

Examination in Public
of the
Winchester District Local Plan Part 1
Joint Core Strategy

Hearing Statement in respect of representations on Policy MTRA 2

on behalf of:

The Grange Estate

Our ref: 748

Representation reference number: 20215

Contents

1.0 Introduction

2.0 What part of the Joint Core Strategy is unsound?

3.0 Which soundness test does the Joint Core Strategy fail?

4.0 Why the Joint Core Strategy as presently drafted is unsound?

5.0 Are the locations for new housing contained within the Joint Core Strategy consistent with the objectives contained in the plan?

6.0 What changes are required to make the Joint Core Strategy sound?

Appendices

Appendix A – Site Plan

Appendix B – SHLAA Sites

1.0 Introduction

- 1.1 This statement has been prepared in support of representations made on the Winchester District Local Plan Part 1 – Joint Core Strategy on behalf of The Grange Estate (ID Ref. 20215).
- 1.2 It is considered that the Core Strategy is sound in proposing the allocation of 400 – 500 new houses in New Alresford for the period up to 2031.
- 1.3 This is clearly appropriate given the size of the settlement and the number, type and range of facilities available.
- 1.4 The representations made at the Pre-submission stage suggested that the Joint Core Strategy Policy MTRA2 was Legally Compliant and broadly Sound. This was an error. The box for unsound was meant to be ticked.
- 1.5 This statement demonstrates why the Joint Core Strategy as currently drafted is unsound and what changes should be made to the Joint Core Strategy to make it sound.

2.0 What part of the Joint Core Strategy is unsound?

- 2.1 As presently drafted, Policy MTRA 2 of the Joint Core Strategy is unsound.

3.0 Which soundness test does the Joint Core Strategy fail?

- 3.1 For the reasons given below in Section 4, as presently drafted, the Joint Core Strategy fails the justified test.

4.0 Why is the Joint Core Strategy as presently drafted unsound?

- 4.1 It is noted that as currently drafted, Policy MTRA 2 states that sites outside settlement boundaries will only be permitted where, following an assessment of capacity, they are shown to be needed, or to meet an identified community need or realise community aspirations through a Neighbourhood Plan or other process which demonstrates clear community support.
- 4.2 It is clear from an examination of the last version of the SHLAA that there is insufficient capacity within the settlement boundary to accommodate the identified housing requirement for New Alresford. The sites identified in the SHLAA that are within the settlement boundary only have the capacity to deliver a fraction of the required dwellings.
- 4.3 Hence, there will be a need for the allocation of edge of settlement greenfield sites for new housing but there is no sensible guidance on strategy, direction of growth or criteria to be used to select the greenfield sites that are certain to be needed. The Joint Core Strategy as presently

drafted is unsound as it does not represent the most appropriate strategy when considered against the reasonable alternatives.

4.4 Some acknowledgement of this requirement together with guidance on criteria to be applied in this selection process should be set out in the Joint Core Strategy.

4.5 Selection criteria might include:

- Is the site is available, achievable and deliverable?
- Is the site is well located to key facilities and services within the town centre?
- Is the site constrained by Conservation Area or Listed Building designations?
- Is the site in an area of flood risk? and
- Is the site suitable in terms of landscape impact?

5.0 Are the locations for new housing contained within the Joint Core Strategy consistent with the objectives contained in the plan

5.1 For the reasons given in the preceding section of this statement, the failure of the Council to provide for sustainable urban extensions within Policy MTRA2 is not consistent with the objectives contained in the Joint Core Strategy. It is reasonable to seek to provide new development on brownfield sites in the first instance but, and as identified by the lack of suitable SHLAA sites above, a range of greenfield options will be necessary in order to meet the identified need.

5.2 The consequence of not including the potential for appropriate sites adjoining existing settlement boundaries identified within MTRA2 settlements would be that new development may not take place or could otherwise be located on sites which are not as well placed to provide sustainable new development. Further, the policy as it stands may encourage retail, business and industrial land owners to relocate away from the town centre in order to make land available for new housing. This would not solve a problem but merely create a new one by displacing valuable town centre uses which create the heart of a settlement and also encouraging increased use of private cars as a result.

5.3 When considering the scope to meet some of the identified housing requirement for New Alresford through the development of sustainable urban extensions, the land north of Winchester Road and west of Drove Lane (as shown on the attached plan) should be considered. This would be a sustainable location for new residential development. It is within easy walking / cycling distance of a range of key local facilities and services (including local primary & secondary schools and the town centre).

6.0 What changes are required to make the Joint Core Strategy sound

6.1 In light of the above, it is considered that Policy MTRA2 should be amended to state that the identified housing requirement for New Alresford will be met by a combination of development within the built up area and sustainable urban extensions.

