

Winchester District Local Plan Part 1 – Joint Core Strategy

Infrastructure Delivery Plan

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1 Introduction: The Local Plan Part 1 – Joint Core Strategy and Infrastructure Delivery

- 1.1 This document should be read alongside the Pre-Submission Local Plan Part 1 – Joint Core Strategy (referred to below as the Core Strategy) and the Infrastructure Study published in May 2011. The [Infrastructure Study 2011](#) sets out the main social and physical infrastructure that might be required to support development and identifies deficiencies, targets and triggers for delivery. This provides useful background information for the Infrastructure Delivery Plan (IDP) which uses this information to demonstrate firstly how the Core Strategy policies will impact on each area of infrastructure considered and then how the key infrastructure can be delivered through the Core Strategy Policies. This information will be reviewed and updated regularly, with ongoing discussions with stakeholders, following adoption of the Core Strategy.
- 1.2 The majority of new infrastructure provision within the District to 2031 will be needed to serve the three strategic allocations at North Winchester, North Whiteley and West of Waterlooville (permitted). Other policies such as the development strategy for the market towns and rural areas may also put additional pressures on existing infrastructure. Infrastructure improvements required to support such development and growth will mainly be financed and/or provided on site by the developer.
- 1.3 The Council is expected to demonstrate that infrastructure requirements for strategic allocations which are to come forward early on in the Plan period can be resolved. This applies to requirements which affect the wider environment: issues affecting the site itself do not need to be detailed at this stage. The Council must also demonstrate that infrastructure requirements that may have an impact on the rest of the District have also been resolved. This includes setting out what is to be delivered by when and evidence of cost and funding sources, particularly for the early years of the plan.
- 1.4 The Council is seeking to introduce a Community Infrastructure Levy by April 2014 which will be used to collect funding for key infrastructure requirements. Until this approach is adopted and a charging schedule set, the City Council will use both planning obligations and planning conditions to secure the required improvements or funding, using standard charges or formulae where appropriate. For some infrastructure, such as communications, improvements/facilities will be provided, or financed through investment by other organisations. Infrastructure providers such as the Water Companies will also fund asset improvements where these are agreed through their investment plans.

2 Policy Guidance and Links with other Initiatives

- 2.1 The policy guidance and links with other initiatives are set out in full within the Winchester [Infrastructure Study 2011](#). To summarise, this includes the Planning Policy Statement 12 requirement for the Core Strategy to 'be supported by evidence of what physical, social and green infrastructure is needed to enable

the amount of development proposed for the area, taking account of its type and distribution.’

- 2.2 In addition, information from the South East Plan Implementation Plan, the [Hampshire Infrastructure Study 2009](#), the [PUSH Cultural Infrastructure Audit](#), the [PUSH Green Infrastructure Study](#) (and emerging Implementation Strategy) and the [Winchester Green Infrastructure Study](#) has been used in formulating the IDP.
- 2.3 The IDP also draws on information from investment plans of other organisations such as the water companies and transport authorities as well as the Council’s own strategies. Information on financing is not always available as investment planning is sometimes over a shorter time period, and therefore contingencies are considered through the IDP/CS where appropriate.
- 2.4 The North and Central Hampshire and M3 area (NCHM3) Local Investment Plan (LIP) has been produced by the Homes and Communities Agency and has also been taken into account. New Local Economic Partnerships (LEP) have been established in the Solent area and northern Hampshire (Solent LEP and M3 Enterprise LEP) and both LEPs are undertaking work on infrastructure priorities.

3 Updates since the publication of the Infrastructure Study

- 3.1 Since the publication of the [Infrastructure Study](#) in June 2011, there has been progress and updates on a number of reports which could have implications on infrastructure planning within the district. This includes a review of police provision in Hampshire following a reduction of the Force’s budget in the [2011 Estate Development Program](#). Restructuring of the Force will take place from 2012 and will involve the loss of stations at Alresford and Twyford, where the Safer Neighbourhoods teams will need to be redeployed locally in shared/community facilities. The Police HQ in Winchester will also be disposed off, to be replaced with a smaller facility catering for around 150 employees elsewhere in Winchester town.
- 3.2 The Hampshire Minerals and Waste Plan is currently being prepared and was published in late 2011 for an examination in Spring 2012. The current Plan is the Minerals and Waste Core Strategy 2007 and the saved policies from the Minerals and Waste Local Plan 1998. In Winchester District, these areas are identified in the Core Strategy Proposals Map.
- 3.3 There has also been progress on the implementation of the Partnership for Urban South Hampshire (PUSH) Green Infrastructure (GI) Study through the development of a GI Implementation Plan. This work is currently ongoing, but has been taken into consideration in informing the IDP and GI policies of the Core Strategy.
- 3.4 More locally, the Council established an [Overview and Scrutiny committee](#) to report on issues affecting Gypsies and Travellers, which has resulted in agreement to undertake a Gypsy and Traveller Accommodation Assessment and Travelling Showpersons Accommodation Assessment. These requirements are therefore not included within this IDP as work is yet to be undertaken on the needs assessments.

