Planning Authorities in considering the need to release 'reserve' sites.

In response to respondent 174, the Local Plan does not designate brownfield sites, whether they are in the ownership of the MoD or not. It is the role of the Urban Capacity Study to identify and highlight suitable 'good opportunity' housing sites within existing settlements across the District. However, this should not be done on the basis of land ownership and it cannot be assumed that any MOD sites that may become available for development are automatically suitable for housing.

With regard to respondent 1226's comment, all housing development of 5 or more dwellings (15 units in Winchester, Bishops Waltham, Denmead, Kings Worthy and Arlesford) is required by the current (1998) Local Plan to provide at least 30% of the units as affordable housing. The Local Plan Review seeks to increase this requirement and to reduce the threshold at which affordable housing is required. As stated previously, through the undertaking of an Urban Capacity Study, enough brownfield land has been identified to potentially accommodate the residual strategic requirement (excluding the MDA

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***Change Proposed***

these sites should take place before any consideration to develop on greenfield sites.

***Change sought*** – All MoD sites such as Worthy Down are classified as brownfield land. Bushfield Camp should also be shown as being an MoD site available for housing.

**M Hart (1226/1)**

It is recognised that there is a need for extra housing, especially affordable housing to meet the needs of local people. This however can be achieved by using brownfield sites.

***Change sought*** – not specified.

**A M Broadwood (171/1)**

Use vacant site on Badger Farm Road – good access, near shops, schools and main roads.

***Change sought*** – No more development on greenfield sites.

**P A Lavin (173/1)**

Has any consideration been given to the vacant site on Badger Farm Road? It lies near local services and has good access.

***Change sought*** – consideration should be given to an MDA on vacant land.

and reserve provision) and qualifying sites will be expected to include the required percentage of affordable homes.

The Local Planning Authority is continuing to provide as much new housing as is appropriate on brownfield land within the settlement boundaries and development frontage designations. The annual updates and full review of the Urban Capacity Study, to be undertaken in 2006, will identify any additional previously developed land that could be utilised to meet the strategic housing requirement. The Housing Monitoring Report will continue to provide a snapshot of the percentage of brownfield land being developed for housing.

***Change Proposed*** – none.

**Issue 12.29**  
**Winchester City (North) –**  
**Character of Winchester**

**Representation:**

**T S Belshaw (166/1), E Lear (94/1), N Jennis (1282/1), K W & A J Rose (108/1), F HC Podger (59/1), C Beasley (12/1), M Campbell (71/1), R V Adamson (72/1), J C & G F Wilson (74/1), A R Hunter-Craig (75/1), M C Staton (76/1), H Bonnor (77/1), P V Adams (78/1), M Axelsson (88/1), A & J Fyfe (89/1), I Dulley (93/1), C Job (95/1), P B Sparke (97/1), I Hemingway (98/1), S & P Wilkes (99/1), G Swan (100/1), J Graham (101/1), S C C Schute (102/1), S N Robinson (103/1), M J E Adams (104/1), S D Hull (105/1), J Edwards (107/1), R E Watts (112/1), P M Montgomery (130/1), B Smeadley (131/1), R A Holtby (132/1), M Kingdon**

**City Council's Response to Representation**

The landscape impact of development was taken into account both in defining the original 'area of search' and in refining this to the proposed site allocation. Clearly any development of this scale will result in the loss of countryside and some landscape impact, but this is an inevitable result of a strategic requirement to provide a reserve MDA of 2000 dwellings. However, work on landscape impact has demonstrated that the development of the recommended site would not affect views of, or from, the conservation area or other important historic parts of the town. Both the 'Future of Winchester' Study and the 'Winchester City and Its Setting' Study were taken into account in the site selection process.

Green wedges and corridors which are characteristic of the City are not all sacrosanct. However in selecting a reserve site for the MDA careful consideration has been given to providing access to the countryside and to protecting the remaining 'green gap' to the north of City through the designation of an area for informal recreation and protection of the local gap designation between Kings Worthy and Winchester to the east of the railway line.

Any detailed masterplan would take into account existing vistas and views across the City and incorporate the information into the design of the development scheme, should the reserve site be triggered. This

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***Change sought.***

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***Change Proposed***

(133/1), D W R Clarke (135/1), A E R Dodds (1371/1), A Gossling (174/3), Save Barton Farm Group (175/1, 175/9, 175/10), C Slattery (176/2), D Greenwood (230/1), G and J Honey (268/2), J McKinley (340/2), C Sealey (348/2), P Ruderick (907/3), G R E Pope (995/2), T Carling (1116/1), T West (1121/1), R Fox (1123/1), G Johnston (1139/1), D Taylor (1141/1), L Jones (1142/1), P A James (1144/1), D Hilder (1161/1), J Bradshaw (1168/1), M J Maidens (1184/2), M J Maidens (1184/3), J C McGrand (1219/1), B Jones (1221/1), C Bradshaw (1224/2), T Mathias (1225/1), M Hart (1226/1), J Wilson (1227/1), D Barfield (1232/1), M Mathias (1233/1), M Knutson (1235/1), R W Stilwell (1238/1), V Long (1244/1), J Burrows (1246/3), M Miller (1252/6), D Fox (1255/1), D Kirkby (1256/1), C Allen (1258/1), M Cross (1265/1), J Foreman (1268/1), A & G Peacock (1270/1), C Embrey (1273/1), E Ash (1275/1), M Bendix (1276/1), J & D Holden (1278/1), C Dennis (1281/1), N Jenis (1282/1), J Taylor (1283/1), Mr & Mrs Graham (1284/1), L Groves (1285/1), M Keen (1288/1), H Brook (1289/1), J Tyacke (1290/1), T M Lee (1292/1), I Block (1293/1), S Aiken (1295/1), C Hutchings (1296/1), G Goodwin (1299/1), F Fallon (1304/1), D Thomas (1305/1), S Honeybul (1308/1), A Sutton (1388/2), T Beasley (1389/1), A Balfour (1396/1), J Ingleson (1062/1), M E Moore (1369/2)

A number of objections have been made regarding this issue, the following is a summary of those comments received:

Such a development would destroy the character of the City;

In 1994 the Government's RPG for the south-east stated the need to protect Winchester from the effects of traffic and excessive urban development;

Winchester has a unique character between Town and Country. The development of 2000 new homes on Barton Farm would devastate the character of this beautiful city. The proposed development would alter the unique character of Winchester irrevocably to its detriment;

Such development would result in the loss of important views and skylines, with an irreversible detrimental effect on the

would include consideration of how best to treat the area in terms of the visual entry point to the City. The masterplan would aim to ensure that any development scheme undertaken on the site would not detract from the character of the northern edge of the City and respect the most important views and vistas.

The proposed reserve site for the MDA would, if it were needed, result in a compact, medium to high density development, in keeping with the character of the City as a whole. With a high quality of design and layout, the MDA should be capable of being 'stitched' into the existing fabric of the City, as recommended by the 'The Future of Winchester' Study.

***Change Proposed – none.***

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***Change sought.***

**City Council's Response to Representation**  
***Change Proposed***

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City's unique setting. Furthermore extensive development to the north or Winchester would create an urban sprawl and destroy the green approach to the City;

There will be a significant impact on the tourist trade with the consensus of opinion amongst visitors that it would be a tragedy if a major housing development were to be permitted;

Cause unacceptable stress to the environment and heritage of Winchester.

No re-course has been made to the 'Future of Winchester' study, nor the more recent 'Winchester and its setting' report, both of which are landmark documents that reiterate and advocate the holistic approach to planning;

Any development north of the City would be in contravention of Proposal DP.5, which states.....'development will not be permitted, where it could detract from, or result in, loss of important views... the landscape framework ...seeks that the full landscape appraisal of the area and the detailed master plan conclude that no such development should take place.

***Change sought*** - *delete Proposal NC.3 or reduce number of houses to be built; Protect the special nature of the City; Develop Barton Farm as a leisure landscape, thus enhancing the City environment.*

**R & C Faithful (1234/1)**

One of the charms of the City has always been its relatively small size and the local tourist industry. The proposed expansion will hardly make the city more attractive to visitors.

***Change sought*** – *not specified.*

**C Balfour (1167/1)**

Despite the development in parts of Stanmore and Olivers Battery Winchester still sits quite well in the natural bowl. Build there and the setting of historic Venta Belgarum is lost.

***Change sought*** – *encourage more people to move to less populated areas of the country.*

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**Issue 12.30**  
**Winchester City (North) –**

**City Council's Response to Representation**

In addition to the 2000 reserve housing provision, the need to provide appropriate services and infrastructure, should the reserve provision

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*Change sought.*

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*Change Proposed*

**Impact on Social Infrastructure**

**Representation:**

T S Belshaw (166/1), A M Broadwood (171/1), C Beasley (12/1), B D Porter (64/1), M Campbell (71/1), R V Adamson (72/1), JC & G F Wilson (74/1), M C Staton (76/1), H Bonnor (77/1), M Axelsson (88/1), A & J Fyfe (89/1), M Hamilton Smith (90/1), I Dulley (93/1), E Lear (94/1), R Mason (96/1), I Hemingway (98/1), S & P Wilkes (99/1), G Swan (100/1), J Graham (101/1), S C C Schute (102/1), S N Robinson (103/1), S D Hull (105/1), N D Cox (106/1), J Edwards (107/1), K W & A J Rose (108/1), G C W Mason (109/1), M Acwash (110/1), A Haywood (111/1), R E Watts (112/1), J Baxter (113/1), B Smeadley (131/1), R A Holtby (132/1), M Kingdon (133/1), M Pomeroy (134/1), Save Barton Farm Group (175/9), A G Weeks (331/1), P Sydney (337/2), J McKinley (340/2), J Day (914/2), D Harris (1120/1), T Carling (1116/1), T West (1121/1), R J Smith (1122/1), G Johnston (1139/1), D Taylor (1141/1), T S Brown (1150/1), J Bradshaw (1168/1), M J Maidens (1184/2), R Pope (1217/1), J C McGrand (1219/1), M Mathias (1233/1), R & C Faithful (1234/1), M Knutson (1235/1), P Barker (1236/1), R W Stilwell (1238/1), A M Stilwell (1239/1), P Rose (1240/1), E Little (1241/1), V Long (1244/1), J Burrows (1246/3), C Allen (1258/1), D Trussler (1263/1), M Cross (1265/1), G Natty (1267/1), A S Dunn (1271/1), A & P Judd (1272/1), C Embrey (1273/1), K Honess (1274/1), E Ash (1275/1), J & D Holden (1278/1), D Williams (1279/1), M Wigley (1280/1), C Dennis (1281/1), P M Robinson (1286/1), D Loftees (1287/1), T M Lee (1292/1), J Balfour (1294/1), S Aiken (1295/1), F Fallon (1304/1), D Thomas (1305/1), S Honeybul (1308/1), T Beasley (1389/1), G Burrell (1395/1), A Balfour (1396/1), M E Moore (1369/2), P English (1401/3), H E Butterworth (1402/3), M Rain (1403/1), J Wong (1404/3), C Butterworth (1405/3), J Foreman (1406/1), J J Langdon-Mudge (1407/3), B Langdon-Mudge (1408/3), Mr McPherson (1409/3), Mrs

be needed in the future, will be taken into account.

In identifying a defined site for the reserve MDA, local public and private sector service providers have been consulted to establish whether they have any specific requirements that should be accommodated within the development. The results will be utilised to plan for and provide a sustainable development that will not place an unacceptable burden on the existing services located within Winchester.

By engaging local service providers at this early stage the aim is to ensure that the social and infrastructure requirements needed to serve the development are either provided on-site or by way of additional facilities located within the local area.

The following issues have been considered in arriving at the proposed site for identification in the Local Plan.