- 6.2 It is considered that Policy MTRA2 should be amended with a new paragraph inserted above the paragraph starting “Housing, employment, retail...” to read as follows:

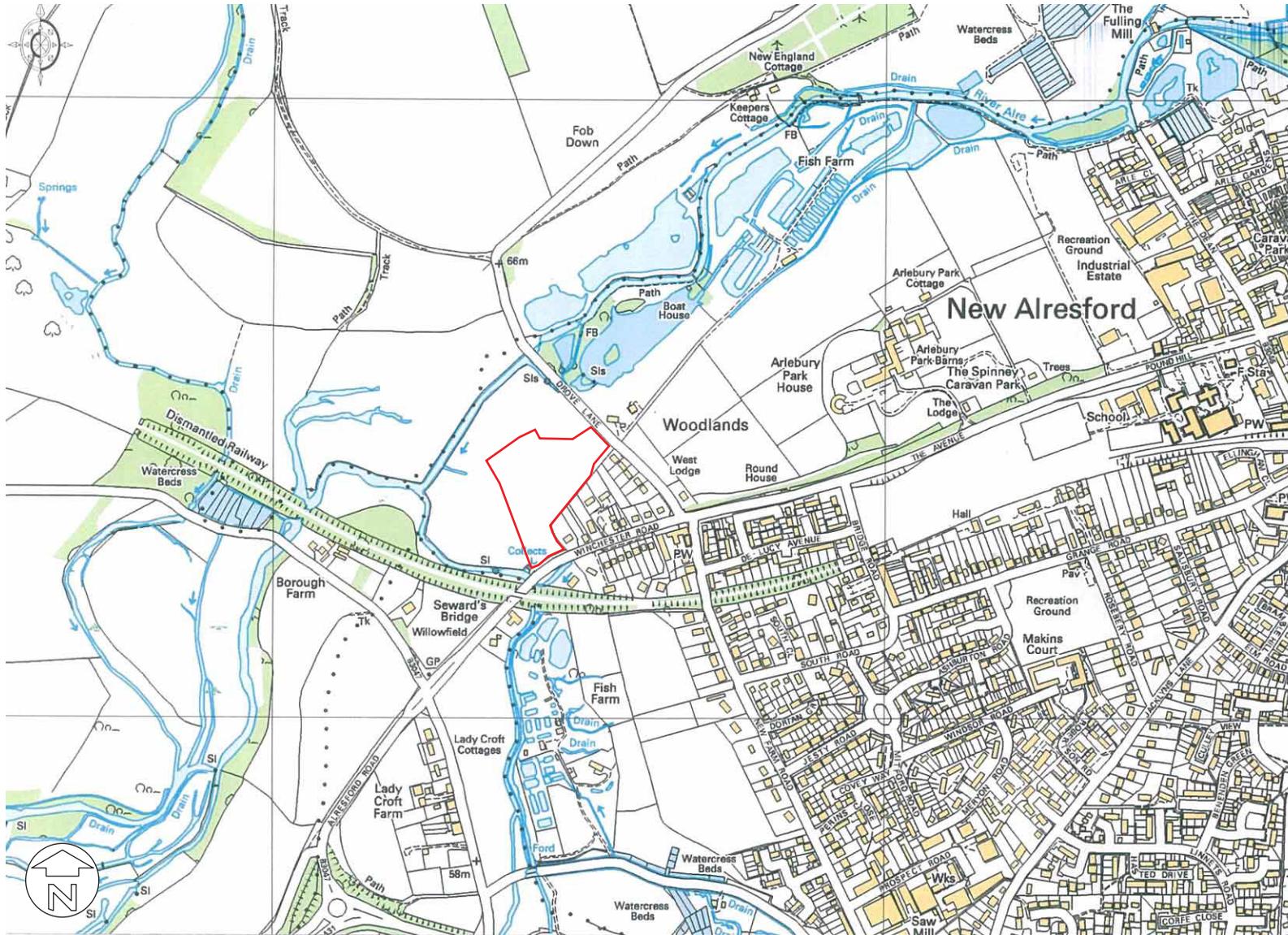
“New Housing to meet the identified housing requirement should be accommodated through a combination of development and redevelopment opportunities within existing settlement boundaries AND the development of sustainable urban extensions”

- 6.3 The word “Housing” should be deleted from the paragraph starting “Housing, employment, retail”.

- 6.4 In addition to the above we consider that greenfield edge of settlement sites should be selected according to sustainability and landscape criteria and hence the following words should be added after the suggested new paragraph above:

“Edge of settlement sites for new housing will need to take the form of smaller, discrete sites that are accessible and can be shown to have limited landscape impact.

Appendix A
Site Plan



 SHLAA Site (approx. 2.5ha)

Based on Ordnance Survey Scale Map Data with the permission of the Controller of Her Majesty's Stationery Office. O S Copyright Licence AR 100018708

CLIENT

The Grange Estate

PROJECT

Drove Lane, Alresford

DRAWING

Site Location Plan

SCALE

1 : 10,000 @ A4

DATE

April 2011

DRG.NO.