4 The Development Strategy

- 4.1 The following section sets out the growth and development strategy and associated policies for Winchester District. This is to identify the Core Strategy policies which could place significant pressures on existing infrastructure. Sections 5, 6 and 7 then set out which infrastructure may be affected and the strategy to address this shortfall.
- 4.2 The [Housing Technical Paper](#) which informed the development strategy in the Core Strategy sets out the predicted population increase of 16,550 people within the District to 2031. According to the [Housing Technical Paper](#) and other evidence studies, this would result in the need for an additional:-
- 11,000 dwellings to 2031¹;
 - an additional 36,524m² of retail space to 2026², and
 - an additional 84.4m² of employment land to 2026³.
- 4.3 This IDP sets out the infrastructure requirements for this projected population increase, which is amplified in Core Strategy Policy DS1 (Development Strategy and Principles).
- **Policy DS1 (Development Strategy and Principles)**
- 4.4 This policy splits the District into three areas:- Winchester Town, the Market Towns and Rural Areas and the South Hampshire Urban Area. The infrastructure to support this level of development will be secured as set out in Tables 1 and 2.
- **Winchester Town**
- 4.5 Winchester Town will be allocated an additional 4,000 dwellings to 2031. 2,000 of these dwellings will be provided through a Strategic Allocation to the north of Winchester. This site will also provide some modest retail and employment land and necessary infrastructure, as set out in section 7 of this report.
- 4.6 The remaining requirement of 2,000 dwellings, employment and retail land will be provided through the development of brownfield sites and infill development.
- 4.7 The site at Bushfield Camp is an opportunity site. Proposals which incorporate an innovative and progressive approach, resulting from assessing the needs of the town and community views will be considered for the development of up to 20Ha of land, prioritising the previously occupied areas.
- **Market Towns and Rural Areas**
- 4.8 The Market Town and Rural Areas will be allocated an additional 1,500 dwellings to 2031. This will be provided through the redevelopment of brownfield land,

¹ [Housing Technical Paper](#)

² [Update to Retail and Town Centre Uses Study 2010](#)

³ [Winchester District Economic and Employment Land Study 2007](#)

through infilling, or through small-scale greenfield releases. Economic growth and community provision will also be supported in this area.

○ **South Hampshire Urban Area**

- 4.9 Economic development is promoted in the South Hampshire Urban Area. The South Hampshire Urban Area will be allocated an additional 5,500 dwellings to 2031. Approximately 3,000 of these dwellings may be provided through a Strategic Allocation at North Whiteley. This site will also provide modest retail and employment land; the infrastructure required to support this development is set out in section 7.
- 4.10 A further 2,500 dwellings will be provided through the permitted development at West of Waterlooville (an additional 500 will be provided as part of this development within the Havant Borough Council area). This site will also provide substantial employment land supported by the required infrastructure as set out in Section 7.

5 Infrastructure considered

- 5.1 The IDP considers a range of infrastructure and assesses which are essential to delivering the policies in the Core Strategy. Through this process, consideration of the issues affecting infrastructure delivery such as environmental limitations, funding, or physical constraints has also been made. There are a number of terms used to describe the key areas of infrastructure concerned. These are listed below, grouped by the Community Strategy outcomes with an explanation of what is covered by these terms.

Active Communities

Affordable Housing	<ul style="list-style-type: none"> Includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market⁴.
Specialist housing	<ul style="list-style-type: none"> Extra Care Housing is specialist housing provision predominantly for older people which provides varying levels of care and support on site Gypsy and Traveller needs will be addressed through separate Accommodation Assessments.
Community Facilities	<ul style="list-style-type: none"> This category includes community spaces such as libraries and halls which play a key role in local communities by bringing people together and providing a base for the provision of many services.
Open space, sports and recreation	<ul style="list-style-type: none"> Covers land set aside specifically for these activities mainly within settlements
Arts, Culture and Heritage	<ul style="list-style-type: none"> Includes facilities such as libraries, museums, archives, galleries, cinemas, theatres, multi-purpose media venues, rehearsal and performance venues.
Health	<ul style="list-style-type: none"> Covers primary and secondary care services. Local providers for Winchester include Winchester & Eastleigh Healthcare NHS Trust for acute (secondary) care and GP practices, Dentists, Pharmacies and Optometrists for primary care.
Emergency Services	<ul style="list-style-type: none"> Includes Police, Ambulance and Fire Service

⁴ Planning Policy Statement 3

High Quality Environment

Green Infrastructure	<ul style="list-style-type: none"> ▪ GI is the network of natural and semi-natural areas outside the settlements which enhance personal health and community well-being, improve quality of life and help to underpin sustainable travel, green tourism and adaptation to climate change. ▪ For the purposes of this Infrastructure Study, the definition of GI includes both private and public land with the exceptions of private gardens and private land used for agriculture
Transport, Public Transport and Access	<ul style="list-style-type: none"> ▪ Includes rail and bus services plus the network of roads, footpaths, bridleways, byways and cycle ways.
Flooding	<ul style="list-style-type: none"> ▪ Covers structures required for Flood Risk Management from coasts, rivers, groundwater and surface water.
Waste Water Treatment	<ul style="list-style-type: none"> ▪ Includes sewage treatment works and the network of sewers, pipelines and pumping stations moving wastewater and treated water across the District.
Water Supply	<ul style="list-style-type: none"> ▪ Includes water treatment works and the network of reservoirs, pipelines and pumping stations required to provide drinking water to homes and businesses.
Energy	<ul style="list-style-type: none"> ▪ Gas and Electricity Provision, Renewable Energy and Decentralised energy such as local Combined Heat and Power systems.
Waste	<ul style="list-style-type: none"> ▪ Household Waste Recycling Centres.

Economic Prosperity

Electronic Communications	<ul style="list-style-type: none"> ▪ Mobile phone coverage (important due to the rural nature of the District) ▪ Includes high speed broadband connections needed to support economic activity in rural areas.
Education	<ul style="list-style-type: none"> ▪ Education covers nursery, primary (4-11), secondary (11-16), further education (post 16) higher education (post 18) and special education in the District, both in state run and independent schools. This category also includes Children's Centres which are mainly targeted at the under 5s and their families to provide integrated services.
Transport LRN	<ul style="list-style-type: none"> ▪ The LRN is the Local Road Network managed by Hampshire County Council with the exception of military and other private roads.
Transport SRN	<ul style="list-style-type: none"> ▪ The SRN is the Strategic Road Network (Trunk Roads & Motorways) in Winchester which includes M3, M27, A34, A303 and A3 (M) (indirect impacts on the A3M) and A32 (County road).