Retail

The Winchester Retail Study commissioned by the City Council has identified the need for additional retail space within Winchester, taking into consideration the possible development of the reserve MDA at Winchester City (North). The Retail Study concludes that there would be a requirement for approximately 1,300 sq m gross of convenience shopping floorspace, arising solely from needs generated by the MDA. In addition, there may be an element of the wider convenience shopping need that is unlikely to be accommodated within the town centre (where the 'sequential approach would normally direct it). These needs may be met by the extension of existing stores or by the development of a new medium-sized store within the MDA, possibly serving northern Winchester as well as the MDA. However, it is too early to refer to this in the Local Plan and more detailed consideration would need to be given to this issue if and when the MDA is triggered, taking account of needs at the time.

Schools

The Hampshire County Council Education Department has advised that a new primary school would be required within the development area to meet the potential needs of 2000 new homes. With regard to secondary education, the Education Authority does not consider it appropriate to provide a new school on the site for the likely number of new pupils. It is considered more appropriate to extend surrounding existing schools to meet this need. This is likely to require additions to Henry Beaufort School.

In addition to the statutory phase of education there will also be a requirement for additional pre-school facilities. The need for educational provision has been taken into account in determining the amount and location of land needed for development.

Social Services

Early indications from the Social Services Department at Hampshire County Council have suggested that there will be minimal impact on existing social service provision if the reserve MDA is triggered. No land requirements have been identified.

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***Change sought.***

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***Change Proposed***

**McPherson (1410/3), J Barnett (1411/3), C W Eams (1412/3), J Cullen (1413/3), G Cox (1414/3), G Wicks (1415/3), B Bull (1416/3), V J Denham (1417/3), P Early (1418/3), S English (1419/3), S J Keigher (1420/3), J Foreman (1421/3)**

A number of objections have been made regarding this issue, the following is a summary of those comments received:  
The development would place an excessive and unsupportable strain on Winchester's local services (school, doctors);  
There are no proposals to demonstrate how the impact of the development on local facilities and services would be dealt with. Services are already stretched to their limit;  
Winchester already suffers from overpopulation and demand for local resources. Such developments should be provided with doctors' surgeries, to avoid patients having to travel into Winchester;  
The MDA, bolted on to the edge of Winchester, could not be a sustainable, stand-alone community. It would only serve to add to the over-stretched facilities of Winchester;  
Existing schools are already full to capacity and there has been no guarantee for the provision of new schools;  
Policy NC.3 should highlight the potential need for ancillary developments – services etc. It is likely that potential retail capacity and need has increased since 1998 – this need should be reflected in Policy NC.3;  
It may be more appropriate to consider the need for new shopping facilities, and particularly the need for a new food superstore, to meet the convenience shopping needs...and then to identify the amount of floor-space which is required to meet that need;  
Winchester retailers need a more 'captive' population when competing with Guildford and West Quay at Southampton;  
There is no employment in Winchester – this population will commute elsewhere with the attendant problems;  
Alternative areas on the edge of Littleton have considerable merit – they can both benefit from the existing facilities and

Health Care

Consultation is continuing with the Mid Hampshire Primary Care Trust regarding suitable provision of health care services such as GPs and ancillary services. The Local Planning Authority is aware of the need to locate any health care provision in the vicinity of public transport links. Provision has been made for uses such as a doctors surgery/health centre within the land requirements for the local centre.

Emergency Services

The Hampshire Fire and Rescue Service have stated that the reserve MDA, should it be triggered, would not have a great impact on the provision of fire cover. A further review of provision will take place in 2006. With regard to the provision of the police force, consideration would need to be given to contributions to provide a police beat officer within a new development of 2000 houses.

Employment

Evidence from the 1991 Census suggests that there is a considerable imbalance between the number of working residents in Winchester and the jobs provided, with much higher numbers of jobs than working residents. This situation is believed to remain applicable, although the imbalance is likely to have reduced due to employment restraint policies and new housing developed in the area. However, there is little reliable information available currently, although the 2001 Census should clarify what the balance between employment and working population is. In the meantime, advice has been sought from Hampshire County Council on likely employment needs and limited provision for new employment and a 'resource centre' is made within the recommended area.

At this early stage of planning the development, the main task is to identify the likely main infrastructure requirements, to identify the land-take implications of accommodating them, and to incorporate these into the work on identifying an appropriate site for the development, if it is needed. Financial contributions will also be required from developers to contribute to the provision of facilities and services on or off-site, or the running costs of certain facilities and services. However, it is too early to identify the detailed funding arrangements at this stage and this is not appropriate for inclusion in the Local Plan anyway.

With regard to the quality of services, either currently or in the future, this is primarily for the relevant service providers to determine. Where service providers are able to identify legitimate needs for additional facilities or funding it is reasonable to expect developers to contribute towards making appropriate provision. However, the planning authority is not a service provider and cannot dictate the levels of service provided by independent organisations.

It is proposed that revisions be made to Proposal NC.3 (see Issue 12.27 above) and that additional explanatory text be included, to add more detail about the requirements of any development at Winchester City (North), including infrastructure and facilities.

***Change Proposed – new sub-headings and paragraphs:***

Add new sub-headings and paragraphs after existing paragraph

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### City Council's Response to Representation *Change Proposed*

also assist their continued use. Littleton is an edge of settlement location and complies with PPG3.

#### **K Learney (975/2 - Councillor)**

Object to the expectation that all additional secondary school children would be catered for by the Henry Beaufort school, which is already overstretched.

**Change sought** - remove Proposal NC.3 from the Plan.

#### **D Harris (1120/1)**

No attempt has been made to quantify the issue of how and where to provide the additional services 5000 people will require.

**Change sought** – situate the MDA at a more suitable location.

#### **A Jones (1166/1)**

Such a development would cause an increase of housing by 12% on the present housing stock that will lead to unacceptable pressure on the infrastructure.

**Change sought** – Micheldever is a more suitable location.

#### **J Bradshaw (1168/2)**

Development would attract outsiders and create a dormitory environment.

**Change sought** – remove Winchester (North) as a proposed reserve MDA.

12.89.

#### An integrated and balanced community

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

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 (see Proposal 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 35% affordable housing in development schemes within the District (see Proposal H.5). An updated housing needs survey is currently being undertaken which may result in a higher requirement being sought for the reserve MDA. 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

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, accurate and up to date information is not currently available and the situation will need to be reviewed in the light of the results of the 2001 Census, and further analysis which 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 a 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.

#### Community services and facilities

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

The Local Education Authority's policy is that, where possible, primary schools should be within walking distance from the homes of pupils

# **Winchester District Local Plan Review** **Analysis of Representations on the Deposit Plan**

## **CHAPTER 12: NEW COMMUNITIES**

Summary of Representation.  
*Change sought.*

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*Change Proposed*

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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.

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.

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.

The Education Authority must secure adequate provision of pre-school education, currently for all 4 year olds and to be extended to 3 year olds in the near future. 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

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

A new local centre, acting 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.

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**Winchester City (North) –  
Transport**

Representation:

P V Adams (78/1), P A Lavin (173/1), A M Broadwood (171/1), C Beasley (12/1), C Podger (58/1), F H C Podger (59/1), B D Porter (64/1), M Campbell (71/1), R V Adamson (72/1), A Cotton (73/1), J C & G F Wilson (74/1), M C Staton (76/1), A & J Fyfe (89/1), I Dullely (93/1), E Lear (94/1), R Mason (96/1), I Hemingway (98/1), S & P Wilkes (99/1), G Swan (100/1), J Graham (101/1), S C C Schute (102/1), S N Robinson (103/1), M J E Adams (104/1), S D Hull (105/1), N D Cox (106/1), J Edwards (107/1), M Acwash (110/1), A Haywood (111/1), R E Watts (112/1), J Baxter (113/1), R A Holtby (132/1), M Kingdon (133/1), M Pomeroy (134/1), F Clarke (136/1), A E R Dodds (1371/), Save Barton Farm Group (175/9), D Greenwood (230/1), Kingsworthy Parish Council (288/8), P Sydney (337/2), C Sealey (348/2), J Day (914/2), G R E Pope (995/2), D Harris (1120/1), T Carling (1116/1), R J Smith (1122/1), R Fox (1123/1), G Johnston (1139/1), S Garner (1140/1), L Jones (1142/1), E Craig (1143/1), T S Brown (1150/1), F Woodwark (1154/1), A Sydney (1155/1), M F Walton (1157/2), D Hilder (1161/1), J Bradshaw (1168/1), M J Maidens (1184/2, 1184/3), R Pope (1217/2), E Christine (1218/1), B Jones (1221/1), C Bradshaw (1224/2), T Mathias (1225/1), J Wilson (1227/1), S Butterfield (1229/1), D Barfield (1232/1), M Mathias (1233/1), M Knutson (1235/1), G Bauer (1237/1), R W Stilwell (1238/1), A M Stilwell (1239/1), E Little (1241/1), P Anker (1243/1), V Long (1244/1), M Miller (1252/6), D Fox (1255/1), D Kirkby (1256/1), C Allen (1258/1, 1258/2), V E Bruty (1259/1), G W Bruty (1260/1), R Cross (1261/1), A Stewart (1262/1), D Trussler (1263/1), G Natty (1267/1), A & G Peacock (1270/1), A S Dunn (1271/1), A & P Judd (1272/1), C Embrey (1273/1), E Ash (1275/1), M Bendix (1276/1), I Giles (1277/1), D Williams (1279/1), C Dennis (1281/1), P M

Inevitably a major development such as this will have traffic implications, wherever it is located. This would also be the case if it were achieved on numerous urban capacity sites, albeit that the effect may be less concentrated. However, the Structure Plan's reserve sites are identified for use if urban capacity and other 'baseline' housing provision cannot meet the needs for housing in the County. Given the requirement to plan for major development to the north of Winchester, the aim has been to locate and design it so as to enable the use of alternatives to the private car, especially walking, cycling and public transport, and to reduce the need to travel by achieving a mixed use development that can be reasonably self-contained.

Transport issues were therefore taken into account in determining which of the potential 'areas of search' should be selected. The alternative locations to the north of Winchester that are suggested by some respondents performed worse in terms of transport and accessibility than Barton Farm/South of A34 and it is therefore difficult to see why some respondents prefer them. For example, Worthy Down/South Wonston is a relatively isolated area with little in the way of existing facilities and limited scope for improving public transport. Promoting development in such a location would, therefore, result in a higher level of traffic generation from the development, with a higher overall impact on pollution, the A34/M3 junction, the town centre, etc.

The aim is to provide residents of the development with a choice of modes, not just to rely on private car use. Most respondents assume that all residents will travel by car and that the highway network should be upgraded to accommodate this, whereas the aim is to discourage people from using their cars unnecessarily by providing high quality alternatives and not making improvements simply to accommodate more cars. If all residents choose to use the private car for all journeys there will inevitably be substantial traffic impact but the choice of location for the development, as well as its layout, will be such as to discourage this. The Barton Farm/South of A34 area is considered to be the only site that provides a realistic opportunity for residents to use other means. This has also influenced the choice of the area south of Well House Lane as the recommended site for the development, if it is triggered. Much of this area is within walking or cycling distance of the town centre and other local facilities and offers good opportunities to provide public transport facilities.

