



Winchester
City Council

YOUR PLACE, YOUR PLAN.

Winchester District Local Plan



Regulation 18 Consultation period

2nd November - 14th December 2022

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If you need more help understanding this document, please email planningpolicy@winchester.gov.uk or call 01962 848 549

Definitions of words in **bold** writing will be highlighted.

Policies you can comment on will be in red boxes.

Next to these policies are page numbers from the draft Local Plan

Link: [Regulation 18 Local Plan \(2\).pdf](#)

Introduction



- The Local Plan is the long-term plan for the Winchester District (outside of the South Downs National Park) until 2039.
- The Local Plan addresses a range of matters:
 - the climate emergency, 
 - local housing need, 
 - transport, 
 - the economy and jobs, 
 - the environment, 
 - community buildings, 
 - and infrastructure requirements.
- It will be an important planning document setting out what can be built, where, how and why.
- We want to know if you agree with the draft policies and allocations in the Local Plan, and if not, why.

The plan addresses major new challenges:

1. **Climate change** and Winchester District's **carbon footprint**.



The world is experiencing flooding, extreme temperatures, and water shortages. These affect health, homes and businesses, rivers, and nature.



The draft plan supports the district in cutting carbon and energy bills, and help to make the district attractive, and use low carbon methods of transport, such as walking or cycling.



Climate Change = the process of global warming where our planet is heating up, making our weather more extreme and unpredictable.



Carbon Footprint = A measure of how what we do in our daily lives impacts the environment. Carbon dioxide is a harmful greenhouse gas that leads to climate change. Zero carbon means moving away from fossil fuels as a source of energy (such as petrol) and switching to energy that isn't created by carbon or other greenhouse gases.

2. Trying to make more housing affordable for all



It is harder for all ages to find a suitable house they can afford.



The draft plan takes a new approach on affordable housing by setting out the minimum requirements that developers must achieve.

3. Protecting our natural Environment



The draft plan prioritises uses brownfield sites first (previously developed land) over green field sites.

Have your say!



You can view a copy of the plan by going to www.localplan.winchester.gov.uk

We are using a citizen space questionnaire to capture everyone's comments.



You can access citizen space by scanning the QR code.

You can just pick policies that interest you, rather than providing comments on every policy.

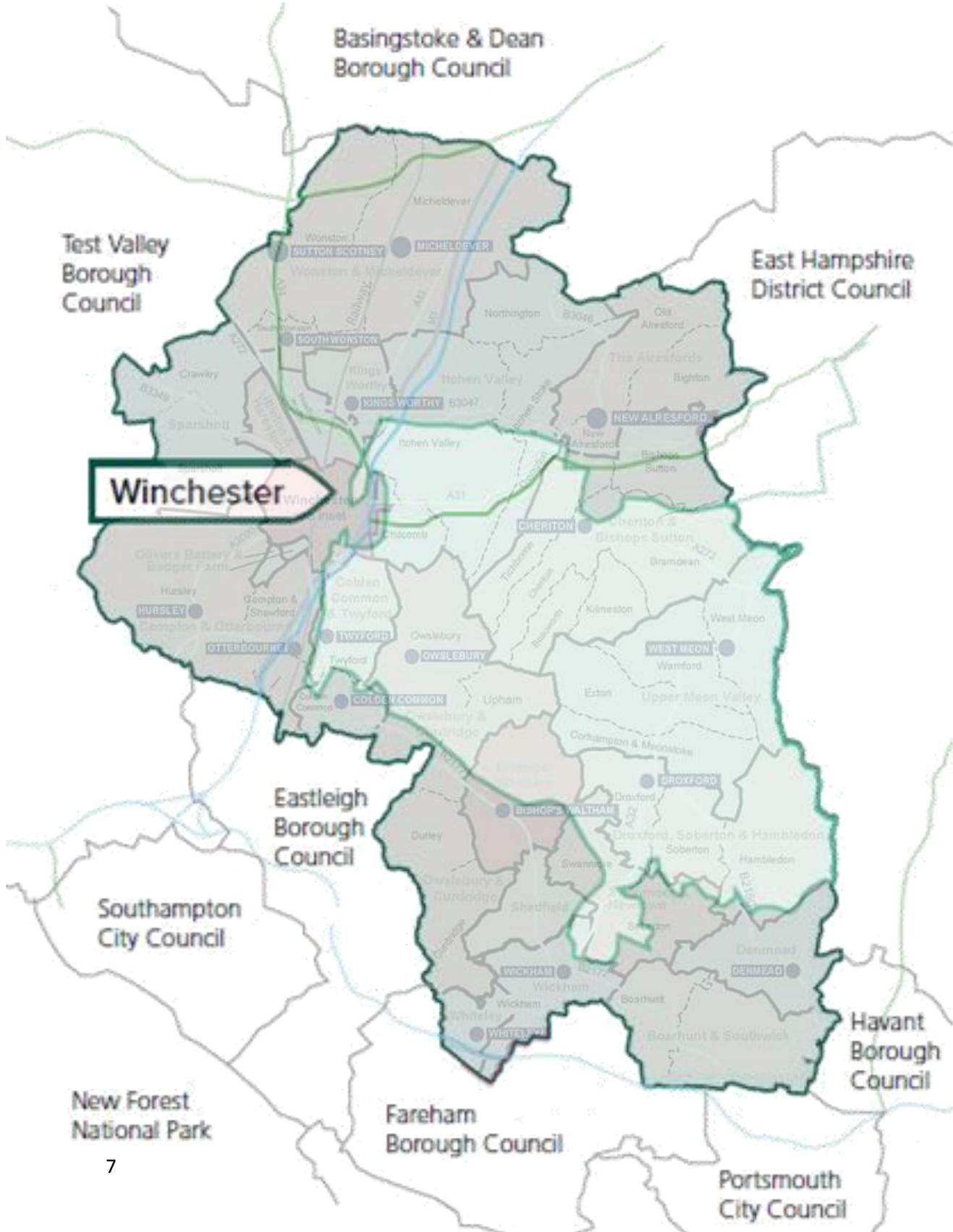
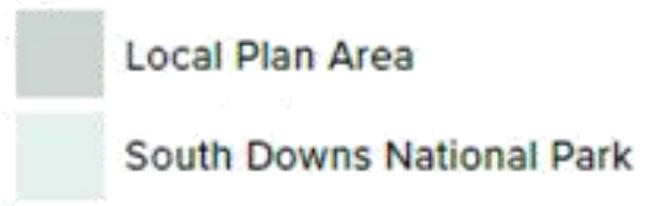


Please ensure that your comments are submitted by 23:59 hours Wednesday 14th of December 2022.

After the closing date we will read all comments and decide if the plan should be changed, and we will then prepare another version of the Local Plan that we will consult on (Regulation 19).

After this stage of the process has happened the Local Plan will be submitted to the Government who will appoint an Inspector to undertake an independent review and examination of the Local Plan.

What area does the Winchester District Local Plan cover?



Vision

- We want to:



Enhance natural beauty, biodiversity, and culture.



Address needs and increase sustainability of communities, natural environment, and the economy.



Address the climate emergency through energy efficiency standards.



Ensure developments are accessible with 15-minute neighbourhoods and active travel wherever possible.



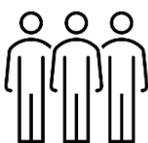
Promote Winchester as a cultural and economic centre of the district, and a centre for growth.