6 Local Plan Part 1 – Joint Core Strategy Policies: potential Infrastructure requirements

6.1 Table 1 below assesses what infrastructure is required to deliver the development strategy policies within the Core Strategy. The infrastructure requirements are divided into the following:

x	Essential Infrastructure that must be provided for the delivery of this policy where there is currently insufficient provision (existing infrastructure issue)
+	Essential Infrastructure that will be needed for the delivery of this policy but where there is currently sufficient provision
o	Infrastructure that would make a positive contribution towards this policy
	No infrastructure issue relevant to Core Strategy policy highlighted
?	Unknown infrastructure requirements

6.2 This is to identify the key infrastructure issues which will need to be addressed in conjunction with new development and identify where there are existing deficiencies, which will require investment from other delivery bodies and not just through development. It also sets out infrastructure which will enhance development, but which is not necessarily essential for the delivery of the Core Strategy policies.

6.3 Further information on the infrastructure requirements and how they will be delivered is set out in Table 2, grouped by the themes in the Community Strategy.

6.4 The specific infrastructure required to deliver the Strategic Allocations is set out in section 7.

Table 1: List of Key infrastructure for Core Strategy Policies

Development Strategy Policy/ Infrastructure		Active communities							High Quality Environment							Economic Prosperity				
		Affordable Housing	Housing for the older population/ extra care	Specialist housing including G&T sites	Community Facilities	Open space, sports and recreation	provision for Arts, Culture and Heritage	Health	Emergency Services - Policing, Ambulance and Fire Service	Other GI	Transport Public Transport and Access	Flood Management	Waste Water Treatment	Water Supply	Energy	Waste	Communications	Education	Transport LRN	Transport SRN
Development Strategy and Principles	DS1	X	X	X	O	X	O			X	X	+	+	+	+		O	X	X	X
Development Strategy for Winchester Town	WT1	X	X	?	O	X	O			X	O	+	+	+	+	+	O	X	X	X
Strategic Housing Allocation – Barton Farm	WT2	X	?		+	+	O	?		X	+	+	+	+	+	?	O	X	X	X
Bushfield Camp Opportunity Site	WT3	?			?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Development Strategy for South Hampshire Urban Areas	SH1	X	X	X	O	X	O			X	O		+	+	+		O	X	X	X
Strategic Housing Allocation – West of Waterlooville	SH2	X	+		+	+	O	?	X	X	+	?	+	+	+		O	X	X	
Strategic Housing Allocation – North Whiteley	SH3	X	?		+	+	O	?		X	+	+	+	+	+	?	O	X	X	X
North Fareham SDA	SH4					+				X										
Market Towns and Rural Area Development Strategy	MTRA1	X	X	X	O	X	O	+		X	O		+	+	+		O	X		
<i>Market Towns and larger villages</i>	MTRA 2	X	?	?	O	X	O	+		X	O	O	+	+	+	?	O	X		
<i>Other settlements</i>	MTRA 3	X	?	?	O	X	O	+		X	O	O	+	+	+		O			
<i>Countryside</i>	MTRA 5	X			O	+	O			X	O	O					O			
Major Commercial and Educational Establishments in the Countryside	MTRA 4				O	O	O			O	O				+		O			

Table 2: List of infrastructure required for the delivery of the Core Strategy and mechanisms for delivery**Active Communities**

Key Issues for Winchester, Cumulative Impacts/Risk	How Issue will be addressed (incl. specific projects where relevant)	Contingency	Delivery body	Delivery mechanism and timing
Specialist Housing -Affordable Housing				
<p>It is estimated that there will be an annualised shortfall of about 375 new affordable homes per year to meet the existing backlog and the forecasted new arising needs. The greatest affordable housing need is within Winchester Town, but all Parishes have a level of affordable housing need for people with local connections which is not met through current housing. There is a particular requirement for 3 bedroom rented properties. In addition, there is a need for social housing to be available for vulnerable working age adults to be supported within communities.</p>	<p>Through Core Strategy Policy CP2 on Housing Provision and Mix, Policy CP3 requiring all development to provide 40% affordable or an agreed contribution, Policy CP4 allowing for affordable housing development on exception sites. The majority of new affordable housing will be provided as part of new market housing sites within the strategic allocations. There will, however, be a need for some provision within the market towns and rural area. Other relevant policies: Policy WT1 Development Strategy for Winchester Town; WT2 Strategic Housing Allocation – Barton Farm; SH1 Development Strategy for South Hampshire Urban Areas; SH2 Strategic Housing Allocation – West of Waterlooville; Policy SH3 Strategic Housing Allocation – North Whiteley, MTRA1, Policy MTRA 2 Market Towns and Larger Villages, MTRA3, CP1 Housing Provision.</p>	<p>Continue to seek as much affordable housing as possible through new development. Where affordable housing cannot be delivered on site, contributions will be sought and put towards delivery on other sites, including exception sites.</p>	<p>WCC/RP⁵s</p>	<p>Through new development. This may be delivered by Developer, RPs or through CIL dependant upon the new mechanisms for bringing forward Affordable Housing.</p>