The respondents generally refer to the existing transport situation, whereas the development of an MDA would be an opportunity to provided enhanced transport facilities, both on and off-site. It is proposed that, in conjunction with identifying a site for the reserve MDA, Proposal NC.3 and its explanatory text should be amended to include a more detailed list of requirements in relation to transport. This should include: the provision of high quality footpath and cycleway links within and around the site, including new pedestrian/cycle routes to Worthy Road; improvements to the footway fronting the site on Andover Road to facilitate cycle movement; a new foot and cycle bridge adjoining the Andover Road rail bridge to facilitate pedestrian and cycle movement between the site and the town centre and Station; bus priority measures at the site access and egress points; a new high quality bus service through the development and a frequent service via Andover Road from the outset

# Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

## CHAPTER 12: NEW COMMUNITIES

### Summary of Representation. *Change sought.*

### City Council's Response to Representation *Change Proposed*

Robinson (1286/1), H Brook (1289/1), J Tyacke (1290/1), I Block (1293/1), S Aiken (1295/1), J Jackson (1297/1), L Garfath (1300/1, 1300/2, 1300/4), H Garfath (1301/1, 1301/3, 1301/4), B Garfath (1302/2, 1302/3, 1302/4), A Garfath (1303/1, 1303/2, 1303/4), F Fallon (1304/1), N P Stilwell (1306/1), S Honeybul (1308/1), A Sutton (1388/2), G Rose (1391/1), Bennett (1394/1), A Balfour (1396/1), P English (1401/3), H E Butterworth (1402/3), M Rain (1403/1), J Wong (1404/3), C Butterworth (1405/3), J Foreman (1406/1), J J Langdon-Mudge (1407/3), B Langdon-Mudge (1408/3), Mr & Mrs McPherson (1409/3, 1410/3), J Barnett (1411/3), C W Eams (1412/3), J Cullen (1413/3), G Cox (1414/3), G Wicks (1415/3), B Bull (1416/3), V J Denham (1417/3), P Early (1418/3), S English (1419/3), S J Keigher (1420/3), J Foreman (1421/3), P Slattery (1447/1), J Ingleson (1062/1).

A number of objections have been made regarding this issue, the following is a summary of those comments received: The transport implications of an MDA will be immense; Developments are supposed to minimise the need for parking and maximise walking and the use of public transport and bicycles. The idea that this site would enable people to walk to the shops is impossible – even at the southern end of the proposed development the journey is too long to walk carrying shopping; Part of the Barton Farm site is needed for a Park and Ride scheme for this part of Winchester. However, the park-and-ride provision on the north side of the City appears, on the basis of current plans, to be the last to be developed and therefore to post-date development occurring in the MDA within the time-limits of the district plan; Park and ride – only suitable for commuters and tourists – not for heavy shopping and especially not for older people or for people with young children. Also, potential shoppers from outlying districts will be deterred from coming to Winchester if they cannot park; The train station and rail network are already heavily used and car-parking is already a problem in the City Centre.

of development to locations such as the City centre and the Station, where enhanced interchange facilities should be examined; the use of innovative technology to provide public transport and trip information; examination of the potential for Park and Ride.

Although it would be premature to carry out detailed work on junction locations and arrangements, it is likely that there would need to be two or more principal access points onto Andover Road, with a secondary access onto Well House Lane and the need for improvements to the Andover Road/Well House Lane junction. No provision is proposed for access under the railway underpass, to/from Worthy Road. It is accepted that there would need to be measures introduced to stop Well House Lane becoming a rat run and to reduce traffic speeds here and in Down Farm Lane and Bedfield Lane. A range of measures could be used and would be investigated at a later stage. Improvements to the 'Cart and Horses' junction in Kings Worthy may also be required and development would be designed to minimise use of the A34 to access the City.

Whilst it is too early in the planning process to answer all of the concerns raised, the clear aim is to locate and design the development, if it is triggered, so as to reduce the need for car travel. It is proposed that Proposal NC.3 be amended (see Issue 12.27 above) and that additional explanatory text be included, to include more detail of the measures that may be required.

#### ***Change Proposed – new sub-headings and paragraphs:***

Add new sub-headings and paragraphs after existing paragraph 12.89.

#### ***Transport***

***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 city 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***

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### **Summary of Representation.** *Change sought.*

### **City Council's Response to Representation** *Change Proposed*

Even if a way can be found to increase train capacity, both station car-parks are at full capacity;

Commuters, many from well outside of Winchester, use Winchester station for cheaper travel and unpaid parking in the roads up to 1 mile north of the city – e.g. Park Road and Abbots road – this means that visitors to the homes on these roads cannot find parking spaces. Already over used, the train station would not support even a small proportion of these households;

The northern areas of Winchester have irregular and infrequent bus services, residents rely on cars and being able to park in and around the city centre for work and shopping. MDA would increase pressure on these facilities. Proposals for bus lanes are impractical – narrow streets;

Traffic congestion would be exacerbated – the increase in traffic will be detrimental to the historic city and there are no detailed proposals to deal with this. The geography of the area is such that alternative main routes are simply not available...there is no east-west bypass route to relieve the load;

Does WCC have other proposals to meet the ensuing congestion, which will arise in all respects? Can the one-way system in Winchester take another large percentage of motor traffic? Sufficient car parks? Resources to maintain such a large area?

For safety, substantial upgrading would be required for all the road systems between these points, with the associated downgrading of the immediate environs. However, the roads cannot be upgraded for reasons concerning the preservation of its historical past;

Air quality monitored and displayed by HCC in the town centre is already shown to be poor on many occasions throughout the year. Greatly increased traffic and air pollution...a major contributory factor to lung disease, which has overtaken all other forms of disease in the UK;

Andover Road: Cannot be widened south of Park Road so, even if the B3420 were widened going past Barton Farm, there would still be a bottleneck. If the children from the MDA were encouraged to walk to school, crossing the already busy

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.

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.

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**Summary of Representation.**  
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**City Council's Response to Representation**  
***Change Proposed***

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Andover Road...could result in pedestrian accidents;  
Temporary primary school in Berewecke Road – ‘walking taxis’ along Park Road – need to use small, highly dangerous railway bridge (with blind spot). Numerous large vehicles using Park Road – unaware of pedestrian bridge;  
Kings Worthy could suffer from greatly increased through traffic from motorists searching for a quick route to the M3;  
The proposal would also have substantial implications on traffic flows through Kings Worthy, between the new development and Wellhouse Lane and the Winnal roundabout. For safety, substantial upgrade would be required for all the road system between these points;  
In the event of a road closure – i.e. Wellhouse Lane – to control this, Headbourne Worthy residents would be seriously inconvenienced in their own travels;  
Traffic using residential Park Road as a short cut between Andover Road and Worthy Road is already unacceptable;  
The only route for a newly-built road link would be over the agricultural land to the north of Kings Worthy, an area which is already defined as a green-field area. Such a road would not only breach the green-field site but provide strong grounds for builders (who already have options on the land) to press for development of that area. Once green fields are covered in concrete, they can never be reclaimed.

***Change sought*** - delete Proposal NC.3;  
*Do not promote any alternative locations for large-scale development in Winchester or reduce number of houses to be built;*

*Paragraph 11.37 – delete ‘withdrawn or’ from the sentence ‘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’;*

*There is less housing to the east side of the city, so it may be a good area to develop. This location has good access to M3 and A34 at junction 9 and development there would minimise the problems of the town centre overload. Access could be provided by up-grading the inadequate A34/M3 junction, thereby*

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***Change Proposed***

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*relieving the Winnall Roundabout (over M3) of trunk traffic;  
Allocate St John Moore Barracks as an alternative 'area of search';  
A further alternative would be to develop Worthy Down as an adjunct to South Wonston (again with nearby railway station). These are isolated communities with few local services. Easy access to A34 could provide routes avoiding the city centre. As park and ride to the city centre is under consideration for this location, it could be adapted to serve the local community.*

**C Bradshaw (1224/1)**

Safety is a key issue. The junction at Park Road with Andover Road is already an accident black spot. This can only get worse with such a development.  
***Change sought*** – *development at Bushfield Camp is preferable.*

**R & C Faithful (1234/1)**

The early morning queues into the city are intolerable at both ends of the city and the Andover approach now tails back to Stoney Lane every morning from 0830hrs.  
***Change sought*** – *not specified.*

**J Mitchell (1220/1)**

Developments are meant to reduce the need for the private car and maximise the use of public transport (HCSPR T1, T2, T6, T7). Any increase in traffic on the Andover road would lead to considerable traffic problems in the future and possible accidents.  
***Change sought*** – *develop brownfield land, in particular land at Worthy Down.*

**J Guerrier (1222/1)**

The distance to walk to the city centre and back is too far. Junction 9 on M3 already at bursting point.  
***Change sought*** – *develop brownfield land first.*

**Headbourne Worthy Parish Council (1156/1)**

The impact from an inevitable increase in traffic would be intolerable.  
***Change sought*** – *a full environmental impact assessment should have taken place before a site was specified.*

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## CHAPTER 12: NEW COMMUNITIES

Summary of Representation.  
*Change sought.*

City Council's Response to Representation  
*Change Proposed*

### Issue 12.32

#### Winchester City (North) – Loss of Countryside

##### Representation:

M Hamilton Smith (90/1), A Hunter-Craig (75/1), N & M Conway (15/1), A Cotton (73/1), E Lear (94/1), G Swan (100/1), J Graham (101/1), P M Montgomery (130/1), D W R Clarke (135/1), F Clarke (136/1), A Gossling (174/3), Save Barton Farm Group (175/1, 175/9, 175/10), G and J Honey (268/2), I White (349/8, 349/9), M Broad (1119/1), D Harris (1120/1), T Carling (1116/1), R J Smith (1122/1), R Fox (1123/1), G Johnston (1139/1), S Garner (1140/1), D Taylor (1141/1), P A James (1144/1), F Woodwark (1154/1), M Alder (1159/1), M J Maidens (1184/2), B Jones (1221/1), J Guerrier (1222/2), C Bradshaw (1224/1), M Hart (1226/1), S Reeves (1228/1), S Butterfield (1229/1), W Ulander (1230/1), M Knutson (1235/1), R W Stilwell (1238/1), P Rose (1240/1), E Little (1241/1), P Anker (1243/1), A Burton (1254/7), D Fox (1255/1), D Kirkby (1256/1), Helen Jex (1257/1), A Stewart (1262/1), G Lovegrove (1264/1), E Neale (1266/1), G Natty (1267/1), J Foreman (1268/1), L Hart (1269/1), A & G Peacock (1270/1), C Dennis (1281/1), N Jenis (1282/1), M Keen (1288/1), T M Lee (1292/1), C Hutchings (1296/1), D Thomas (1305/1), N P Stilwell (1306/1), I Loverseed (1307/1), G Burrell (1395/1), P English (1401/3), H E Butterworth (1402/3), M Rain (1403/1), J Wong (1404/3), C Butterworth (1405/3), J Foreman (1406/1), J J Langdon-Mudge (1407/3), B Langdon-Mudge (1408/3), Mr McPherson (1409/3), Mrs McPherson (1410/3), J Barnett (1411/3), C W Eams (1412/3), J Cullen (1413/3), G Cox (1414/3), G Wicks (1415/3), B Bull (1416/3), V J Denham (1417/3), P Early (1418/3), S English (1419/3), S J Keigher (1420/3), J Foreman (1421/3), J Bate (1443/1), P Slattery (1447/1).

A number of objections have been made

##### City Council's Response to Representation

The 'reserve site' approach of the Structure Plan is aimed at ensuring that greenfield sites such as this are only released if there is insufficient capacity for the required amount of development on urban capacity sites or other 'baseline' allocations. Consequently, if any of the Structure Plan's reserve sites, which are all greenfield, need to be released it will be because there are insufficient brownfield opportunities available. The Plan does not, therefore, promote greenfield development but if the reserve MDA is triggered it is inevitable that it will result in the loss of countryside.

The process of identifying the 'area of search' took account of factors such as landscape impact, agricultural land quality and settlement form (including green wedges). Following revisions to PPG7, agricultural land quality now should be considered alongside other 'sustainability' factors, such as ecology and landscape. Whilst the Plan's identified 'area of search' does include some 'best and most versatile' agricultural land, this is outweighed by its general lack of other constraints and its advantages in terms of location and accessibility. The change in approach to agricultural land, reflected in the changes to PPG7, acknowledges that it is not now necessary to place so much emphasis on maximising agricultural production.

Land around the northern edge of Winchester is generally less constrained by acknowledged local, national and international designations than other areas surrounding Winchester. Clearly the Itchen Valley is the town's most important 'green wedge', being of international nature conservation value, as well as part of the Conservation Area and a highly valued landscape (proposed to be part of the South Downs National Park). Whilst attractive, the area of search contains no land designated for ecological, landscape or historical reasons. The recommended location of the reserve MDA to the south of Well House Lane would minimise the landscape impact of the development and ensure that it does not impact on the Conservation Area or other important historic areas or their settings. It would also allow the retention of part of the existing 'green wedge', by retaining and strengthening the avenue of trees on Andover Road and undeveloped land to the east of the railway line.