Make the best use of land with **regeneration**.



Emphasise the importance of tourism, creative and education sectors.



Protect sense of community and identity and grow economies.



Support evolving communities and economies in market towns and rural villages, by supporting their local services, facilities, rural character and identity.

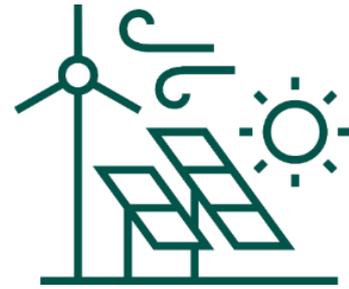
Regeneration = When an area is upgraded to improve the social and economic spaces within a city. This usually takes place in derelict buildings, polluted areas or brownfield spaces that are restored or used for new purposes

SP1: Vision and Objectives (page 24)

SP2: Spatial Strategy and Development Principles (page 25)

SP3: Development in the Countryside (page 27)

The 7 Local Plan Topics



Tackling Climate Change



Winchester City Council has declared a climate emergency: <https://www.winchester.gov.uk/climate-change-and-energy>



Mitigating and adapting to climate change, and ensuring that we are planning low carbon **infrastructure**, are important part of the Plan.



The local plan has a key role in assisting the council with becoming **carbon neutral** by 2030.



The local plan sets local energy efficiency standards that new homes and commercial property will need to meet.

The key message in these policies is that climate change and adaptation measures need to be fully considered as part of the design process, such as building low carbon

Infrastructure = the basic facilities in place which enable it to function. This includes things like roads and schools, electricity, drainage.

Carbon Neutral = balancing emissions so they are less than or equal to emissions removed from atmosphere that impact climate change.

CN1: Mitigating (reducing the impact of) and adapting to climate change (page 37)

CN2: Energy hierarchy, increasing renewable sources (page 40)

CN3: Energy efficiency standards to reduce carbon emissions (page 46)

CN4: Water efficiency standards in new developments (page 48)

CN5: Renewable and low carbon energy schemes (page 52)

CN6: Micro energy generation schemes (page 54)

CN7: Energy storage (page 55)

Good design and living well



Ensuring that we have high quality, well-designed places not only helps tackle climate change and the council's journey towards net zero, as well as improving health and well-being of our population.



This topic has been included in the plan to raise design standards. It has built on the feedback from the Design South East Local Plan workshops that took place in autumn 2021.



Discussions have also taken place with the Town Forum about how the Local Plan can be used in a positive way to raise the standard of design.



This topic is based around the concept that good design comes out of a continual design process and this is a key message that has been embedded into other topics in the Local Plan.

D1: High quality, well designed and inclusive places (page 75)

D2: Design Principles for Winchester Town (page 90)

D3: Design Principles for South Hampshire Urban Areas (page 92)

D4: Design Principles for Market Towns and Rural Villages (page 94)

D5: Masterplan (page 97)

D6: Brownfield development and best use of land (page 99)

D7: Development standards (page 104)

D8: Contaminated Land (page 105)

D9: Impact of overheating (page 108)

D10: Shopfronts (page 110)

D11: Signage (page 112)

Sustainable Transport and Active Travel

The council wants all new development to be designed around sustainable transport and active travel.



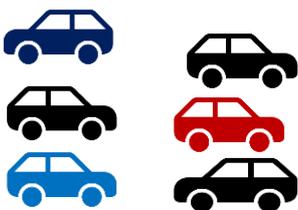
This includes safe and accessible transport with a low impact on the environment, such as walking, cycling, low carbon emission vehicles, car sharing and public transport.



The local plan encourages 15-minute neighbourhoods in the most sustainable locations. This also encourages active travel and access to buses and trains to connect together neighbourhoods, facilities and services.



Policies in this topic focus around sustainable transport modes over the private car. However, it may not be possible to rule out the use of private cars in rural areas.



Another key change in the local plan is developers now have to demonstrate why they are planning for the number of car parking spaces in their developments and how the development is linked to active and public transport beyond the site.

T1: Sustainable and Active Transport and Travel (page 124)

T2: Parking for New Developments (page 128)

T3: Promoting sustainable travel modes of transport and the design and layout for new parking developments (page 130)

T4: Access for new developments (page 132)



Biodiversity and the Natural Environment



The current local plan has been largely successful in preventing development that negatively affects the countryside and protected sites with high conservation value.



The local plan ensures a brownfield first approach (reusing land already developed on).



The local plan outlines how developments need to incorporate and increase the overall **biodiversity** value and **green infrastructure**.



The local plan has a key role to play in balancing the impacts of development on the natural environment.



The policies in this topic support, with Green and **Blue Infrastructure** and the Biodiversity Action Plan reduce the impact of new developments on the environment and provide biodiversity net gain.



Development needs to ensure there is open space (Policy NE3), **Biodiversity Net Gain** (Policy NE5), **Nutrient Neutrality** (Policy NE16)

Biodiversity = the variety of plant and animal life.

Green Infrastructure = the network of green spaces and features, such as parks, playing fields, woodlands, trees, and allotments.

Blue Infrastructure = water bodies, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities.

Biodiversity Net Gain = increasing the overall biodiversity value of a development site.

Nutrient Neutrality = ensure that any land use or developments do not cause an increase in harmful nutrient levels around water sources.

NE1: Protecting and enhancing biodiversity and the natural environment in the district (page 142)

NE2: Major commercial, educational and MOD Establishments in the Countryside (page 144)

NE3: Open spaces, sport and recreation (page 147)

NE4: Green and Blue Infrastructure (page 150)

NE5: Biodiversity (page 156)

NE6: Flooding, flood risk and the water environment (page 162)

NE7: Settlement Gaps (page 164)

NE8: South Downs National Park (page 166)

NE9: Landscape character (page 168)

NE10: Protecting open areas (page 170)

NE11: Open space provision for new developments (page 172)

NE12: Equestrian development (page 175)

NE13: Leisure and recreation in the countryside (page 176)

NE14: Rural Character (page 181)



The Historic Environment



The historic environment is an irreplaceable resource that needs to be protected and enhanced.



The historic environment of Winchester District is important in defining the character and significance, local distinctness, and cultural identity of the individual settlements.



This topic includes policies on Historic Environment, Conservation Areas and Registered Parks and Gardens that have been developed by the Heritage team and Historic England.



One of the key changes in this draft Local Plan is the inclusion of Policy HE14 which deals with energy efficiency improvements to listed buildings and non-designated buildings in order to align this topic with the council's climate emergency.

HE1: Historic environment (page 192)

HE2: All heritage assets (page 193)

HE3: Designated heritage assets (page 195)

HE4: Non-designated heritage assets (page 196)

HE5: Migration and avoiding the loss of heritage assets (page 197)

HE6: Scheduled monuments and nationally important non-designated assets (page 200)

HE7: Non-designated archaeological assets (page 201)

HE8: Applications affecting listed buildings (page 203)

HE9: Change to use of listed buildings (page 205)

HE10: Development in conservation areas (page 209)

HE11: Demolition in conservation areas (page 211)

HE12: Registered historic parks and gardens (page 214)

HE13: Non-designated historic rural and industrial heritage assets (page 218)

HE14: Improvements or alterations that are designated to improve the energy efficiency of historic assets (page 221)

Homes for All

The local plan aims to:

- Deliver the right types and sizes of homes, including affordable homes in sustainable locations.
- Identify land for housing growth, with a minimum number set by the government (715 per year). This calculation changes each year, so the number may change in 2023.
- Provide adequate homes to meet housing needs in terms of quantity and type until 2039.
- Maintain a housing supply to stabilise house prices
- And set clear requirements for the building of new homes that create affordable housing and the right mix.