⁵ Registered Providers of Affordable Housing

Specialist Housing - Extra Care Housing				
The number of older households (75+) will continue to increase across the District. Additional development will need to consider the requirements for an increasingly aging population, but provision will need to be where health services are also accessible. Care provision will be needed for many of these households.	There is a need for additional Extra Care units, although the Extra Care Housing unit figures have not been agreed in HCC's capital programme. New build schemes will require developer contributions and enhancements will be supported by WCC contributions. Larger developments could provide for Extra Care units though S.106, but Extra Care accommodation is unlikely to be provided through very small housing developments. Within Winchester there is care accommodation which may be suitable for increasing care and support to make them Extra Care, although this is dependent on being able to make the Extra Care homes financially sustainable and having funding available to undertake the improvements.	Adult services will also look at alternative ways of providing Extra Care for example through a community based model of care or through clustering accommodation. Funding may also be sought through private funding, RPs, HCC, WCC grant funding, Department of Health, exception sites and developer contributions. Developing community based support services to allow older people to stay in their own homes is also being explored	HCC Adult services	HCC/LSP; privately funded through new development
Specialist Housing –Gypsy and Traveller Sites				
Additional sites needed across the District	Accommodation Needs Assessments need to be carried out to inform the Development Management and Allocations DPD which will allocate sites for Gypsies and Travellers	NA	WCC	WCC
Arts, Culture and Heritage including community facilities				
There is a significant demand for affordable workspace for the creative sector. It is predicted that there will also be an increasing deficit in arts	Part of the development strategy in the Core Strategy is to enhance the creative industry sector of Winchester's economy (Policy CP8). Additional development which can provide this	Shared community facilities will be considered where it is not suitable to provide services on site.	HCC/WCC	Developer - serviced land, facility or funding

<p>facilities, museums and library floorspace (particularly in rural areas) to 2026, given forecast population growth.</p>	<p>type of workspace would benefit the strategy. The Hampshire Library and Information Service will seek developer contributions for increasing capacity for any major new development around Winchester City. Mobile library services could provide the rural service although this service provided by HCC is due to be restructured. There are opportunities to develop some existing facilities which are currently not used to their capacity. Also looking at whether new community halls could be provided through the developments at West of Waterlooville and redevelopment of Whiteley Village which could accommodate community facilities with office space for the Parish Council, City Council and Police.</p>			
<p>Open space, sports and recreation</p>				
<p>Winchester District currently has a deficiency in all built facilities when measured against the open space standards. Cumulative development could result in an additional requirement for new open space and recreation areas. By 2026, it is predicted that 3 Sports Halls, more than 2 swimming pools, 528 Gym stations, 2 synthetic turf pitches, 34 outdoor tennis courts and 6 indoor bowls rinks are needed across the District to meet the predicted shortfall.</p>	<p>Deficiencies will be addressed through the Open Space Strategy and the built facilities standards which are to be adopted. Contributions from developers through the strategy will address shortfall from additional development although in some instances adequate facilities are available nearby in adjoining Districts. There are opportunities to improve the use of existing facilities, to provide better access and introduce more shared facility use between schools and communities. Some schools could improve community access to their</p>	<p>The Open Space Study will be used to set out developer contributions towards open space provision to meet the additional need stemming from the development.</p>	<p>HCC/WCC</p>	<p>Landowners/ Developer</p>

<p>In general there is a need for accessible community and village halls suitable to accommodate a range of sporting activities in key rural settlements. There also needs to be better provision for young people as there is a lack of facilities for teenagers compared with younger children. Facilities like combined wheel parks and basketball courts and more adventurous play facilities could be provided.</p>	<p>facilities such as Westgate Schools, Sparsholt College and Henry Beaufort School which is looking into providing synthetic turf pitches. If schools sign up to community use agreements, Winchester town should be able to provide enough play pitch sites to meet future demand if suitable ancillary facilities are provided.</p>			
Health Services- Additional NHS dental services				
<p>There is an existing need for additional NHS dental services. Additional development could change the accessibility of health services for the community.</p>	<p>The PCT is working on increasing the capacity and flexibility of dental services in Winchester. Mobile services are being provided in some rural towns, but additional services will have to be delivered through dental service.</p>	<p>Capacity at existing facilities may need to be increased, or the provision of a mobile service extended.</p>	<p>Hampshire Community Health Care Service / Dental Service</p>	<p>Hampshire Community Health Care Service / Dental Service</p>
Health Services- cH Yf				
<p>Places like New Alresford, Bishops Waltham, Denmead, West Meon and Twyford may face pressure on health services from anything other than small developments. Additional development could change the accessibility of health services for the community.</p>	<p>Plans to meet any capacity deficiencies will need to address both infrastructure and service provision and solutions may vary depending on location and proximity to existing services and their opportunity for expansion. These will be considered alongside the other priorities identified for the NHS in its forward financial planning and will be dependent upon availability of ongoing funding. NHS Hampshire will seek contributions from developers to mitigate the cost to the NHS of new primary care facilities.</p>	<p>There are no contingencies if developer contributions cannot be agreed to mitigate the cost to the NHS of new primary care facilities as a result of new development. In order to encourage healthy lifestyles new development will be expected to provide a range of facilities to promote walking, cycling, sporting activities, and access to healthy food through such facilities as local allotments.</p>	<p>PCT/ NHS Hampshire/ Developer if new primary care facilities required through development.</p>	<p>PCT/ NHS Hampshire/ Developer if new primary care facilities required through development.</p>

Emergency Services - Policing, Ambulance and Fire Service				
<p>There is currently a lack of facilities for local/neighbourhood policing in the periphery of the District. Police stations at Alresford and Twyford are to be disposed off, although the service is to be reprovided in an alternative location (to be confirmed).</p> <p>Government funding for public services has decreased. Cumulative development will put additional pressure on these services with the risk that this will be to the point of having a negative impact on existing service provision.</p>	<p>Development should create a coherent community through good quality community development. 'Secure by Design' standards will be used to reduce policing requirements for new development. Where necessary, satellite facilities (such as drop-in multi-agency offices) could be provided through new development which would allow neighbourhood teams to be located close to local communities. If required, a Police Community Support Officer (PCSO) could be funded through S.106 agreements with the developer. The fire service is looking for opportunities to provide shared community services in some of its retained fire stations.</p>	<p>Designing coherent communities and providing facilities for shared services where appropriate will be key to ensuring that development will not have a negative impact on existing services.</p>	<p>Service Providers</p>	<p>Service Providers/Developer/WCC</p>