It is proposed that Proposal NC.3 be amended (see Issue 12.27 above) and that additional explanatory text be included, to include more detail relevant to this issue.

##### ***Change Proposed – new sub-heading and paragraphs:***

Add new sub-heading and paragraphs after existing paragraph 12.89.

##### *Landscape and nature conservation*

*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*

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### **Summary of Representation.** ***Change sought.***

### **City Council's Response to Representation** ***Change Proposed***

regarding this issue, the following is a summary of those comments received: Enough countryside in Hampshire has already been spoilt. Barton Farm is an open and unblemished agricultural area – it remains in agricultural use and this could continue. No other city can claim to have a highly productive farm just ¾ of a mile from its centre. It should be regarded as a priceless asset and preserved at all costs;

Existing unbroken views across typical chalk farmland of South Hampshire is a diminishing resource and should not be destroyed;

Currently sustainability policies aim to encourage food to be grown near to urban areas, where it will be consumed; Most of the land in the area of search is Grade 2 and 3a – Government advice in the Rural White Paper is that the best and most versatile land should be protected, especially where its development would have a considerable impact on the overall value of land in the locality;

If development of greenfield sites is essential, it should be concentrated on poorer grade land, not on land that should be used to provide food to urban populations;

Much of the land in Littleton is mainly in non-agricultural uses. Development of this site would have no impact on the viability of farm holdings and would not result in the loss of any 'best and most versatile land'. Whilst the land to the east of Andover Road has been assessed as best and most versatile land, it is important to note that this classification is based on soil quality *and* the importance of retention as part of an agricultural unit; Loss of productive farmland may be an important issue to future generations; will they be thankful for the change of usage of this land?

The well defined 'green-lung' comprises green wedges which reach into the city giving Winchester its unique setting. Any development on this land would result in a loss of important views.

***Change sought*** – delete Proposal NC.3 or significantly reduce the size of development proposed;  
*Suburban sprawl should be stopped and the countryside protected;*

*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.*

*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.*

*The River Itchen is designated as a candidate Special Area of Conservation (cSAC) 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, once the Itchen Sustainability Study (currently underway) 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.*

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**Summary of Representation.**  
***Change sought.***

**City Council's Response to Representation**  
***Change Proposed***

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If development cannot be accommodated on brownfield sites or within the City, it should only be permitted on poor quality land;

The lung should be protected as a strategic gap. The land should be protected by expanding the local gap proposed for Winchester, Kingsworthy / Headbourne Worthy to include the land referred to in Proposal NC.3.

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**Issue 12.33**  
**Winchester City (North) – Loss of Informal Recreation/ Countryside**

**Representation:**

**M Pomeroy (134/1), R V Adamson (72/1), J C & G F Wilson (74/1), P V Adams (78/1), M J E Adams (104/1), J Edwards (107/1), K W & A J Rose (108/1), F Clarke (136/1), A E R Dodds (137/1), Save Barton Farm Group (175/2), C Slattery (176/3), C Sealey (348/2), E Craig (1143/1), M Alder (1159/1), A M Stilwell (1239/1), P Slattery (1447/1).**

A number of objections have been made regarding this issue, the following is a summary of those comments received: Barton Farm is a vital, well-used and treasured amenity for all age-groups, especially for families without easy access to transport;

It is important for people to be surrounded by nature – those fields (at Barton Farm) should be kept as a special place to walk and enjoy simple pleasures. Development would conflict with what children are being taught in school about the importance of protecting and preserving the environment;

The area covered by this proposal includes a number of public (and private) footpaths. When and/or if this proposal goes ahead, would not wish any of these footpaths be lost. Indeed, would expect them to be retained and, where necessary, improved; and new ones introduced;

The loss of this land would represent the loss of a significant recreational resource in Winchester (especially of one, which

**City Council's Response to Representation**

The issue of access to the countryside and the potential loss of recreation space has been, and will continue to be, an important aspect in planning for the reserve MDA.

Advice has been sought on rights of way from the relevant authority, Hampshire County Council. There are two rights of way passing through the 'area of search' and every effort should be made, where possible, to ensure that these are maintained, should the reserve provision be triggered in the future.

The most heavily used footpath is the Headbourne Worthy footpath from Andover Road, along the ridge and along the railway line to Headbourne Worthy. This is particularly popular with dog-walkers, although many apparently drive to the area. Another footpath extends north and links to the wider network of byways, roads used as public paths and bridleways. There is an area at Sir John Moore Barracks shown on the draft 'Open Country' maps published by the Countryside Agency.

While there are no proposals for more access or upgrading of the existing rights of way, Hampshire County Council has a duty to prepare a rights of way improvement plan for the County in the next five years, which may identify improvements required to access this area.

The following provisions are recommended by the County Council as important aspects of access and recreation in the area that, where possible, should be retained or enhanced when planning for the reserve MDA:

- Provision of open space for informal recreation such as dog walking.
- Provision of easy access circular routes using existing rights of way, where applicable.
- Provision of recreational cycling links to the north to join with a larger network of routes.
- Maintain walking links into Harestock and a link to the Itchen Way to the east of the site.
- Provision of recreational cycling links to the west to link with quiet lane network.

The demand for informal recreation in the area is a factor that will be taken into account when planning for the reserve MDA. The only existing public right of way within the recommended site is the

# Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

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### **Summary of Representation.** ***Change sought.***

### **City Council's Response to Representation** ***Change Proposed***

can be reached by foot) – again, this would appear to be contrary to the objective set out in par. 9.7, which seeks to safeguard open area with significant amenity value against development. It would ruin the balance of city and countryside for future generations; People would be forced to drive to outlying area, further contributing to congestion and pollution; Not everyone can play sports, for various reasons, and to destroy that outlet for everyone, for a limited sports field is totally unfair. Also, to get full use of these facilities, floodlights will, no doubt, be required – have the residents of Courtenay Road been considered with regard to the nuisance that this will cause. In addition, where will the people using these facilities park? The loss of this area to development would only result in diminishing the quality of life in the area.

***Change sought*** – delete Proposal NC.3; The land at Barton Farm should be the designated area under Proposal RT.4 and the RT.4 designation at Littleton removed or substantially reduced in area; The formal recreation areas, at the eastern side of the railway track (Map 45 RT.4) would be of sterile value to local residents and to the local ecology: build instead at North Walls recreation ground – seriously under-used; the second cricket-square is no longer maintained; the field adjacent to the nature reserve is used only as a fair ground; and the running track, which circumscribed the football field has never been used at all.

#### **E Lee (1187/2)**

The public right of way which runs across Barton Farm is a reminder of just how important St Swithun's Church at Headbourne Worthy must once have been.

***Change sought*** – build instead at Bushfield Camp or North Walls recreation ground.

#### **Hampshire and Isle of Wight Wildlife Trust (330/10)**

The Plan fails to make adequate provision for the full range of elements that the Structure Plan suggests should comprise an MDA. Particularly concerned

footpath running from Andover Road along the ridge and alongside the railway line to the underpass. The ridge is an important tree-line, which needs to be protected from development, and an undeveloped area is also required alongside the railway due to the need to avoid development in excessively noisy parts of the site. Accordingly it should be possible to retain this right of way in its entirety in the detailed planning of the area, if and when development is needed.

The need to make provision for large areas of informal recreation, as identified in the Structure Plan, is accepted and appropriate areas are indicated.

In addition to the retention and provision of informal recreation space, the reserve MDA will provide for formal recreation and open space for the benefit of the community as a whole. The area allocated for playing field provision to the east of the railway line (RT.4) is to meet existing recreational shortfalls in Winchester, which are very considerable. It is not, therefore, accepted that there is no need for additional facilities, either to meet current needs or to serve the MDA. If the MDA is developed it will generate a need for additional playing fields and other recreational provision, which should be provided in a location well-related to the development. The work on defining the recommended development area has made allowance for playing fields and other recreational needs to be provided on-site.

Objections to the allocation of land east of the railway line for playing fields (which are not intended to serve the MDA) are considered in response to objections to Proposal RT.4 (see Issue 9.12).

It is proposed that Proposal NC.3 be amended (see Issue 12.27 above) and that additional explanatory text be included, to include more detail relevant to this issue.

#### ***Change Proposed – new sub-headings and paragraphs:***

Add new sub-headings and paragraphs after existing paragraph 12.89.

##### *Recreation and open space*

*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.*

*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.*

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### City Council's Response to Representation *Change Proposed*

about the lack of large, informal recreation areas provided to improve access to the countryside and to meet other social requirements of the new communities.

**Change sought** - Revise Local Plan map to identify the location and extent of the land required to satisfy the Structure Plan policy MDA1 (iii).

#### Access to the countryside

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 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.

### Issue 12.34

### Winchester City (North) – Flood Risk

#### Representation:

B M Eames (70/1), M Campbell (71/1), R V Adamson (72/1), A Cotton (73/1), J C & G F Wilson (74/1), M C Staton (76/1), P V Adams (78/1), M Hamilton Smith (90/1), I Dullely (93/1), E Lear (94/1), R. Mason (96/1), S & P Wilkes (99/1), G Swan (100/1), J Graham (101/1), M J E Adams (104/1), S D Hull (105/1), J Edwards (107/1), G C W Mason (109/1), M Acwash (110/1), R E Watts (112/1), P M Montgomery (130/1), M Pomeroy (134/1), D W R Clarke (135/1), F Clarke (136/1), A E R Dodds (1371/), A Gosling (174/3), Save Barton Farm Group (175/1, 175/8, 175/10), D Greenwood (230/1), Kingsworthy Parish Council (288/8), P Ruderick (907/3), J Day (914/2), T West (1121/1), R Fox (1123/1), W J M Huntley (1138/1), L Jones (1142/1), D Hilder (1161/1), J Bradshaw (1168/1), M J Maidens (1184/2), J Guerrier (1222/2), T Mathias (1225/1), M Knutson (1235/1), P Barker (1268/1), R W Stilwell (1238/1), A M Stilwell (1239/1), P Anker (1243/1), V Long (1244/1), J Burrows (1246/3), Helen Jex (1257/1), A Stewart (1262/1), G Natty (1267/1), A & G Peacock (1270/1), A S Dunn (1271/1), C Embrey (1273/1), E Ash (1275/1), I Giles (1277/1), D Williams (1279/1), J Taylor (1283/1), I Block (1293/1), J Jackson (1297/1), D Thomas (1305/1), N P Stilwell (1306/1), S Honeybul (1308/1), T Beasley (1389/1), A Balfour (1396/1)

#### City Council's Response to Representation

It is acknowledged that the parts of the 'area of search' have been subject to some flooding in the past, particularly in the two dry valleys that cross the area. Therefore, as part of the analysis to identify a defined site, details of the topography and contours of the site have been used to assess how much of the area is capable of development and which areas should be excluded from any potential housing development.

The Environment Agency will be undertaking further detailed work, which will be utilised and incorporated into the preparation and design of a masterplan, should the site be triggered for development in the future. However, the current advice is that land at less than at least 2 metres above the dry valley floor should not be utilised for built development, so as to ensure against the risk of flooding. In assessing the capacity of the various parts of the site to accommodate development, this advice has been taken into account.

The issue of whom or what organisation would be liable for any flood damage as a result of the development of Barton Farm is not an issue for the Local Plan to address and it is never possible to guarantee that any particular property will never be flooded. However, should the Environment Agency specify any particular protection measures that would be needed as a prerequisite for any housing development, these would obviously be incorporated into the location/design of development or sought through conditions attached to any planning permission.

Flooding and drainage issues will need to be assessed in more detail before any planning permission is granted, including as part of the Environmental Assessment process. However, for the purposes of defining the recommended area for development, the important issue is to avoid built development the dry valley bottoms that cross the site at its southern end and to the north of Well House Lane. The recommended location for development does this and the proposed revisions to Proposal NC.3 and its explanatory text emphasise the importance of designing development so as to avoid flood risks.