The plan carries forward a number of housing sites that are either partly under construction, have planning permission, or are existing Local Plan allocations (e.g., Kings Barton Major Development Area).



In the section called ‘Local Plan Allocations that are needed to deliver the development strategy’ there are new site allocations in Winchester Town, the South Hampshire Urban Area and the Market Towns and rural area (Policy H3).



The Plan also includes a section on the needs for Gypsy and Travellers

H1: Housing provision (page 230)

H2: Housing phasing and supply (page 232)

H3: Spatial Housing Distribution (page 233)

H4: Development with settlements (page 235)

H5: Meeting housing needs (page 237)

H6: Affordable housing (page 242)

H7: Affordable housing exception sites to meet local needs (page 245)

H8: Small dwellings in the countryside (page 247)

H9: Purpose built student accommodation (page 250)

H10: Houses in Multiple Occupation (HMOs) (page 154)

H11: Housing for essential rural workers (page 257)

H12: Provision for Gypsies, Travellers and Travelling Showpeople (page 261)

H13: Safeguarding Traveller Sites (page 265)

H14: Authorised Traveller Site Intensification (page 267)

H14: Authorised Traveller Site Intensification (page 267)

H15: Authorised new/expanded traveller sites (page 268)

H16: The Nurseries, Shedfield (page 270)

H17: Carousel Park, Micheldever (page 272)

H18: Tynefield, Whiteley (page 273)

Creating a Vibrant Economy



It is very important that local plan policies are flexible to allow for the changes that have happened as a result of the COVID-19 pandemic and the current climate emergency.



The council has developed a Green Economic Development Strategy to create a greener, more sustainable and inclusive economy.



Some shops in the town centres have closed and working patterns have changed with more home working. Economic prosperity and supporting the needs of the local economy so that it can continue to be competitive, together with creating a range of local job opportunities, is seen as a key issue for the local plan.



The local plan therefore has an extremely important role in ensuring land is available for economic development in an ever-changing economy.



This includes helping to support and maintain the town centre in a time that sees a growth in internet shopping and the impacts on high streets and local centres.

E1: Vibrant economy (page 282)

E2: Spatial distribution of economic growth (page 285)

E3: Town centres strategy and hierarchy (page 292)

E4: Retail and main town centre uses (page 295)

E5: Enhancing employment opportunities (page 298)

E6: Retaining employment opportunities (page 301)

E7: Maintaining the vitality and viability of town centres
(page 306)

E8: Local shops, services and facilities (page 310)

E9: Economic development in the Rural Area (page 315)

E10: Farm Diversification (page 318)

E11: Visitor-related development within the countryside
(page 321)

POTENTIAL SITES FOR DEVELOPMENT

Winchester

W1: Barton Farm Major Development Area (page 327)

W2: Sir John Moore Barracks (page 331)

W3: St. Peter's Car Park (page 341)

W4: Land West of Courtenay Road (page 345)

W5: Bushfield Camp (page 351)

W6: Winnall (page 355)

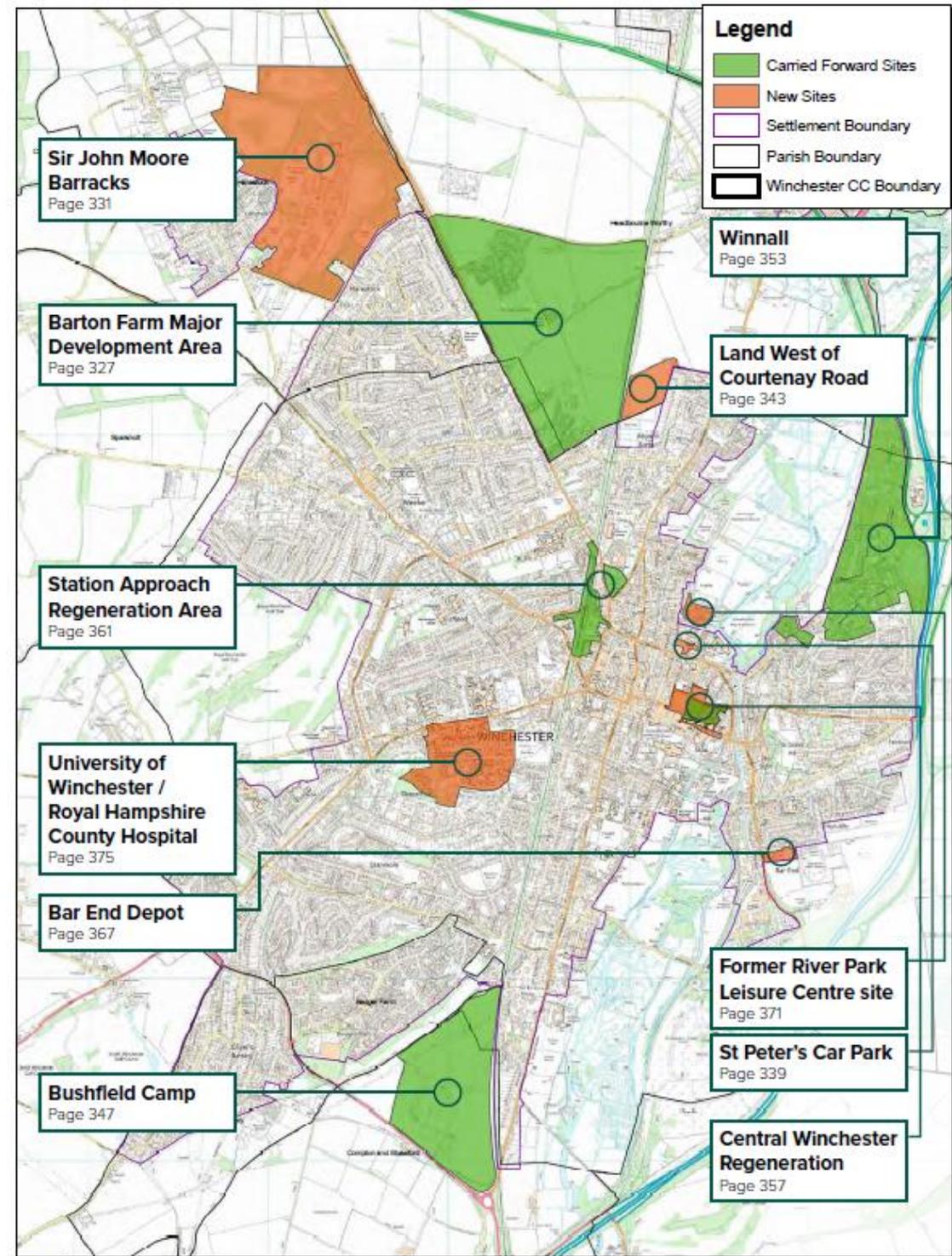
W7: Central Winchester Regeneration (page 359)

W8: Station Approach Regeneration Area (page 385)