High Quality Environment

Key Issues for Winchester, Cumulative Impacts/Risk	How Issue will be addressed (incl. specific projects where relevant)	Contingency	Delivery body	Delivery mechanism and timing
Green Infrastructure				
<p>There are deficits in access to quality natural green spaces across the District. Additional development could result in an increase in recreational pressure on sites sensitive for their natural interest.</p>	<p>Opportunities need to be sought to provide access to natural greenspaces through development. There are opportunities to create links with Forestry Commission land at West Wood, Micheldever Wood and Black Wood and at HCC land at Farley Mount.</p>	<p>The appropriate ecological survey/assessment will be required for development which is likely to have a significant impact on nature conservation sites and the appropriate action taken to first avoid effects, or mitigate if necessary. The Council will</p>	<p>Developer and landowners such as HCC and FC</p>	<p>Developer and landowners such as HCC and FC</p>

		seek opportunities to improve the green network across the District.		
Transport Public Transport and Access				
Access to public transport is limited in rural areas and market towns. Footpath, cycleway, bridleways and byway routes need to be linked up. Many communities in the District have identified additional services which would be desirable in their parish, but County Council funding for bus services has been cut. Additional development is likely to create an additional demand for public transport although a lack of bus services may not necessarily be a reason for resisting development, despite the importance of such provision for larger schemes in particular.	Many bus services are provided on a commercial basis and funding to subsidise other services is limited. Major developments will be expected to contribute towards establishing / improving bus services. Funding to create a network of safer cycle routes could be funded through the Governments' Local Sustainable Transport Fund or from developer contributions where appropriate.	Development should be targeted on more sustainable locations. Major developments will be expected to contribute towards local bus provision.	Private bus companies. Access - HCC	Private bus companies, Access - HCC
Flooding - fluvial				
Fluvial flooding is currently an issue for Winchester Town.	The Council will avoid inappropriate development in areas at risk of flooding. The Test and Itchen Catchment Flood Management Plan proposes that action should be centred around improving channels and channel structures and promoting greater resilience to flooding. The EA are also proposing to look into the potential for storing floodwaters in the floodplains upstream of Winchester which could help Winchester downstream.	As set out in policy guidance, alternative sites in areas of lower flood risk appropriate for the proposed development, will be sought.	Environment Agency	Environment Agency

Flooding - groundwater and surface water				
Groundwater and Surface Water Flooding are issues in specific areas of the District such as groundwater flooding at Hambledon and at Wickham and surface water flooding around the middle reaches of the R. Hamble and at Denmead.	Reducing groundwater flooding directly is not always feasible, therefore other risk management actions are needed such as local improvements, improving the maintenance of drainage pathways and reducing the consequences of flooding by using flood resilience measures. For development this means avoiding inappropriate development in the areas at risk of flooding.	As set out in policy guidance, alternative sites in areas of lower flood risk appropriate for the proposed development, will be sought.	Developer/LPA	Developer
Waste Water Treatment				
Additional capacity will be required to serve the level of development identified. There may be capacity issues in the sewerage network to Morestead WWTWs to serve additional development. The existing capacity at the WWTW for Wickham is limited and an assessment carried out in 2009 found that Wickham WWTW could only accommodate around 50 new homes up to 2017 without the need to upgrade the facility. Additional development will put an increasing strain on water treatment. Legislation including the Habitats Regulations and the Water Framework Directive has/may introduce further restriction on water discharge consents.	Investment will be needed to provide additional wastewater treatment capacity and treated water resources and to provide additional local sewerage and water distribution capacity. Water companies will need to seek funding for additional capacity improvements through the water industry's periodic review of charges process (next round in 2014) and costs will be recovered through requisitioning where appropriate. New development must not exacerbate the flood risk within the catchment for Wickham (the system's peak flow in rain fall events must not exceed existing levels). To achieve this either surface water needs to be removed from the sewerage system (this currently drains into the existing combined system) which is a more suitable option for small, dispersed development, or by	To ensure compliance with these regulations, the Council will support requisitioning processes to allow the companies to recoup costs to invest in infrastructure development and will seek improvements in water management measures in new development. The phasing of development may need to be amended to follow the development of Best Available Technology (BAT) where it is currently not sufficient to treat increased waste water from development and may result in a reduction in water quality in treated water.	Water Companies	Developer/Water Companies/EA/LPA

	connecting new development directly into the WWTWs.			
Water Supply				
<p>Additional capacity will be required to serve the level of development identified and there are potential future deficits in water supply from 2019/20.</p> <p>Limited abstraction is possible from Lower Upham (Northbrook WTW – R. Hamble Catchment) and Newtown (Soberton WTW – R. Meon Catchment) which is being used to compensate for reduced abstraction at Hoe WTW (environmental issues). Abstraction licences for the R. Itchen are also due to be reduced (by 2015). Additional development will put an increasing strain on water supply. Legislation including the Habitats Regulations and the Water Framework Directive has/may introduce further restriction on water supply.</p>	<p>Programmes are in place to improve water efficiency in existing provision as well as for new development, including metering and leakage reduction, as set out in Southern Water and Portsmouth Water Management Plans. Water companies will need to seek funding for additional capacity improvements through the water industry's periodic review of charges process (next round in 2014) and costs will be recovered through requisitioning where appropriate. Localised improvements will be required in new development for example through the Core Strategy Policy CP17, requiring developers to meet high CfSH levels for water efficiency.</p>	<p>Higher water efficiency measures are required for new development through Core Strategy Policy CP17. The timing of development will need to be phased against the delivery of the required infrastructure and/or management mechanism if abstraction licences will not allow for additional development.</p>	<p>Water Companies/ Developer</p>	<p>Water Companies/ Developer/EA/ LPA</p>
Energy				
<p>Where local substations are nearing their ceiling capacity, major new development may require an upgrade of the substation.</p>	<p>Possible need to improve/strengthen existing system for increased energy demands, or develop renewable energy source (self generation).</p>	<p>Develop renewable energy sources (self generation).</p>	<p>Developer/ provider</p>	<p>Costs either recouped through future charges from the development, or borne by the developer</p>