#### **Change Proposed – new sub-heading and paragraph:**

Add new sub-heading and paragraph after existing paragraph 12.89.

#### Drainage and flooding

The southern part of the site forms part of a dry valley, which is sometimes subject to flooding when groundwater levels in the

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***Change sought.***

**City Council's Response to Representation**  
***Change Proposed***

A number of objections have been made regarding this issue, the following is a summary of those comments received:

The Government has made it clear that new housing must not be built on areas likely to flood. Building on Barton Farm would be irresponsible, due to its flooding history;

Building on areas subject to flooding has recently been proved to affect surrounding areas, which have not previously been flooded – has an expert survey of this possibility been conducted? No development should be permitted without a full assessment of the local sewerage and drainage systems and their capability to cope with flooding;

The maps produced by the Environment Agency for the Draft Deposit Plan are demonstrably out of date – e.g. Sir John Moore Barracks and the road opposite was flooded extensively for the second time in three years, but this was not noted on the maps;

Who would be liable for flood damage and for implementing costly protection measures; would builders be required to leave a large part of Barton Farm undeveloped because of the risk of flooding?

***Change sought*** – delete Proposal NC.3; *The site is prone to flooding and therefore is not suitable for residential development;*

*Delay development until 2006 to ensure that the risk of flooding on Barton Farm is assessed;*

*Any development should be sited downstream of Winchester, or well away from the River Catchment area;*

*To comply with PPG25, an independent assessment should be carried out by the EA before any further steps are taken in the planning of this reserve site;*

*Only a limited part of the site at Littleton is identified as a river floodplain in the EA's Floodplain maps. Land liable to flooding could be built into the open space framework.*

*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, cycleways and footpaths 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 45 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 Proposals DP.10 and DP.11). 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.*

**A Trimmer (1115/1)**

Have lived on Andover Road for 30 years and overlook Barton Farm where flooding that has taken place over most of that period.

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***Change sought.***

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***Change Proposed***

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*Change sought – an independent assessment should be undertaken by the EA.*

**Environment Agency (253/24)**

Suggest that specific reference is made with regard to the issue of ground water flooding which needs to be investigated.

*Change sought - Hydrogeological and hydrological surveys should be carried out, including investigation to establish the extent of groundwater flooding. Suggest that specific reference be made to the issues of groundwater flooding, which need to be investigated.*

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**Issue 12.35**

**Winchester City (North) –  
Impact on the Environment**

**Representation:**

**C Job (95/1), R J Smith (1122/1), L Jones (1142/1), M Knutson (1235/1), J Burrows (1246/3), Helen Jex (1257/1), V E Bruty (1259/1), J Taylor (1283/1), I Block (1293/1), J Higgins (1298/1), N P Stilwell (1306/1), P English (1401/3), H E Butterworth (1402/3), M Rain (1403/1), J Wong (1404/3), C Butterworth (1405/3), J Foreman (1406/1), J J Langdon-Mudge (1407/3), B Langdon-Mudge (1408/3), Mr McPherson (1409/3), Mrs McPherson (1410/3), J Barnett (1411/3), C W Eams (1412/3), J Cullen (1413/3), G Cox (1414/3), G Wicks (1415/3), B Bull (1416/3), V J Denham (1417/3), P Early (1418/3), S English (1419/3), S J Keigher (1420/3), J Foreman (1421/3).**

A number of objections have been made regarding this issue, the following is a summary of those comments received: Such development would impact on wildlife and SSSIs along the River Itchen; The windbreak on the crown of the hill from Harestock across to Hookpit, consisting of mainly deciduous native trees and shrubs, provides an important visual amenity and increases the range of wildlife habitats;

At the present time, the proposed development area is arable land leased from Winchester College with ancient

**City Council's Response to Representation**

Proposal NC.3 of the Deposit Local Plan indicated that further detailed studies and assessments would need to be carried out before a specific development site was identified. The necessary studies have now been carried out (to the level appropriate for site selection) and the results have been taken into account in arriving at the recommended site. There are no international, national and county-wide designations within the proposed reserve site. Any locally important habitats can be retained, wherever possible, and mitigation measures taken to offset any detrimental impact.

The need for an 'appropriate assessment' of the effect of the development on the river Itchen 'candidate Special Area of Conservation' (cSAC) is acknowledged and advice has been sought from English Nature and the Environment Agency on how best to incorporate this into the Local Plan. The Itchen Sustainability Study (in which the City Council is a partner) is currently underway, led by the Environment Agency, with the aim of establishing what measures may be necessary to ensure the river achieves and maintains 'favourable status' for protected species. Once this Study is complete (late 2003) it will be more apparent whether any of the potential impacts are significant and how they may be managed. However, it seems that at present the reserve MDA is far enough from the river to avoid any direct impact on habitats. Indirect effects, for example from water extraction and disposal, will need careful consideration, but do not influence the location of the development site within the 'area of search'. The City Council will continue to work with and follow the advice of the Environment Agency and English Nature regarding the 'appropriate assessment', reference to which should be retained within Proposal NC.3.

The location of significant tree belts (especially on the Barton Farm ridgeline) and hedgerows has been investigated further, as part of the further work on both landscape and ecology. The identification of the recommended development area has taken account of these features and provides for their retention. The effect on ecological interests of developing in the potential Littleton 'area of search' would be more harmful than in the Barton Farm/South of A34 area, due to the more intense pattern of trees and hedgerows in the Littleton area. This

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hedgerows dividing the fields;  
Any development would deprive the region of sound agricultural land;  
In the fields opposite Andover Road North there have, in recent years, been colonies of Waxwings, which have drawn bird watchers from all over the country;  
The destruction of the hedgerows and copses and of the wildlife that they support – pheasants, partridges, foxes, hares, birds of prey and deer – would, ironically, come at a time when (we are) supposed to be encouraging the protection of hedgerows and wildlife in the UK;  
Development at Sir John Moore Barracks/Littleton would have no primary impacts on SSSI's or candidate SAC's; potential secondary impacts on the site could be mitigated by appropriate management agreements;  
Much of the attraction of Winchester lies in the combination of countryside, conservation area and City/suburban housing. The impact of such a larger area of development will be considerable on wildlife and SSSI's along the river Itchen;  
Development at Sir John Moore Barracks would have less of an impact than the wider option at Littleton in terms of landscape, settlement patterns, ecology and quality of agricultural land.

***Change sought*** – delete Proposal NC.3;  
*The use of more brownfield sites and a greater diversity in the type of housing being developed.*

**Environment Agency (253/24)**

The Agency considers that the 'appropriate assessment' of designated habitats and features of the candidate SAC's referred to in par. 12.87 should be included within the proposal itself to ensure that any development does not have a detrimental impact upon these habitats and features'.

***Change sought*** - 'an 'appropriate assessment' of the impact of development on the River Itchen including all designated habitats and features of the candidate SAC's'.

**Sparsholt College (353/22)**

Sparsholt College notes the potential further consideration for Winchester City (North) as a MDA. If this is subject of

would, however, enable development to be better contained in landscape terms, but this does not outweigh the other factors that lead to the Barton Farm/South of A34 area proving the most suitable overall.

Any planning application for development of the reserve MDA will have to be accompanied by an Environmental Statement, which would have to look in detail at a range of impacts, and at alternative locations. One of the prospective developers of the area of search has submitted a request for a 'scoping opinion', whereby the City Council must indicate those matters that it considers an Environmental Statement should cover and the methodology for undertaking the assessment. Although such a detailed assessment is neither appropriate nor possible at this stage, the issues that would need to be assessed have generally been taken into account in deciding on the recommended development area.

It is proposed that the revised Proposal NC.3 makes specific reference to the need for an Environmental Statement (see Issue 12.27).

***Change Proposed – none.***

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additional study the college would hope to be involved by consultation as a local established community and through the specialist expertise the College can offer to rural, countryside and related issues.

***Change sought – none.***

**H Garfath (1301/2), B Garfath (1302/1), A Garfath (1303/3).**

Against any area being included as a possible site for future development before a proper comprehensive environmental study in accordance with Proposal NC.2 first being undertaken.

***Change sought – de-selection of the Barton Farm site.***

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**Issue 12.36**  
**Winchester City (North) –**  
**Evaluation Process /**  
**Alternative Locations**

**Representation:**

**I Hemingway (98/2), A Gossling (174/1), C Slattery (176/2) G R E Pope (995/2), R Fox (1123/1), M F Walton (1157/2), D Fox (1255/1), D Kirkby (1256/1)**

A number of objections have been made regarding this issue, the following is a summary of those comments received: At the Member's Panel on 23/01/01, it was stated in PTP88 (5.20 that there were 12 criteria and that they would not be weighted). Subsequently the criteria were increased to 15; there had been 'scoring' and, effectively, weighting; Flawed by bias in selection of criteria and in the use of incomplete, inaccurate or outdated data;

The evaluation criteria applied to each of the six possible locations are unbalanced and illogical such that it has not been possible to arrive at a fair assessment of the site already identified; Evaluation criteria heavily weighted in favour of Barton Farm, without due care and process taken in evaluating alternative areas. Littleton seems to be as suitable as the Barton Farm area (argues for different scores relating to retail/ commercial centres/ employment/ transport/ water resources/ ecology/

**City Council's Response to Representation**

The evaluation process undertaken was intended to be a broad-based, desk-top study of the relative merits, opportunities and constraints of locating a reserve MDA in one of six possible locations to the north of Winchester, which might reasonably be considered to accord with the Structure Plan's concept of MDAs as urban extensions, well related to existing urban areas. It was a first stage process, aimed at comparing alternative locations against a range of broad sustainability-based criteria.

12 draft evaluation criteria were presented to the Local Plan Members Panel in January 2001, as a basis for discussion with stakeholders. As a result of the subsequent Stakeholders Seminar the number of criteria was increased to 15. In 'scoring' each of the six potential 'areas of search', no weighting was initially applied. The results of the exercise showed that two of the areas, Barton Farm/South of A34 and Littleton, 'scored' significantly higher than the other four alternatives, so much so that any logical weighting process would not significantly effect the outcome and weighting was not, therefore, appropriate, although it was tested by officers. What was done, however, was to examine further whether the constraints to development present at Barton Farm or Littleton could be overcome or mitigated to make them more suitable for development. This demonstrated that the Barton Farm/South of A34 site could more easily accommodate the necessary level of development than the next best area at Littleton.

The data used to evaluate sites against each criterion was the best available at the time. In most cases it was obtained from, or verified by, the relevant specialist organisation (e.g. County Surveyors for transport issues, DEFRA for agricultural land quality, etc). In the case of agricultural land quality, the information was incomplete, but this would not have enhanced the Barton Farm 'score' as this area performed worst of all the areas against this criterion. Further advice has since been sought from DEFRA who have advised that all of the six areas are predicted to have a similar pattern of agricultural land quality.

It is accepted that there is a need for further study of the identified

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landscape);  
Errors in the matrix and its scoring were pointed out by attendees at the stakeholder seminars, but were ignored by planning officers in their reports of the meetings;  
The scoring system used to identify the area of search is subjective and arbitrary – admitted in par (ii) of the need for further detailed study on this;  
Odd that an MDA could have been scored so highly for Barton Farm, when its historic position, environmental benefits, flooding problems and lack of community facilities would all have been counted so negatively;  
The analysis of the area of search is unsound – minor changes to the weighting could have altered the balance; Area of search too limited; should have considered a wider range of sites in central Hampshire. The inclusion of the site should be for the needs of mid-Hampshire and not for the needs of other areas;  
Of the six areas selected for the Winchester North MDA, five are to the north west of the city and all suffer the same transport problems to a greater or lesser degree. The remaining site affords easy access to the M3, but has no education facilities close by – although such a large development would surely require the building of schools.  
***Change sought*** - defer identifying area of search until the justification for making such reserve housing provision has been further reviewed and until further essential studies along the lines already specified in par (ii), have been completed for the entire area, and not just for one pre-identified location;  
*No area should be included as a possible site for future development before a comprehensive environmental study is first undertaken, in accordance with Proposal NC.2;*  
*Should consider a wider range of sites in central Hampshire;*  
*Refine areas of search and weight the assessment criteria properly, based on important local and national objectives. All assessments of the area of search should be completed and a revised evaluation carried out before a final decision is taken on a specific site;*

area of search, but the level of detail that was used to identify the area of search was quite adequate and appropriate for that purpose. As mentioned above, the results were not weighted in favour of Barton Farm and the exercise was undertaken with no preconceptions. Although some respondents suggest that certain issues were wrongly scored, the scoring was done on a consistent basis and the results carefully considered by the Local Plan Members Panel and Planning and Transportation Committee. The results of the evaluation will no doubt be tested in detail through the Local Plan Inquiry and, in the knowledge that this would be the case, great efforts were made to ensure the process was open, fair and robust.