W9: Bar End Depot (page 369)

W10: Former River Park Leisure Centre site (page 374)

W11: University of Winchester/Royal Hampshire County Hospital (page 377)



South Hampshire

SH1: West of Waterlooville, including Newlands (page 386)

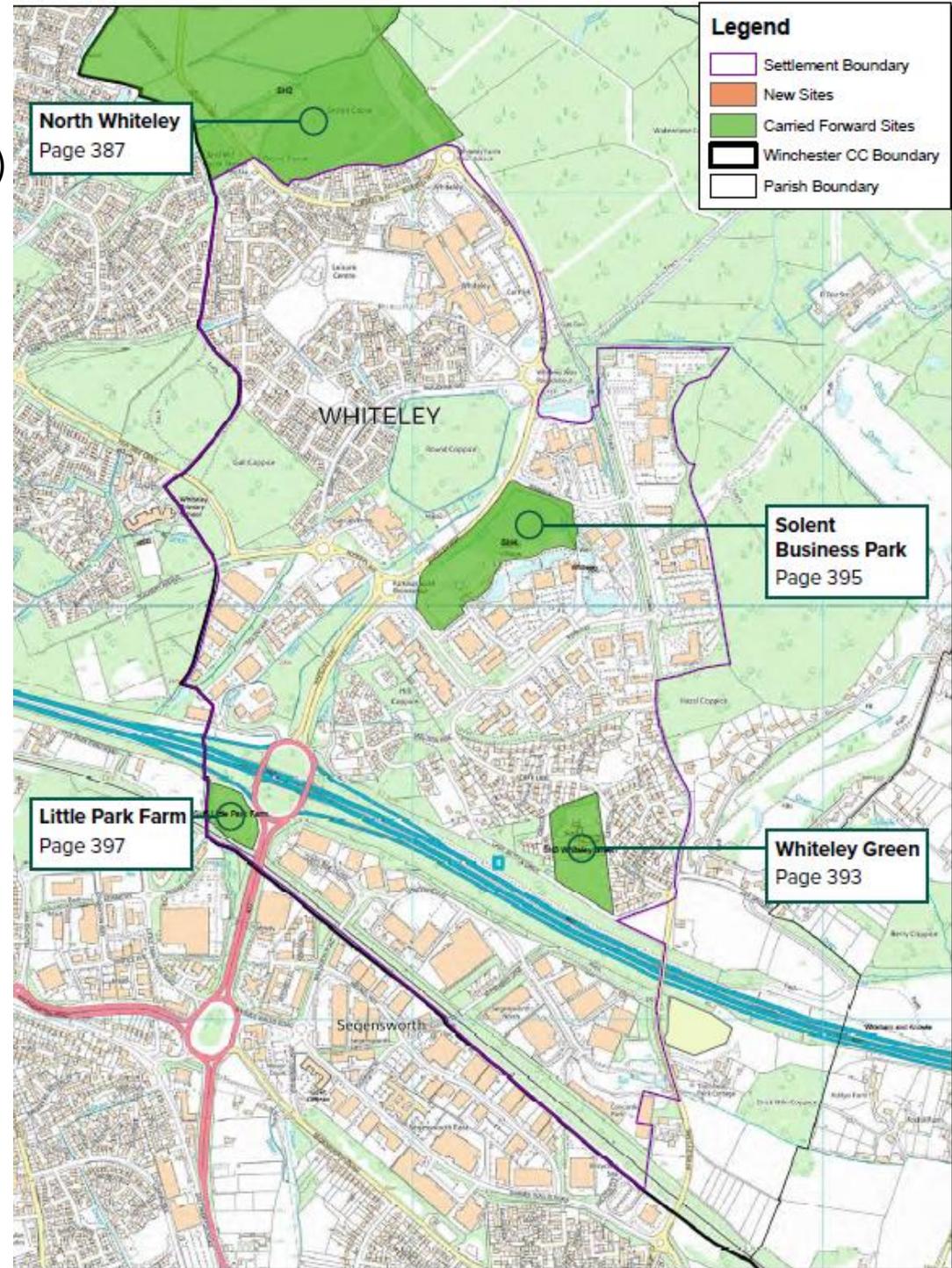
SH2: North Whiteley (page 391)

SH3: Whiteley Green (page 394)

SH4: Solent Business Park (page 396)

SH5: Little Park Farm (page 398)

SH6: Botley Bypass (page 400)



Market Towns and Rural Areas

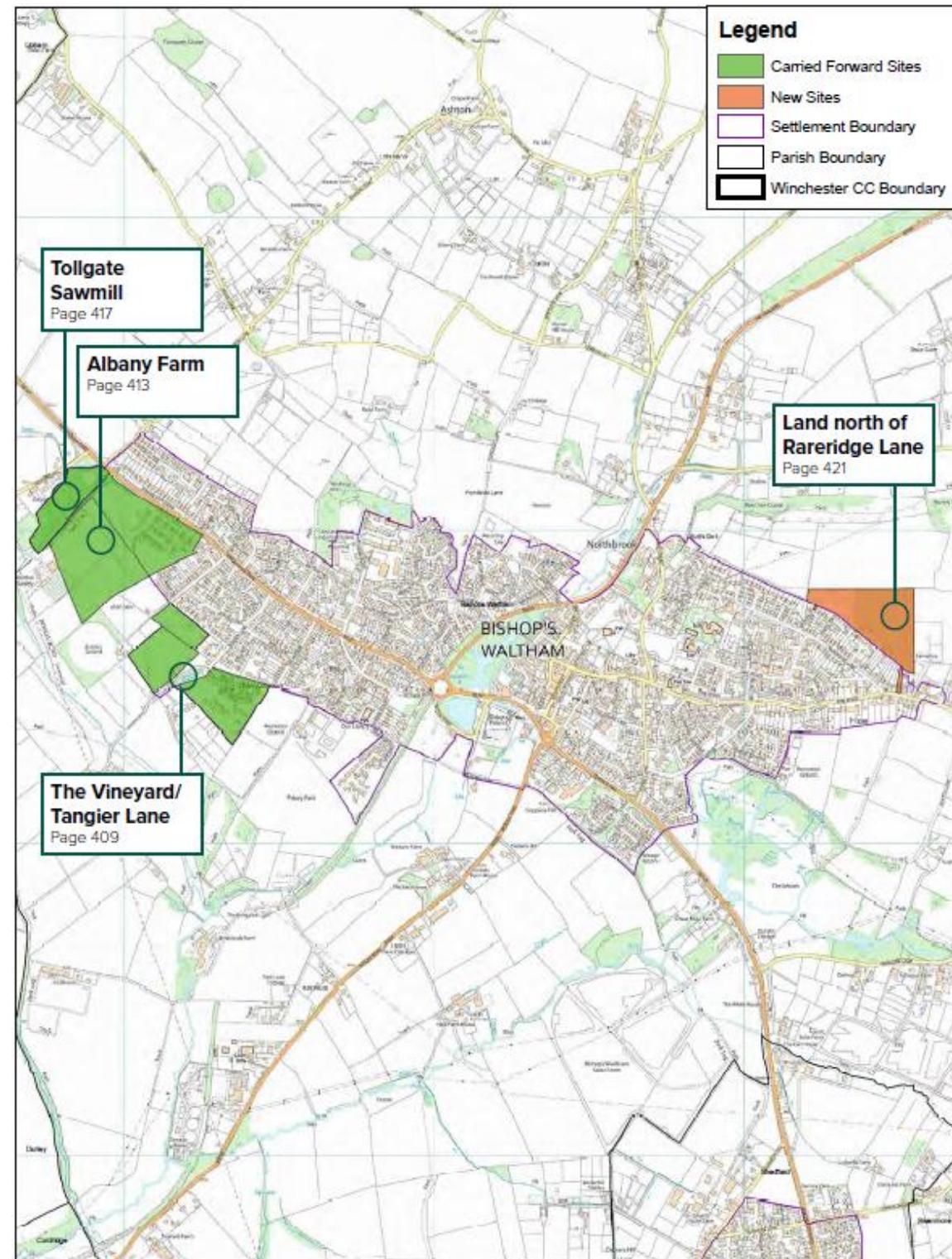
Bishop's Waltham

BW1: The Vineyard/Tangier lane (page 411)