Waste				
Existing Household Waste Recycling Centres are working near operational capacity. Additional households would put further pressure on these existing sites, to the point where a new facility may be required.	The provision of household waste recycling facilities can be part funded by developer contributions, but because it usually serves a wider area the majority of the funding is also required from the County Council.	Additional households would put further pressure on these existing sites, to the point where a new facility would be required. Delivery could be as part of a strategic allocation.	HCC	HCC/Developer
Economic Prosperity				
Key Issues for Winchester, Cumulative Impacts/Risk	How Issue will be addressed (incl. specific projects where relevant)	Contingency	Delivery body	Delivery mechanism and timing
Communications				
Broadband speeds are not fast enough in many areas and improved mobile service is needed across the District to allow businesses to work efficiently and remain competitive in the market.	Within Hampshire, broadband improvements will be delivered through a partnership between the County Council, local authorities and the providers.	The Council will promote the provision of future proofed communications infrastructure in large new developments.	Service providers	Partnership between the County Council, local authorities and the providers.
Education				
There is insufficient primary education capacity to accommodate the predicted increased demand for school places over the next five years in Winchester, Whiteley and New Alresford. Some additional secondary school provision is needed to meet housing levels. Wickham has also identified in its Parish Plan a need for a day	New schools to accommodate growth from new development will be funded by HCC and landowner/developer contributions. Contributions will be sought through HCCs Developers' Contributions (or CIL) towards Children's Services Facilities (Sept 2010)	Contingencies for funding not being forthcoming are dependent on circumstances involved, but options could include temporary buildings or transportation of pupils to schools with capacity outside the area.	Hampshire County Council	Developer/ HCC

nursery within the parish.				
Transport LRN				
The Local Road Network in Winchester Town and the surrounding Wards is in some locations above capacity and suffers congestion during am and pm peak periods. Additional development would add to traffic levels in the city centre and B3420 Andover Road if a transport improvement package was not implemented. Many communities in the District have identified localised schemes which would be desirable in their parish.	Transport improvement packages including demand management schemes and off-site highway improvements will be secured and implemented where required. Developer contributions will be allocated in line with the HCC Transport Contributions Policy and Winchester Town Access Plan where appropriate. The plan identifies transport measures where funding can be used to improve access particularly for more sustainable modes of transport within Winchester Town.	Parts of the transport infrastructure may have to be built at later phases in the development when funding is available	Developer	Developer
Transport SRN				
Issue of congestion along the M3 and particularly at the A34 junction with the M3 (junction 9). Additional development would add to existing congestion on the M3 if a transport improvement package was not implemented. Significant network stress levels have been recorded at M3 junctions 8-14 and also at M27 junctions 3-4 and 5-9. Development at Fareham Strategic Development Area (SDA) would intensify impacts on junctions 10 and 11 of the M27, but a direct impact from the development at North Fareham on junction 9 is not expected.	Transport improvement packages, including demand management schemes and off-site highway improvements, will be secured and implemented where required.	Parts of the transport infrastructure may have to be built at later phases in the development when funding is available	Highways Authority	Developer

7 Strategic Allocations

7.1 Three Strategic allocations have been included in the Local Plan Part 1 - Joint Core Strategy. The Site at West of Waterlooville has now been permitted, including the former reserve area. Barton Farm and North Whiteley make up the other two allocations. Planning applications for Barton Farm and North Whiteley are expected in 2012. This section sets out the specific infrastructure needed for the delivery of these allocations. The full information can be found in tables below.

- **Barton Farm - Policy WT2**

7.2 Land at Barton Farm, Winchester is allocated for the development of about 2,000 dwellings together with supporting uses. This will include:- new pre-school facilities and a new primary school; a new local centre with a range of shopping facilities to meet locally generated needs and small-scale employment uses; and the provision of publicly assessable land to the east of the railway line.

- **West of Waterlooville - Policy SH2**

7.3 Land at West of Waterlooville is allocated for the development of about 3,000 dwellings in total (about 2,500 within Winchester District). The development will be supported by the development of a local centre with retail provision, 23 Ha of employment land and 2 new primary schools.

- **North Whiteley - Policy SH3**

7.4 North Whiteley will provide a development of around 3,000 dwellings and associated facilities and services. This will include 2 primary schools and a secondary school which will help address an existing lack of available school places for the existing community. A substantial amount of green and open space will be provided as part of this development to meet the need for additional recreation space and to help mitigate the potential impact on internationally-important nature conservation sites nearby.