Some respondents suggest that too limited an area was considered in relation to the six potential areas and that a wider area should have been examined. However, given the sequential approach promoted by PPG3, any free-standing new settlement would clearly be inappropriate and should be viewed less favourably than an urban extension. Therefore, the areas tested were all based on various types of urban extension, albeit that the 'urban' areas were in some cases very small. Careful consideration was given to the area to be assessed, both by the Stakeholder group and the Council. It is clear from the results of the evaluation that areas which are more remote from Winchester tend to 'score' worst, so there would be little point in extending the area to cover even more remote areas, even if this were not contrary to Government policy.

The potential areas of search included the Kings Worthy area. The land to the east of Kings Worthy, recommended by respondent 469, would not be likely to perform any better than the area assessed, which scored well below either the Barton Farm/South of A34 or Littleton options. Bushfield Camp is not to the north of Winchester and is not, in any case, suitable for major development. Not only is it too small for the scale of development required, it is also part of the Local Gap between Winchester and Compton and forms an important part of the setting of St Cross and the Winchester Conservation Area. These qualities are detailed more fully in the Bushfield Camp Study, which proposes that only very limited built development would be appropriate at Bushfield Camp, as set out in Proposal W.2 of the Local Plan.

Clearly, the weighting of certain factors will produce a different result, although as noted above, any logical form of weighting will produce similar results and is unlikely to affect the outcome. Whilst the Littleton area of search scored almost as highly as Barton Farm/South of A34 (and may score higher if certain factors are weighted more highly), it became obvious from testing how and whether the constraints could be overcome that the Littleton area was more heavily constrained. Locating the development in one part of the area to overcome one constraint would tend to lead to conflict with another constraint, or a lower score on another factor. It was, therefore, clear at the end of the process that the Barton Farm/South of A34 area was the most suitable, both in terms of the 'theoretical' matrix evaluation and in terms of considering how development might be accommodated on the ground.

Accordingly, the more detailed work that has been carried out on site

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*The evaluation criteria need to be weighted in terms of significance;*  
*The map and an analysis of criteria needs to be included;*  
*Include the importance of minimising greenfield land-take;*  
*The evaluation criteria for traffic need more detailed analysis. Authorities need to carry out traffic impact assessment in a robust manner and this needs to be a public document;*  
*Re-assess air and noise pollution, as these are also related to transport;*  
*Omit 121 units that don't comply with H3 (above) and a further 149 units that do not meet the sustainability criteria of Tapping the Potential.*

constraints, etc has concentrated on the defined 'area of search'. There is a strategic requirement to refine this area to a specific site allocation, and the further work has enabled such an allocation to be identified. It is proposed that the Revised Deposit Local Plan defines a site, to the south of Well House Lane, as the location for the MDA, if the need for it is triggered.

***Change Proposed – Inset Map 45:***

Define a specific site on Inset Map 45 for the reserve housing provision at Winchester City (North) (see Issue 12.27).

**Strutt and Parker (877/15)**

No policy weighting was attributed to the various assessment criteria. The adopted methodology implies that the criteria for landscape setting of the historic city and the criteria for the cost of utility infrastructure are of equal importance. The Littleton 'Area of Search' incorporated all built development at Littleton. The proposed impact on the settlement pattern would, by implication, be affected and score poorly against this criteria. However, the Reserve MDA could be accommodated on land to the east of Littleton with limited impact on the village and its setting. The site (165ha) provides sufficient land to retain local gaps, and provides sufficient open space and recreational facilities.

***Change sought*** – *allocate land at Littleton Stud and Sir John Moore Barracks as an MDA.*

**T Guerrier (1223/1)**

Too far and hilly for journeys to and from the shops.

***Change sought*** – *develop brownfield land first.*

**Messers Welch (355/1), R Hammond (359/3)**

The area of search should be amended to consider Littleton.

***Change sought*** – *additional land at Littleton should be substituted for the land at Barton Farm.*

**Save Barton Farm Group (175/7)**

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Consider the matrix method of scoring sites flawed because the area of search was too limited. Errors were pointed out at the stakeholder seminars but were ignored by planning officers.

***Change sought – not specified.***

**Westbury Homes (469/9, 469/13)**

Object to the preoccupation with an Area of Search. The policy should identify specific area of land for housing development to meet the District's reserve housing requirement as well as the baseline provision, as set out in the Hampshire Structure Plan. It is more sustainable to allocate smaller housing sites close to local facilities. The methodology used by the City Council is flawed and does not represent a true reflection of the sustainability of individual sites.

***Change sought – notwithstanding the suitability of the land for a baseline housing allocation, change Proposals Map to show allocation of land to the north east of Lovedon Lane, Kings Worthy for housing.***

**M Broad (1119/1)**

Develop Worthy Down as an adjunct to South Wonston. Furthermore it is apparent there is more housing to the west, north and south of the city than there is to the east. Therefore suggest that if greenfield land needed to be taken for housing, the area behind St. Swithens school should be utilised.

***Change sought – consider developing land to the east of the city as opposed to Winchester City North.***

**B D Porter (64/1)**

Why has there been no mention of Bushfield Camp as a reserve MDA? The facts appear to make it an excellent case for this stage being a better MDA than Barton Farm.

***Change sought – Allocate land at Bushfield Camp as an MDA.***

**Redrow Homes (Southern) Ltd. (474/16)**

Three distinct criteria (a) 'impact on water resources'; (b) 'impact on waterways and features'; and (c) 'areas liable to flood' have been combined as a single criterion.

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The data used is out of date. Four of the criteria used were transport related, thereby increasing the weighting given to this criterion. Also question the scoring of these criteria. Air and noise pollution should score the same for all sites. What does 'impact on settlement pattern' mean? 'Impact on landscape' and 'orientation of development' should be two criteria. The risk of coalescence of settlements has been suggested as a reason for not favouring Littleton, but this would only occur if the local gap between it and Winchester (i.e. the HCSPR MDA1 provision (iv) policy) were ignored - exactly the same considerations apply at Barton Farm.

***Change sought*** – *extend the area of search to include the objection site off Worthy Road.*

**J E Gumbel (989/2)**

The identification of Barton Farm as an area of search is based on evaluation criteria, which by admission of par (ii) of Proposal NC.3 requires detailed further study. The scoring system used is arbitrary and subjective, and the result of the evaluation open to challenge.

***Change sought*** – *replace this proposal with a statement that the identification of an area of search for an MDA at Winchester City (North) will be deferred until the justification for making such reserve housing provision has been further reviewed and further essential studies along the lines already specified in par (ii) have been undertaken.*

**B Parnell (1151/1)**

The evaluation criteria for ranking six possible areas is purely subjective and is shamefully flawed. For example: - Air and noise pollution should score the same for all areas. Impact on the settlement pattern. What does that mean?

***Change sought*** - *delete the area of search of an MDA north of Winchester.*

**D Harris (1120/1)**

The City Council has failed to make a case for selecting area 4. The selection of Area 4 is based on a subjective study with inconsistent application of arbitrary criteria.

***Change sought*** – *development should*

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*be sited to minimise the effect on the city centre. A site east of the M3, being close to employment opportunities and retailing services at Winnall would minimise the problems of the town centre overload; a site between South Wonston and Worthy Down would create viable opportunities for enhancing local services with easy access to the A34; Micheldever should have been examined.*

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### **Issue 12.37** **Winchester City (North) –** **Strategic / Local Gaps**

#### **Representation:**

**M J E Adams (104/1), M Pomeroy (134/1), A Gossling (174/3), P Sydney (337/2), J McKinley (340/2), P Ruderick (907/3), T West (1121/1), J Guerrier (1222/2), G W Bruty (1260/1), J Taylor (1283/1)**

A number of objections have been made regarding this issue, the following is a summary of those comments received:

The selection of Winchester City (North) i.e. Barton Farm as a reserve MDA contradicts the Local Plan Review requirement to protect the strategic gap between Winchester and Headbourne Worthy/Littleton;

It is essential to maintain a substantial countryside gap between Winchester and Basingstoke;

Even if only part of the site is built on to start with, the precedent would have been set and future building right up to Well House Lane would become inevitable. (The 'thin end of the wedge'): Makes a nonsense of preserving strategic gaps and green wedges into the City;

Principal objection to Littleton appears to be the designation of the Winchester-Littleton local gap, even though it is no longer utilised in the Structure Plan;

The farmland is an important gap between the large developments of Kings Worthy and Abbots Barton on the one hand and Harestock, Weeke and Teg Down on the other.

**Change sought** – *the land should be protected by extending the local gap*

#### **City Council's Response to Representation**

The 'area of search' does not include any part of the Winchester – Kings Worthy/Headbourne Worthy Gap (now a Local Gap), as defined either in the current (1998) Local Plan, or the Local Plan Review. Open and undeveloped uses are proposed within the defined Gap (Proposal RT.4) and the changes to the Plan propose informal recreation uses for the majority of this land. The Plan's requirements for Local Gaps continue to apply to this area, including the requirement to avoid substantial buildings or hard surfaced areas. The development of the proposed reserve MDA site will not extend the built-up part of Winchester beyond its current most northern point, so will not reduce any gap between Winchester and Basingstoke, which is in any event a huge area and not covered by any formal gap policy.

The Winchester – Littleton Gap is now a Local Gap, like all those around Winchester. This does not, however, prevent the Local Plan continuing to recognise its importance and applying Local Gap policies to prevent the coalescence of Winchester and Littleton. The definition of Littleton as the preferred 'area of search' would pose a real and serious threat of these settlements coalescing and further development at Sir John Moore Barracks (which is far too small to accommodate 2000 dwellings by the conversion of existing buildings) would precipitate this. Locating development elsewhere in the Littleton area, so as to attempt to avoid encroaching on the Gap, would lead to difficulties with other constraints. It is, therefore, clear that in terms of the effect on Gaps (incorporated within the 'effect on settlement pattern' criterion in the evaluation process), the Barton Farm/South of A34 area is far preferable to the Littleton area.

#### **Change Proposed – new sub-heading and paragraph:**

Add new sub-heading and paragraph after existing paragraph 12.89.

#### **Local gap**

**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.**

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*proposed for Winchester - Kings Worthy/ Headbourne Worthy to include the land referred to in proposal NC3; Delete any reference to a MDA at Winchester City (North).*

**J Wainwright (1242/1)**

There would be no reason to stop urban sprawl, which would ultimately link Winchester to Kings Worthy and Spring Vale.

***Change sought*** – retain Barton Farm as farmland.

**Strutt and Parker (877/15)**

The development of the Littleton/Sir John Moore Barracks site would represent a logical extension to the existing built-up area within a landscape characterised by sporadic built development and a major army barracks.

***Change sought*** – allocate Land at Littleton /Sir John Moore Barracks as the most appropriate location for an 'area of search'.