BW2: Albany Farm (page 415)

BW3: Tollgate Sawmill (page 419)

BW4: Land north of Rareridge Lane (page 423)

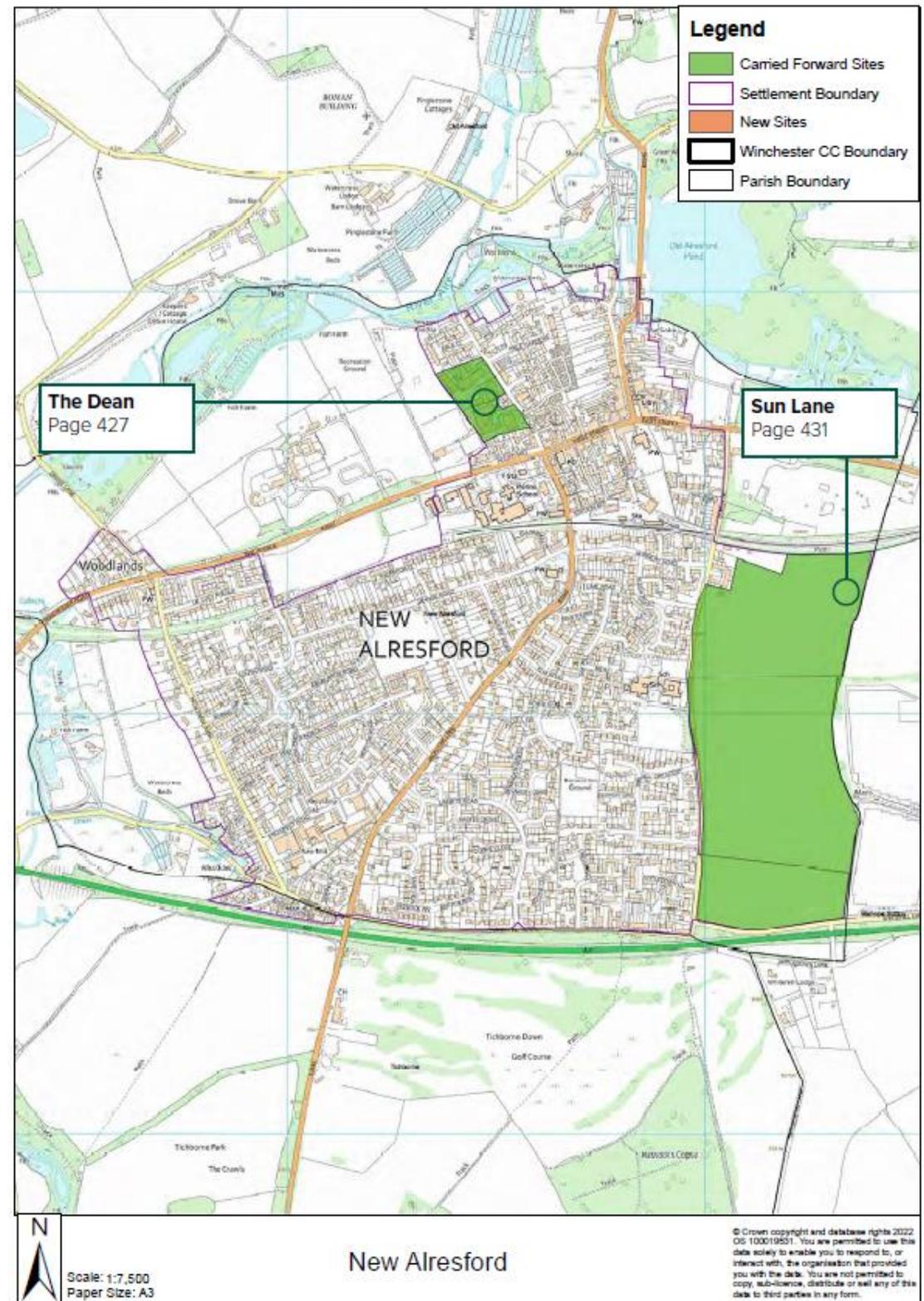


New Alresford

NA1: The Dean (page 429)

NA2: Sun Lane (page 435)

NA3: Neighbourhood Plan Designated Area (page 437)