List of Infrastructure for the delivery of Strategic Allocations

Table 3: Winchester North (Winchester District Local Plan Part 1 - Joint Core Strategy Policy WT2 – 2000 dwellings)

Infrastructure Requirement	Requirement	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
<u>TRANSPORT</u>	<ul style="list-style-type: none"> Off-site highway improvements to mitigate traffic impacts of the development New roads/ junctions as required to serve the development and to mitigate traffic impacts New bus services Provision of 'park and ride light' facility Preparation and monitoring of travel plans for residential, employment, schools 	HCC /HA / Developer/ Stagecoach	Developer funded	In step with development	Subject to planning permission, and S106 Agreement	Detailed requirements for the proposed 2000 dwellings, subject to full transport assessment
<u>AFFORDABLE HOUSING</u>	<ul style="list-style-type: none"> Provision within each development phase, 40% of units Provision of nursing home 	RPs/ developers	Developer funding/ RPs/ HCA	Phased delivery	Availability of Grant funding	Take account of viability testing and other essential infrastructure costs
<u>EDUCATION</u>	<ul style="list-style-type: none"> Provision of pre-school facilities on site. Provision of a new primary school Provision of land to provide an extension to existing secondary school and shared community open space. A scheme to secure the provision of additional school places 	Developer/ HCC	Commercial/ voluntary sector/ HCC / developer contributions	Phased		
<u>HEALTH</u>	Provision of health practice building	Developer / PCT ⁶ / private agreement		TBA		

⁶ Primary Care Trust

Infrastructure Requirement	Requirement	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
<u>COMMUNITY AND RECREATION</u>	<ul style="list-style-type: none"> Provision of public open space in accordance with categories in the Core Strategy standard, including provision of children's and young people's play equipment and sports facilities, allotments and community building 	Developers to layout and equip open space provision	Developer contributions	Within all phases		Facilities and contributions to be determined through s106 obligations
<u>GREEN INFRASTRUCTURE</u>	<ul style="list-style-type: none"> Provision of area of natural green space (land east of railway). Enhancement of environmentally sensitive areas within and around the site. Provision of foot and cycle routes within greenspace to integrate with adjoining areas 		Developer / voluntary (HWT)	TBA		
<u>UTILITIES AND WASTE</u>	<ul style="list-style-type: none"> Renewable Energy to relevant Code for Sustainable Homes requirement Investment to provide additional capacity at Harestock Wastewater Treatment Works. Additional water resources, as identified in the Water Resources Management Plan. Improve capacity in the local water distribution system and local sewerage system – connection at the nearest point of capacity required. 	Energy providers/ Southern Water/ Developer	Developer/ Water Company through Periodic Review Process	All phases/ As part of the periodic review process	Necessary planning permissions and environmental permits	
<u>FLOOD DEFENCES</u>	<ul style="list-style-type: none"> SUDs to mitigate potential flooding and to surface water sustainably 			All phases		

Table 4: West of Waterlooville (Winchester District Local Plan Part 1 - Joint Core Strategy Policy SH2 – 3000 dwellings in total, for the Grainger application 2,550 dwellings)

Infrastructure Requirement	Requirement details	Delivery bodies	Funding sources	Time-scale for provision/ number of dwellings to be completed before implemented	Other dependencies	Comments
<u>TRANSPORT</u>	<ul style="list-style-type: none"> •Local Road improvements •Site access works •Highway junction improvements to mitigate traffic impacts of the development •Improvements to Junction 3 A3(M) and Tempest Avenue Junction A3(M) •Off site road and junction improvements •Safe Routes to School •Toucan Crossings along London Road Maurepas Way •South Link to Brambles Business Park on and off site •Link between Taylor Wimpey Site and Grainger within the MDA •Provide a pedestrian and cycle link between the development and the Town Centre. •Enhanced public transport services •Preparation and monitoring of travel plans for residential, employment, schools 	Developers - Grainger / Taylor Wimpey. HCC/ Bus operator	Developer funding	Phased Approach. Residential Travel Plan prior to occupation. Work place travel plan prior to occupation of traffic generating units. School travel plan prior to occupation for northern travel plan, and prior to occupation of 1,500 for southern school travel plan.		Works within Havant Borough, defined through S.106 obligation. Details of link between the development and the Town Centre to be agreed with WCC & HBC
<u>AFFORDABLE HOUSING</u>	<ul style="list-style-type: none"> •Provision of 40% of units – flexible approach to tenure of affordable housing being taken 	RSLs / developers	Developer funding/ RSLs/	Phased delivery		

Infrastructure Requirement	Requirement details	Delivery bodies	Funding sources	Time-scale for provision/ number of dwellings to be completed before implemented	Other dependencies	Comments
<u>EXTRA CARE HOUSING</u>	<ul style="list-style-type: none"> • Provision to be made if needed 	HCC/ developer /WCC	HCC	If needed by HCC, land will be made available prior to occupation of 750 residential units or at an agreed date.		
<u>UTILITIES AND WASTE</u>	<ul style="list-style-type: none"> • Strategic on-site utilities such as gas, water, sewage, electricity, telephone, broadband • Overhead power lines and reinforcement of sub-station • Provision of renewable energy in line with National Guidelines • Provision of a new wastewater pumping station on site and new gravity sewers to the south • Local sewerage infrastructure – off-site 	Developer – Grainger/ Utility provider / Southern Water/	Developer funding	In step with development		
<u>FLOOD DEFENCES</u>	<ul style="list-style-type: none"> • SuDs to mitigate potential flooding and for surface water sustainably • The phased delivery of the restoration of the River Wallington 	Developer - Grainger/ HCC	Developer funding	In step with development		
<u>EDUCATION</u>	<ul style="list-style-type: none"> • Provision of pre-school facilities on site adjoining other educational or community facilities. • Provision of land for 2 new primary schools 	Developer - Grainger to make the land available for 10 years / HCC	Commercial or voluntary sector / Developer funding	In step with development		
<u>HEALTH</u>	<ul style="list-style-type: none"> • New surgery and health centre 	Developer - Grainger to make serviced land available.	PCT/ private funding/ developer contributions	At 250 dwellings		