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**Issue 12.38**

**Winchester City (North) – Other Issues**

**Representation:**

**P M Montgomery (130/1), B Smedley (131/1), R V Adamson (72/1), H Bonnor (77/1), J Edwards (107/1), M Acwash (110/1), R E Watts (112/1), J Baxter (113/1), D W R Clarke (135/1), I White (349/8, 349/9)**

A number of objections have been made regarding this issue, the following is a summary of those comments received:  
Impact on council tax for existing residents: likely to rise to support additional services;

The requirement that 35% of homes in the MDA would be affordable would require the City Council to find £20m at current rates to fund construction of affordable homes on the North of Winchester site alone;

Devaluation of existing properties in the surrounding area, especially of those on the Andover Road;

No mention of the local residents of the

**City Council's Response to Representation**

Any costs of providing/improving facilities and services which can be attributed to the development would be sought from developers, through the actual provision of infrastructure or financial contributions towards off-site improvements. Any increases in the running costs of infrastructure and services should be covered by the increased Council Tax derived from the development.

Similarly affordable housing would be provided by the developer, although the Council would normally contribute through grant funding. The detailed mechanisms for funding affordable housing would need to be negotiated if and when the development is triggered, but given the scale of the affordable housing provision that could be achieved, additional funding by the Housing Corporation is likely to be sought. It is not, therefore, expected that the development would have any direct impact on Council Tax levels and, in any event, this is not a planning consideration. Neither is the effect of development on property values, although this would not be expected to be noticeable.

The pressing need for affordable housing is accepted, but the MDA is not being promoted by the Structure Plan solely to meet affordable housing needs. It would be developed if a general need for housing in this part of the County were demonstrated, and if this could not be met by the capacity for development within existing settlements. The population of the area is not declining, nor forecast to do so. However, it is mainly household growth, not population growth, which is fuelling the need for additional dwellings. The most recent Regional Planning Guidance includes annual housing requirements for Hampshire that are higher than the Structure Plan's 'baseline' housing

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area bordering the MDA, who are going to have their levels of pollution (noise, air, light, sewage, refuse) increased. Disruption caused by heavy traffic work vehicles – noise pollution; The luminosity of the night sky will be lost if Barton Farm becomes another well-lit housing estate;

The proposed area is of considerable archaeological interest, following discoveries at Hall farm and Old Dairy Cottage;

The local plan review and the master plan have been prepared in the wrong order, therefore not allowing the general public a fair and democratic method of consultation;

The council has a responsibility to regulate housing development, but it should also represent the views of the people of the city; the interests and pressures of commercial developers are being given too much of a free hand.

***Change sought - the phrase 'compelling justification' (12.86) is too loosely defined and a more specific statement of policy is required to ensure that the best interests of the City of Winchester are safeguarded;***

*Consider relocating HCC and other county institutions to rural locations within that area; Use the land vacated by these to develop residential properties;*

*The required housing should be found within the existing cities of Southampton and Portsmouth – which can absorb the numbers – as well as using existing space in Winchester (particularly reserving social housing at affordable prices within the city). This could genuinely reduce car usage;*

*Public consultation required when detailed planning commences;*

*Consider alternatives, which include, as in mainland Europe, building up and building down. Encourage people to move to less crowded areas – lower business rates; positive subsidies; even income support?*

*Were the development to take place at Micheldever, the houses would be far enough away from Micheldever village so as not to disturb those residents. There are existing woods and tree belts to satisfactorily screen the development when viewed from outside the site.*

provisions and the Government has suggested these requirements are likely to increase after 2006. The next Structure Plan (if it proceeds at all) will be prepared against this background. It is, therefore unlikely that housing requirements will reduce in the foreseeable future and, in any event, the Local Plan must conform to the adopted Structure Plan.

The effect of the development on existing residents in terms of all types of pollution (including light pollution) will need to be assessed as part of the required Environmental Statement and measures put forward to mitigate any adverse effects. This includes the effect of construction work and traffic.

Further assessments of the archaeological potential of the area have been carried out, which show that there are some areas of potential interest, but that archaeology is not a significant constraint.

The Structure Plan requirement is to plan for a reserve MDA at Winchester City (North). However, if other parts of the County do indeed have the capacity for development that some respondents suggest, this will help to ensure that the Winchester City (North) site is not triggered.

The need for public consultation in the Masterplanning process is accepted and the revisions to Proposal NC.3 and its explanatory text require this.

The proposed changes to the Plan are to ensure its conformity with strategic requirements. It is not a requirement that further work on the Masterplanning process be taken further at this stage, although there are clear advantages in the City Council maintaining the lead in the planning process. The degree to which it wishes to take work forward will, however, be considered in due course.

The reference to the Structure Plan, about which GOSE are concerned, is in the context of further work to define a site allocation. This has now been done and the proposed revisions to NC.3 remove this reference. References to the 'triggering' mechanism are retained, given its fundamental importance in relation to this reserve MDA. The proper Masterplanning of the development will also be fundamental and it is, therefore, proposed that the reference to this be retained. The definition of a specific site for the reserve MDA should overcome objections to the failure of the Deposit Local Plan to do this. However, the detail of how any reserve sites are released, and in which order, is for the strategic planning authorities to determine, not the Local Plan.

#### ***Change Proposed – new sub-headings and paragraphs:***

Add new sub-headings and paragraphs after existing paragraph 12.89.

#### ***Design statement***

***A design statement will be required to accompany all development proposals in accordance with Proposal 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***

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**City of Winchester Trust (223/5)**

The first deposit version of the plan has received a certificate of general conformity with the Structure Plan. However, the latter is in a state of flux. It is envisaged that the rate of house building estimated within the south-east will not be attainable during the structure plan period.

***Change sought*** - *introduce a clear statement to the effect that further steps towards the designation of an MDA north of Winchester will not be taken until compelling justification for it has been demonstrated. Reword paragraph 12.84 and 12.86 to remove repetition*

*provisions of Proposal DP.8. Innovative and sustainable solutions for energy and water conservation are encouraged along with sustainable construction methods.*

*Developer contributions*

*Hampshire County Council is currently preparing supplementary planning guidance on developer contributions for a range of facilities, which will help to guide and determine development contributions towards infrastructure and facilities for the new community. 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.*

**W J M Huntley (1138/1)**

The latest population forecasts suggest we are entering a period of decline, why not wait until government policy adjusts to a new reality.

***Change sought*** – *not specified.*

**P Slattery (1447/1)**

There is a need for affordable housing in Winchester now, not in ten years time.

***Change sought*** – *develop brownfield land first.*

**M A Waldegrave (1129/1)**

The area of search extends to some 255 hectares, whilst the area required to meet the Structure Plan's 2000 dwellings and associated infrastructure is only about 100 ha. It is highly unlikely that any development could be contained within this smaller site.

***Change sought*** – *oppose any development at Barton Farm, clarify the weighting applied to the evaluation criteria.*

**GOSE (261/77)**

Reference to the County Structure Plan is made within NC.3. As the Structure plan already forms part of the Development Plan for the area, its inclusion does not appear necessary. Criterion (iii) refers to the proposed masterplan, this does not fully accord with the advice held within PPG 12.

***Change sought*** – *not specified*

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**Bovis Homes Ltd (205/3), Bovis**

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**Homes Ltd (213/4), Heron Land Developments Ltd (204/3)**

Object to the failure of Winchester City Council to define a site for the major development area as required by policy MDA 1 of the HCSPR.

***Change sought*** – *define a site with associated details within the revised deposit Plan.*

**Berkeley Strategic Land Ltd (210/24)**

The obligation for the Draft Plan to contain proposals for the release of reserve sites at West of Waterlooville and North Winchester is provided by Policy H4 of the Structure Plan. However, it is stated that the sites will not be released until monitoring of the Structure Plan and Local Plan indicates there is compelling justification to do so.

***Change sought*** – *amend the text to allow for the search sequence to be undertaken prior to the release of the MDA's should the monitoring exercise indicate that additional housing land is required within the plan period.*

**Cala Homes (468/73, 468/74, 468/75, 468/76, 468/77, 468/78, 468/79, 468/80)**

Object to the failure to allocate a specific site for the reserve MDA at Winchester City (North) as required by Structure Plan Policy H.4. object to the failure to include an appropriate policy and supporting text identifying the requirements for the MDA at Winchester City (North).

***Change sought*** – *the requirement that the Local Planning Authority in addition to the strategic authorities be satisfied that there is a compelling justification is inappropriate. This is a strategic decision as detailed within Policy H.4 and its related Supplementary Planning Guidance.*

**County Planning Officer, Hampshire County Council (1433/10)**

Further work will need to be undertaken so that the boundary for the reserve MDA can be defined in the revised Deposit Plan. The Local Plan will also be required to include policies setting out the requirement for the masterplanning of the reserve MDA.

***Change sought*** – *Second Deposit of the WDLPR should define the boundary for*

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*the reserve MDA and contain policies setting out the requirements for the masterplanning of the reserve MDA.*

**D J Morgan (1448/6)**

It appears that as a result of being forced into releasing areas NC.1,2, 3 the Plan has resulted in over enthusiastic restrictions being applied elsewhere in the District.

***Change sought – not specified.***

**Town Planning Consultancy (324/1)**

Proposal NC.3 provides no guidance for assessing the proposal for 2000 new homes at Winchester City (North). A criteria-based policy providing guidance for potential developers is required similar to Proposal NC.2. In addition, development of this scale often requires an element of supporting development to meet the needs of the new community.

***Change sought – a criteria-based policy should be provided along with an assessment of retail need as a result of the 2000 new homes.***

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*Change sought.*

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**Annex A**

**Representation:** "Object to the high density of development immediately adjacent to Forest End Estate. "

**Change sought** – *Want to keep a gap between Forest End and the new development*

*Want to keep the allotment site at Plant Farm. Want the present allotment site extended to form the gap between Forest End and the proposed MDA. Want confirmation that Forest End will not be linked in any way to the new development.*

C Merrivale (756/1), C Bettam (757/1), E Bettam (758/1), Hayter (759/1), I Hayter (760/1), Hayter (761/1), A Blackwell (762/1), S Blackwell (763/1), Mrs K Rigby (764/1), D Thresher (765/1), T Thresher (766/1), E Warby (767/1), R Ives (768/1), M Redman (769/1), E Heath (770/1), P Abbott (771/1), A G Wall (772/1), M Smith (773/1), G Kill (774/1), T Walters (775/1), R Weston (776/1), E Goodenough (777/1), L Cleverly (778/1), P Cleverly (779/1), M Chambers (780/1), A Foader (781/1), A Baggott (782/1), L Baggott (783/1), R Tandy (784/1), L Tandy (785/1), N Bishop (786/1), F E Corrigan (787/1), C.A. Bishop (788/1), K Usher (789/1), E Usher (790/1), J Symmonds (791/1), P Brown (792/1), K Kirby (793/1), K Corrigan (794/1), J Essery (795/1), S Hatherley (796/1), J Parks (797/1), L Johnson (798/1), K Johnson (799/1), A Johnson (800/1), R Johnson (801/1), D Wilson (802/1), L Rutherford (803/1), A Weston (804/1), D Langrish (805/1), L Tommans-Porter (806/1), P Corrigan (807/1), C Turner (808/1), B Moore (809/1), P Griggs (810/1), J Jilley (811/1), A Warner (812/1), G Biggs (813/1), S Edwards (814/1), M Griggs (815/1), W Bell (816/1), B Dunn-Shyrl (817/1), E Southby (818/1), J Gregory (819/1), K Martin (820/1), Q Moore (821/1), D Brightman (822/1), D Brightman (823/1), M Oliver (824/1), E Oliver (825/1), Mr Barber (826/1), Miss Devlin (827/1), R Ashcroft (828/1), G Johnson (829/1), S Brown (830/1), M Collins (831/1), D Sandford (832/1), T Scutts (834/1), K Gerrish (835/1), F Langrish (837/1), C Hancock (838/1), G Bensted (840/1), S Bensted (841/1), J Carter (843/1), C Young (844/1), M Gaskin (846/1), M Neville (847/1), S Neville (848/1), C Newson (852/1), S Vere (853/1), S Vere (854/1), S Downing (856/1), D Downing (857/1), C Rigby (859/1), S Duckett (1024/1), R Chapman (1025/1) E Smith (1026/1), B Johnson (1054/1), B White (1055/1), V Kendrick (1064/1), S Child (1065/1), M Bettles-Hall (1066/1), B Jafkins (1067/1), A Quick (1068/1), K Davis (1069/1), L Rogers (1070/1), V Kirby (1088/1), S Carter (1090/1), R Wesley (1092/1), K Whistler (1093/1), R Cross (1094/1), A Cross (1095/1), P James (1096/1), Mr Fisher (1097/1), T Fullarton (1098/1), R Hawley (1099/1), J Moran (1100/1), N Moran (1101/1), D Cole (1102/1), G Hawkins (1103/1), G Hawkins (1104/1), M Hardy (1105/1), S Hardy (1106/1), M Williams (1107/1), A McGregor (1108/1), D Merry (1109/1), F Brewster (1110/1), Name unreadable (1441/1),

In addition there were 3 representations on this issue that were not counted as 'duly made' representations because they were submitted after the submission deadline of 26<sup>th</sup> November 2001:

**T Mcilroy (270/1), R Mcilroy (271/1), P Mcilroy (272/1),**

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**Annex B**

**Representation:** "Both Option 1 and Option 2 show building to the south of the ridge line which will destroy the ancient bluebell woods, the tranquillity of the Rowan's Hospice and the historic view from Portsdown Hill."