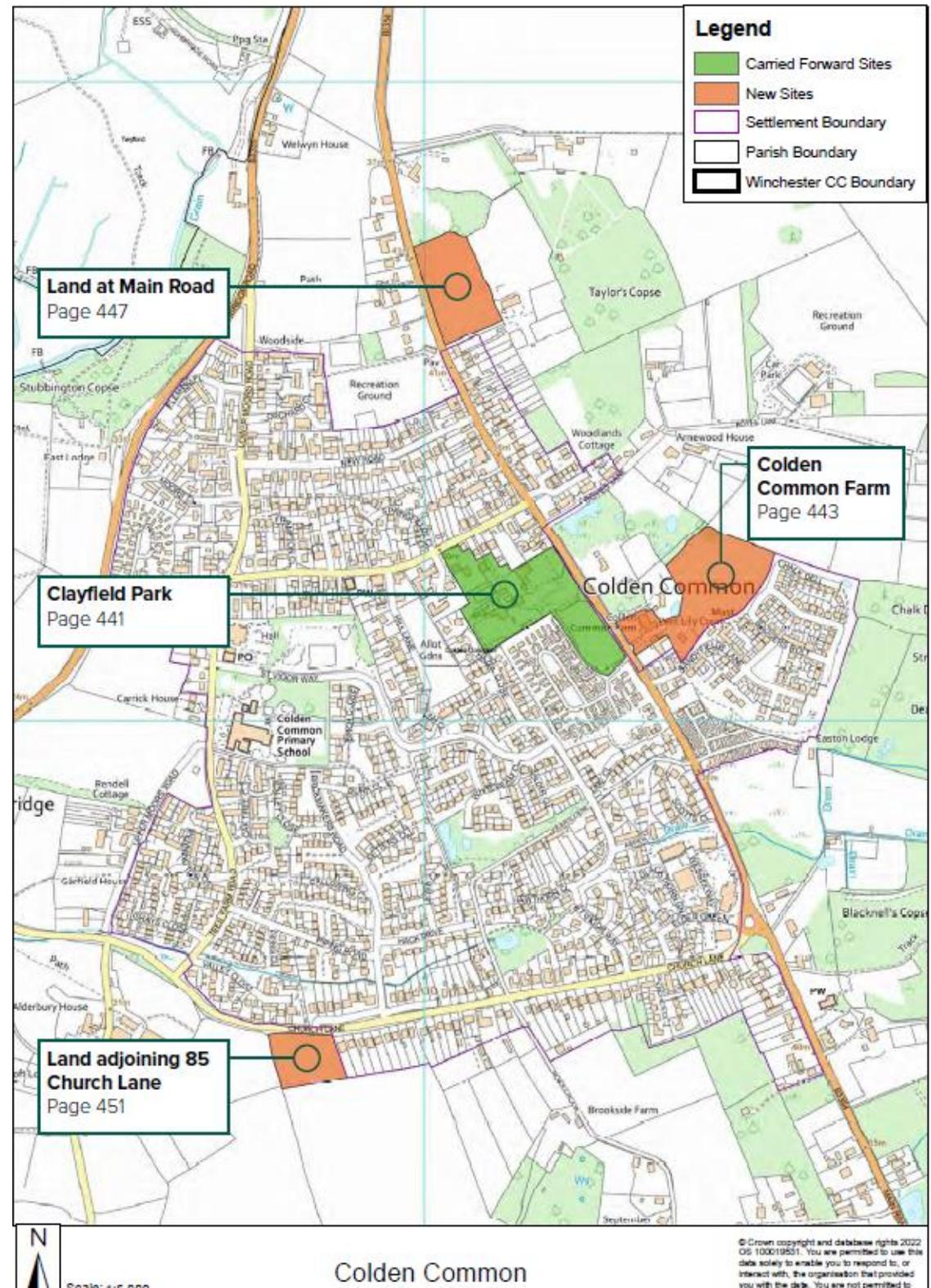
Colden Common

CC1: Clayfield Park (page 442)

CC2: Colden Common Farm (page 445)

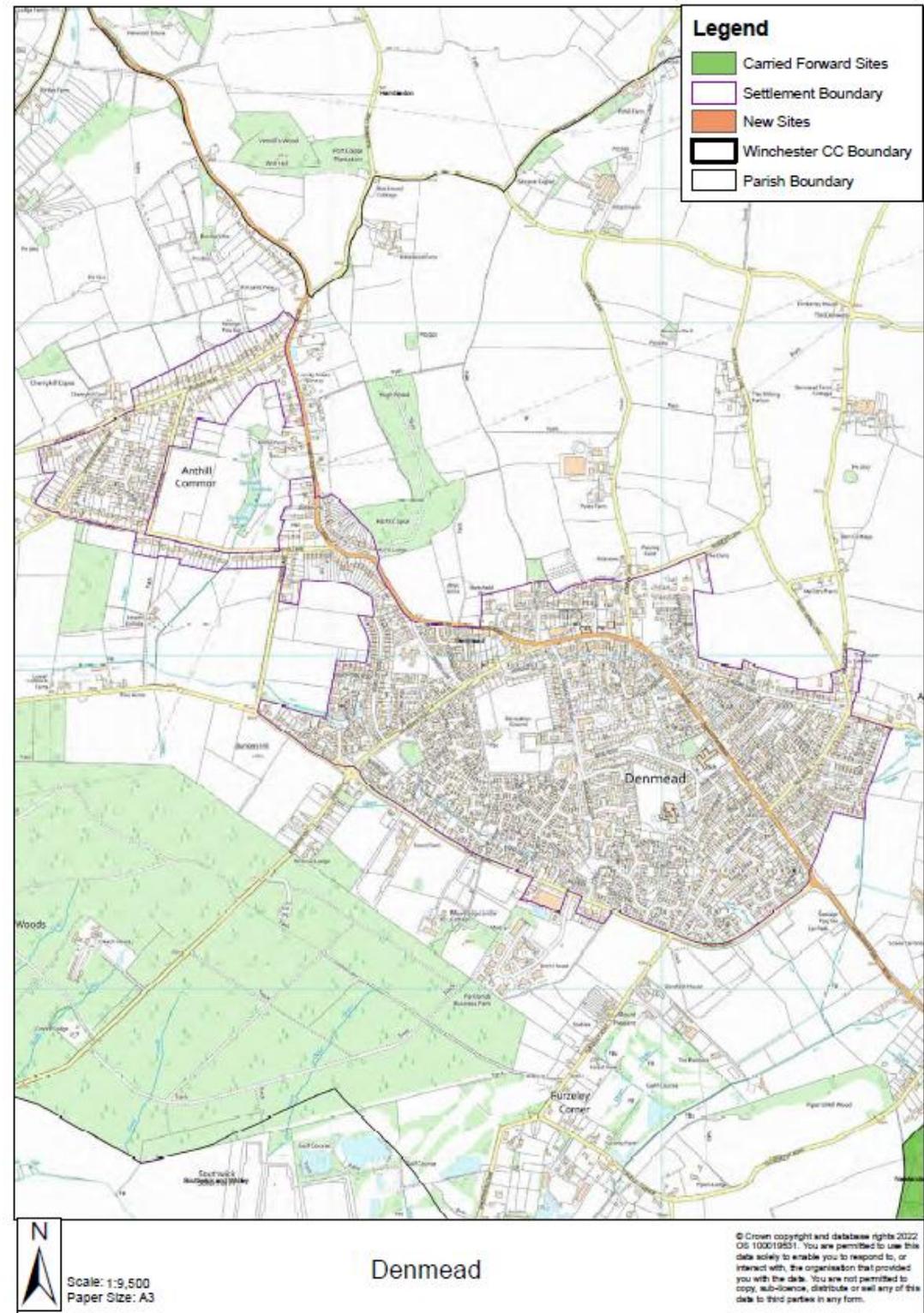
CC3: Land at Main Road (page 449)

CC4: Land Adjoining 85 Church Lane (page 452)