Infrastructure Requirement	Requirement details	Delivery bodies	Funding sources	Time-scale for provision/ number of dwellings to be completed before implemented	Other dependencies	Comments
<u>COMMUNITY AND RECREATION</u>	<ul style="list-style-type: none"> • Provision of public open space in accordance with categories in the approved standard, including provision of informal pitches • Allotments • New community centre • Contribution to existing leisure centre, artificial sports pitches off-site, art on-site, and provision of a Community Development Worker • Provision for Improving Employment Skills in the area 	Developer - Grainger to lay out and equip open space provision/WCC/HBC	Developer	Phased Approach or Phased payment once adopted		
<u>GREEN INFRA-STRUCTURE</u>	<ul style="list-style-type: none"> • 4 year Brent Geese Study (to be completed 2011) • Provide a Multi Use Greenway link from Taylor Wimpey site to Purbrook Heath • Contribution for off-site green links • The provision site suitable for use as a cemetery with associated car parking and storage facilities 	Developer - Grainger	Developer funding	In step with development		The cemetery is to serve the MDA and Havant Borough Council area.
<u>OTHER</u>	<ul style="list-style-type: none"> • Provision for the employment of an Implementation Officer • Contribution towards public realm improvements on London Road at Purbrook • Provision of Household Waste Recycling unit on Taylor Wimpey site with contributions from Grainger 	Developer – Grainger/ HCC	Developer contributions	Ongoing and Phased Approach		

Table 5: North Whiteley (Winchester District Local Plan Part 1 - Joint Core Strategy Policy SH3 - 3,000 dwellings)

Infrastructure Requirement	Requirement details	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
<u>TRANSPORT</u>	<ul style="list-style-type: none"> • Off-site highway improvements to mitigate traffic impacts of the development • Improvements to M27 Junction 9 Corridor incl bus priority measures. • Improvements to A3051 Botley Road • Botley Village Traffic Management Proposals • Pedestrian/ cycle link and cycle improvements • Completion of Whiteley Way and secondary access streets • Whiteley Way Extension - Bus priority infrastructure • Enhanced public transport services • Improved Bus Stop Infrastructure • Travel plans for residential, employment, schools 	HCC/ HA/ Developer	Developer/ HCC/ Regional Funding	Phased	<ul style="list-style-type: none"> • M27 Corridor and Parallel studies • Phasing strategy needs to be developed which will inform the amount of infrastructure planning subject to development phasing • HA involvement • Wider growth timescales • Engagement with local communities and businesses 	<ul style="list-style-type: none"> • Detailed requirements for the proposed 3,000 dwellings following full transport assessment • Subject to outcomes of other studies and scheme design will influence costs
<u>AFFORDABLE HOUSING</u>	<ul style="list-style-type: none"> • Provision of 40% of units 	RSLs/ developers	Developer funding/ RSLs/ HCA	Phased delivery	Availability of Grant funding	Take account of viability testing and other essential infrastructure costs
<u>EDUCATION</u>	<ul style="list-style-type: none"> • Provision of pre-school facilities on site adjoining other educational or community facilities • Provision of 2 new primary schools • Provision of a new secondary 	Developer to make the land available / HCC	Commercial or voluntary sector/ HCC / Developer funded	Phased		Detailed requirements to be subject to agreement between the developer and HCC taking account of viability testing and infrastructure costs.

Infrastructure Requirement	Requirement details	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
	school. May be element of community access					
<u>HEALTH</u>	<ul style="list-style-type: none"> No additional facilities required to serve this development. 	NHS				A contribution to enhance existing facilities will be investigated:
<u>COMMUNITY AND RECREATION</u>	<ul style="list-style-type: none"> Provision of public open space in accordance with categories in the Core Strategy standard, including provision of children's and young people's play equipment and sports facilities New community centre 	Developers to layout and equip open space provision	Developer contributions	Within all phases		Requirement for sports pitches may be reduced depending on the nature/ extent of the community element of the schools. Take account of viability testing and other essential infrastructure costs
<u>GREEN INFRA-STRUCTURE</u>	<ul style="list-style-type: none"> Enhancement of environmentally sensitive areas within and around the site, including biodiversity enhancement. Provision of foot and cycle routes within greenspace to integrate with adjoining parts of the area Provision of improved access and management arrangements for adjoining woodland and other mitigation measures 	NE, FE, HCC and developer	Developer contribution and possible grant from NE etc	In step with development	Compatibility with the PUSH GI Strategy	Essential requirement to mitigate impacts on Internationally protected sites
<u>UTILITIES AND WASTE</u>	<ul style="list-style-type: none"> Gas supply to be determined subject to Renewable Energy Strategy. Likely requirement for gas supply back-up to the site to guarantee continuity of supply. Primary 33/ 11 Kv electricity substation could be required. Local water distribution and sewerage infrastructure will be 	Developer/ TBC / Utility Provider / Water Company (Southern Water)	Provider/ Developer/ Utility Provider	In step with development	Renewable Energy Strategy. Gas / electricity supply backups in place. Air and noise quality assessment. Southern Water to consider works required at Peel	Infrastructure to be determined following detailed modelling of diversified flow rates and an element of attenuation.

Infrastructure Requirement	Requirement details	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
	<p>required.</p> <ul style="list-style-type: none"> Community energy system with energy centre (biomass and/or gas CHP/boilers) 				Common Treatment Works.	
<u>FLOOD DEFENCES</u>	<ul style="list-style-type: none"> SUDs to mitigate potential flooding and to surface water sustainably 	Developer	Developer funded	In step with development	EA management of water quality in the River Hamble	Flood defences not required. Development will be restricted to flood zone 1 areas.