**Change sought** – *Objection could be resolved if all building was kept to the north of the ridgeline.*

D Prince (18/1), R Armstrong (19/1), S Bowles (20/1), G Saunders (22/1), M Saunders (23/1), J Cleife (24/1), V Cleife (25/1), D Gillies (26/1), J Grieve (27/1), M Grieve (28/1), C Gillies (29/1), G Gray (30/1), A Gray (31/1), G Withers (32/1), R Withers (33/1), D Kudling (34/1), J Collins (35/1), D Streten (36/1), V Foley (37/1), H Strange (38/1), V Strange (39/1), M Hart (40/1), D Streten (41/1), R Magee (42/1), S Hitch (43/1), P Jeffries (44/1), C Prince (45/1), E Cook (46/1), N Murphy (47/1), S Morby (48/1), N Crooks (56/1), S Crooks (57/1), S Waring (67/1), A Waring (68/1), A Harwood (69/1), G Blackett (82/1), W Blackett (83/1), D Williams (114/1), I Williams (115/1), S McIntosh (116/1), R McIntosh (117/1), M Shilling (118/1), S Burns (119/1), G Shilling (120/1), Rev R Coutts (121/1), E Truscott (122/1), G Truscott (123/1), E Priddy (125/1), S Allen (139/1), J Loughran (140/1), A Cobb (141/1), A Layburn (142/1), M Neil (143/1), P Neil (144/1), J Allen (145/1), C Roberts (146/1), C Wearn (147/1), D Wearn (148/1), G Wearn (149/1), H Wearn (150/1), D Jones (151/1), D Jones (152/1), S Dickson (153/1), A Dickson (154/1), J Tuffs (155/1), A Cooper (156/1), P Cooper (157/1), Y Osachuk (158/1), J Osachuk (159/1), R Osachuk (160/1), R Osachuk (161/1), M Heather (162/1), G Heather (163/1), J Watts (164/1), S Watts (165/1), C Crascall (167/1), J Crascall (168/1), Hedges (170/1), C Buttery (177/1), R Humphrey (178/1), J Smart (179/1), J Donegan (180/1), K Mares (181/1), S Gray (182/1), J Allen (183/1), P Long (184/1), J Robins (185/1), J Charez (186/1), R Quinton (187/1), C Jenner (188/1), B Johnson (189/1), T Bryant (190/1), A Yeo (191/1), E Wopling (192/1), G Parker (193/1), K Rogers (194/1), J Branson (195/1), K Youern (196/1), W Clutton (197/1), F Martin (198/1), H Baule (199/1), A Gauntlett (200/1), P & C Saunders (201/1), S Woods (375/1), S Kaye (376/1), C White (377/1), S Deakin (379/1), J Carruthers (380/1), J Carruthers (381/1), D Bernie (382/1), K Tupper (383/1), J Dugan (384/1), M Taylor (385/1), C Jamieson (388/1), L Southam (389/1), K White (390/1), C Lidgley (391/1), C Hall (392/1), P Buttle (393/1), L Clements (394/1), M Douglas (395/1), J Fletcher (396/1), D Kudderg (398/1), A Corless (399/1), A Frampton (400/1), E Millen (401/1), Mr & Mrs Saunders (402/1), B Hedheland (403/1), M Donovan (404/1), B Taylor (405/1), R Taylor (406/1), V Elmes (407/1), B Rossor (408/1), King (409/1), P Warren (410/1), S Hunt (412/1), B Parfoot (413/1), L Willett (414/1), H Read (416/1), F Binstead (417/1), Beamet (418/1), S Connolly (419/1), L Hogben (420/1), B King (421/1), R Shaw (422/1), J Tolliday (423/1), R Tolliday (424/1), S Taylor (425/1), P Cleife (426/1), K Collins (427/1), A Whittle (428/1), M Strudwick (423/1), J Bishop (433/1), D Bailey (434/1), K Arman (435/1), C Hyde (437/1), A Davis (438/1), D Robbins (440/1), R King (441/1), C Padsingham (442/1), C Cleife (444/1), E Cleife (445/1), B Burnett (447/1), B Trafford (449/1), Newnham (450/1), B Chapman (507/1), P Stout (509/1), S Kemp (511/1), P Thomas (513/1), D Cleife (514/1), B Harrison (516/1), J Tagg (517/1), E Briggs (518/1), T Whale (519/1), P Bigg (520/1), P Barber (521/1), J Watson (521/1), P Whale (527/1), C Powell (528/1), K Powell (529/1), A White (544/1), C Hilton (545/1), C Myles (546/1), J Nicholson (547/1), W Nicholson (548/1), M Bailey (549/1), E Bailey (550/1), K Waterfield (551/1), D Williamson (552/1), T Wilkinson (553/1), F Wilkinson (554/1), G Wilkinson (555/1), P Woodacre (556/1), G Woodacre (557/1), S Barker (558/1), J Barker (559/1), R Day (560/1), C Syms (561/1), T Gore (562/1), C Coombs (563/1), K Coombs (564/1), T Bradbeer (565/1), C Causer (566/1), S Mills (567/1), M Mills (568/1), C Boxall (569/1), F Treagust (570/1), S Treagust (571/1), R Havill (572/1), A James (573/1), K Thompson (574/1), S Moss (575/1), E Campbell (576/1), M Long (577/1), T Jefferson (578/1), A Swansborough (579/1), Lemon (580/1), A Metcalf (581/1), J Fox (582/1), B Thaker (583/1), C Bex (584/1), R James (585/1), N Thomas (586/1), D Kochanowska (587/1), P Longman (588/1), C Jessep (589/1), S Cowling (590/1), S Johnson (591/1), J & V Standley (592/1), D James (593/1), T & K Woowen (595/1), E Shorthouse (596/1), D Child (597/1), D Lowthion (598/1), K Bedford (599/1), D Pratt (600/1), J Meagher (601/1), N Potts (602/1), M Carter (603/1), N Elias (604/1), G Bawfield (605/1), M Toms (606/1), M Warner (607/1), B Warner (608/1), J Smith (609/1), F Smith (610/1), J Pache (611/1), B Ward (612/1), B Ward (613/1), D Houlihan (614/1), M Houlihan (615/1), J Luter (616/1), G Wright (617/1), A Wright (618/1), G Woods (619/1), T Woods (620/1), B Luter (621/1), J Partridge (622/1), J Partridge (623/1), V Legg (624/1), H Banes-Walker (625/1), P Banes-Walker (626/1), Mr & Mrs J Mills (627/1), K Thomas (628/1), G Thomas (629/1), J Quinn (630/1), S Long (631/1), N Channon (632/1), Mr & Mrs A Bradshaw (633/1), N Beasley (634/1), R Beasley (635/1), D Maton (636/1), L Maton (637/1), D Cook (638/1), J Cook (639/1), M Howard (640/1), H & S Johnson (641/1), M Warburton (642/1), G Burton (643/1), A Rex (644/1), V Petherick (645/1), A Fuller (646/1), K Palmer (647/1), J Reene (648/1), N Mullen (649/1), R Pettet (650/1), P Ryder (651/1), S Cooper (652/1), R Martin (653/1),

**Winchester District Local Plan Review**  
**Analysis of Representations on the Deposit Plan**

**CHAPTER 12: NEW COMMUNITIES**

Summary of Representation.  
*Change sought.*

City Council's Response to Representation  
*Change Proposed*

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S Mahoney (654/1), P Roux (655/1), H Yeomans (656/1), G Cooper (657/1), M Yeomans (658/1), C Pool (659/1), S Pool (660/1), D Riddell (661/1), D Riddell (662/1), M Riddell (663/1), D Nichols (664/1), W Leng (665/1), I Shaw (666/1), J Ryder (667/1), V Janasko (668/1), M Harvey (669/1), M Hillerd (670/1), M Hues (671/1), C Hues (672/1), E Gunston (673/1), M Robson (674/1), J Pashley (675/1), S Hunt (676/1), J Withers (677/1), G Hunt (678/1), L Clapton (679/1), C Rabone (680/1), J Rodaway (681/1), K Broome (682/1), E Tushingam (683/1), S Harvey (684/1), J Harvey (685/1), J Butcher (686/1), R Platt (687/1), F Harvey (688/1), P Carpenter (689/1), K Darroch (690/1), W Bain (691/1), A Little (692/1), H Tomlinson (693/1), M Langrish (694/1), I Ryall (695/1), V Allen (696/1), D Cobb (697/1), A Sturgess (698/1), B Cobb (699/1), T Warwicker (700/1), L Fielon (701/1), N Abraham (702/1), S Enefer (703/1), S Pattenden (704/1), B Walker (705/1), R Main (706/1), B Pile (707/1), J Daniels (708/1), J Collett (709/1), G Collett (710/1), J Axworthy (711/1), A Sharp (712/1), A Sharp (713/1), L Palmer (714/1), J Doe (715/1), C Luff (716/1), K Armstrong (717/1), A Harding (718/1), G Williams (719/1), B Skene (720/1), O Oxtoby (721/1), N Offer (722/1), A Mees (723/1), R Creamer (724/1), P Gordon (725/1), D Barber (726/1), E Lunt (727/1), M Wingfield (728/1), W Staff (729/1), A Staff (730/1), J Morgan (731/1), S Griffiths (732/1), J Griffiths (733/1), B Lincoln (734/1), N Lincoln (735/1), C Burke (736/1), R Cuthbert (737/1), A Williams (738/1), M Waterfield (739/1), R Jones (740/1), G Knight (741/1), R Knight (742/1), M Burrell (743/1), T Thornhill (744/1), J Thornhill (745/1), L Potter (746/1), L Farmer (747/1), I Giles (748/1), J Syms (749/1), D White (750/1),

In addition there were 29 representations on this issue that were not counted as 'duly made' representations because they were submitted after the submission deadline of 26<sup>th</sup> November 2001:

C Crascall (167/1), J Crascall (168/1), Hedges (170/1), C Buttery (177/1), R Humphrey (178/1), J Smart (179/1), J Donegan (180/1), K Mares (181/1), S Gray (182/1), J Allen (183/1), P Long (184/1), J Robins (185/1), J Clarke (186/1), R Quinton (187/1), C Jenner (188/1), B Johnson (189/1), T Bryant (190/1), A Yeo (191/1), E Wopling (192/1), G Parker (193/1), K Rogers (194/1), J Branson (195/1), K Youkru (196/1), W Clutton (197/1), F Martin (198/1), H Baulf (199/1), A Gauntlett (200/1), P & C Sanders (201/1), M Monoeaff (279/1)

A further 13 comments were received which were unable to be accepted as 'duly made' representations because no name and/or address was included on the representation form.