Denmead

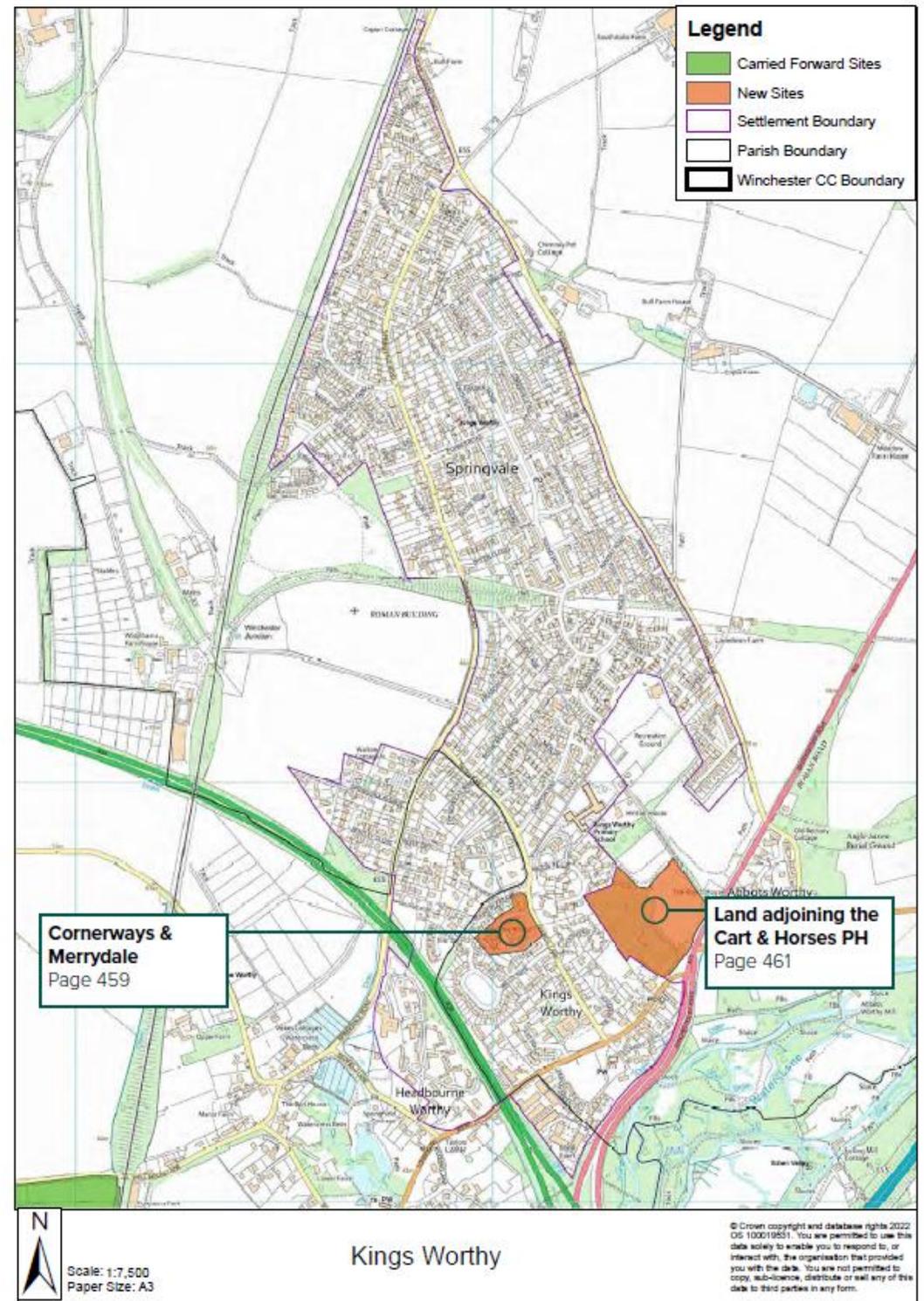
D1: Neighbourhood Plan Designated Area (page 455)



Kings Worthy

KW1: Cornerways & Merrydale (page 460)

KW2: Land adjoining the Cart and Horses PH (page 463)



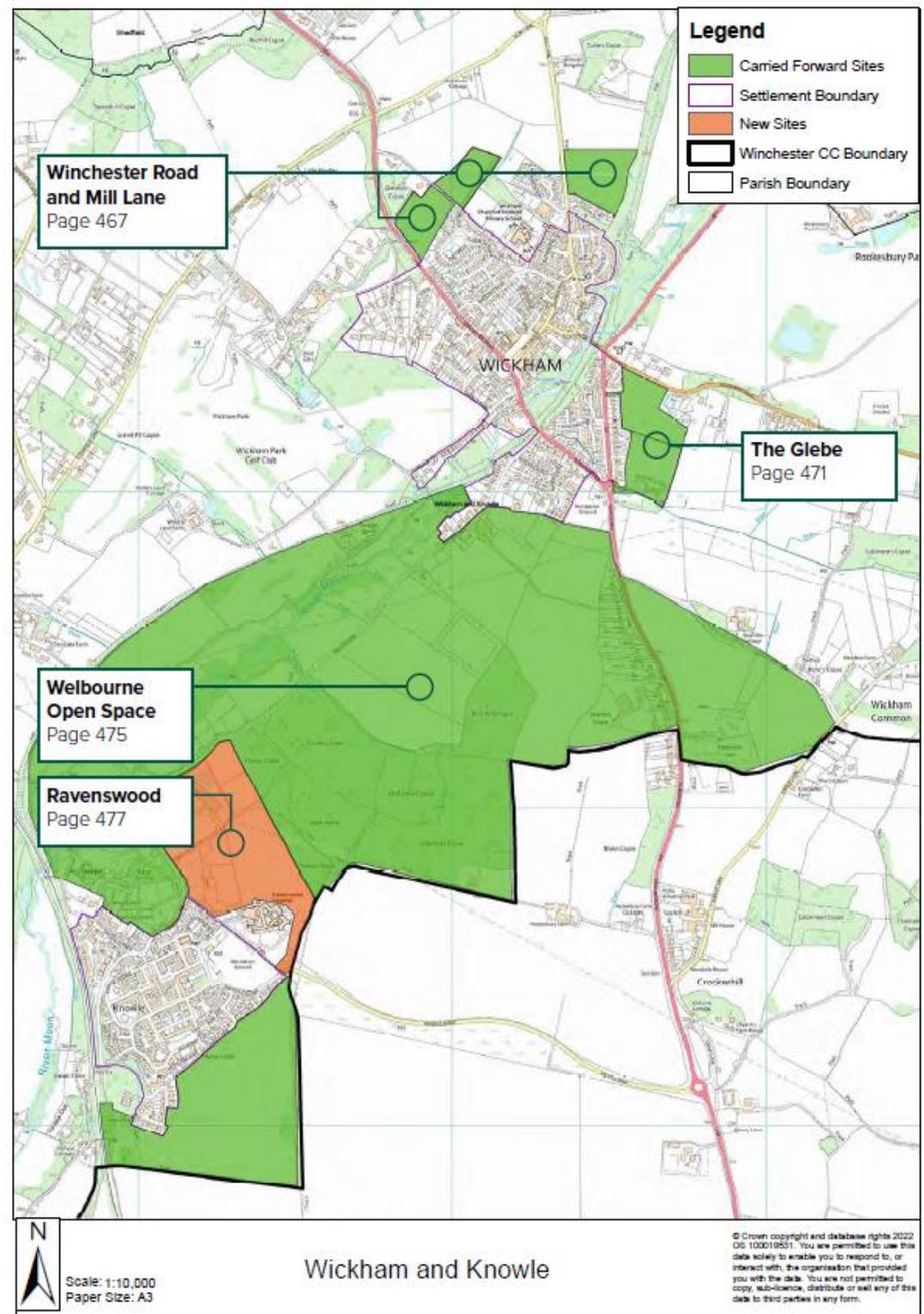
Wickham and Knowle

WK1: Winchester Road Housing and Open Space Allocation (page 469)

WK2: The Glebe Housing and Open Space Allocation (page 473)

WK3: Welbourne Open Space (page 476)

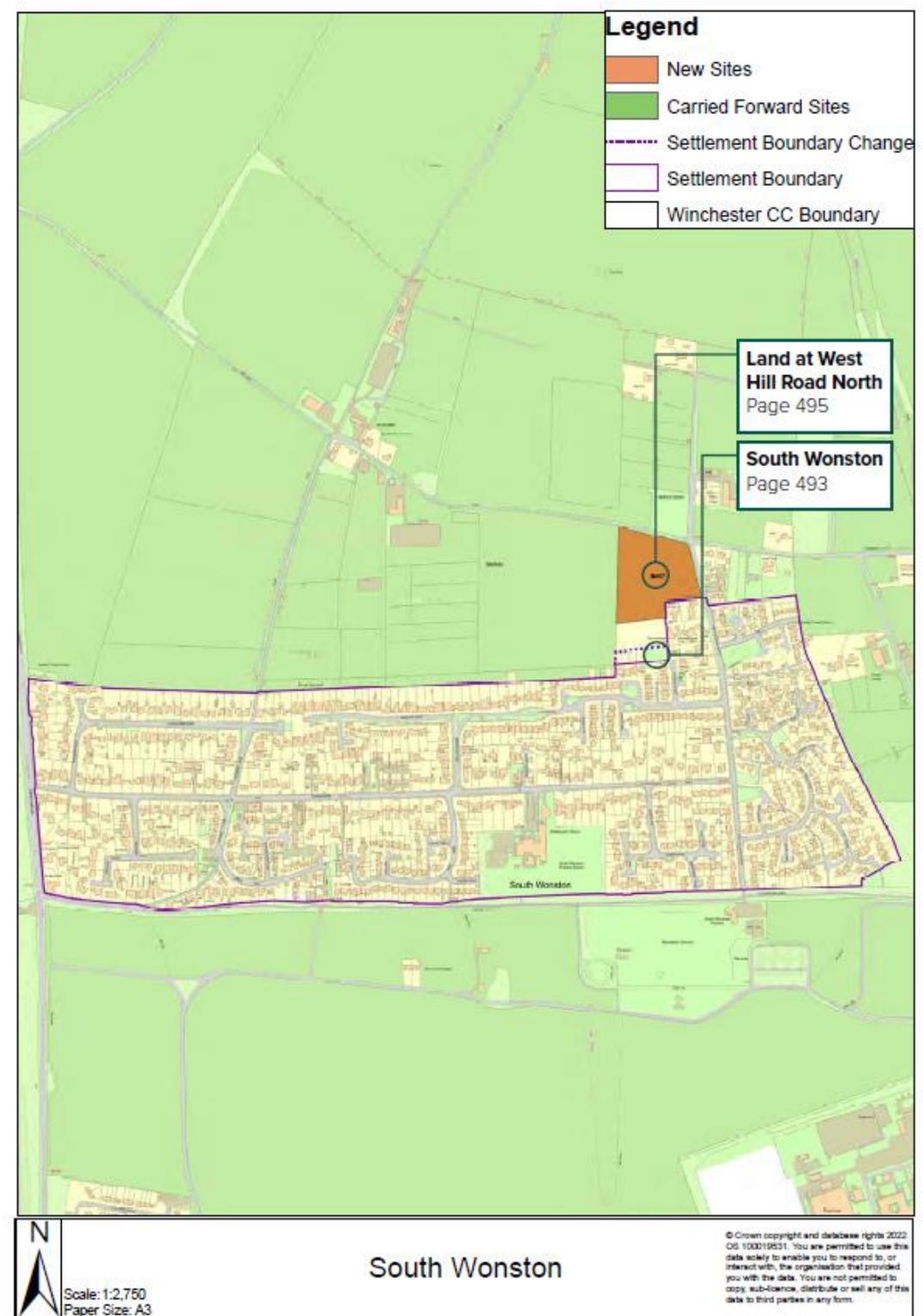
WK4: Ravenswood (page 480)



South Wonston

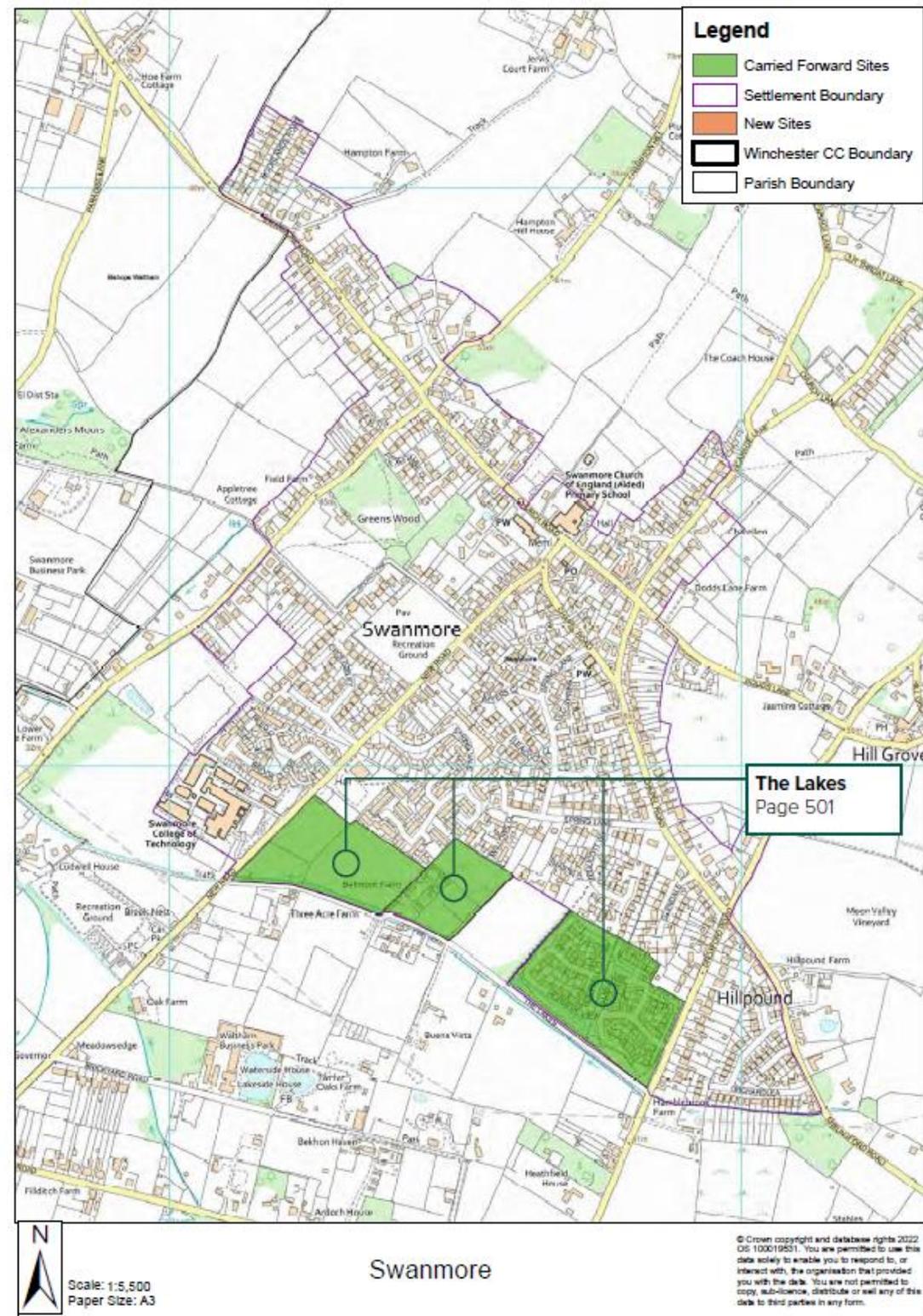
SW01: Land at West Hill Road North (page 497)

Note: This includes a settlement boundary change.



Swanmore

SW1: The Lakes (page 505)



Waltham Chase

WC1: Morgans Yard (page 511)