748 /SO1

REV

-



LAND OFF DROVE LANE, ALRESFORD

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

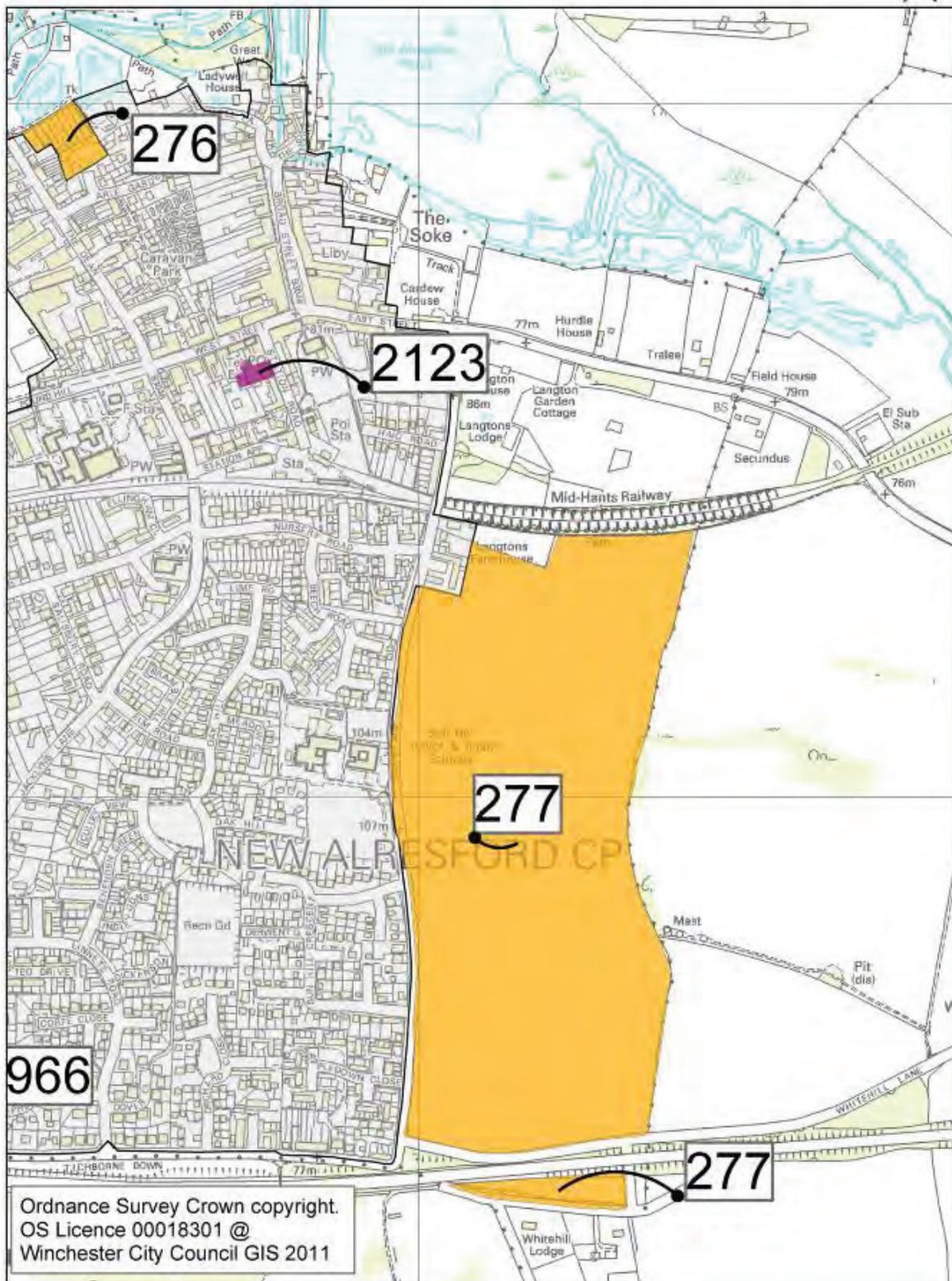
WINCHESTER DISTRICT LDF

-  Grosvenor Court, Winchester Road, Ampfield, Winchester, SO51 9BD
Tel: 01794 368 698 Fax: 01794 368 637 email: admin@pvprojects.com
-  Market House, Corn Market, Wimborne, BH21 1JL
Tel: 01202 840 406 Fax: 01202 840 406 email: admin@pvprojects.com
-  The High House, 37 Oxford Street, Newbury, RG14 1JG
Tel: 01635 40184 Fax: 01635 41459 email: admin@pvprojects.com

Appendix B
SHLAA extract

- Sites within Settlement Boundaries (Policy H3)
- Sites within the Countryside
- Settlement_Boundaries

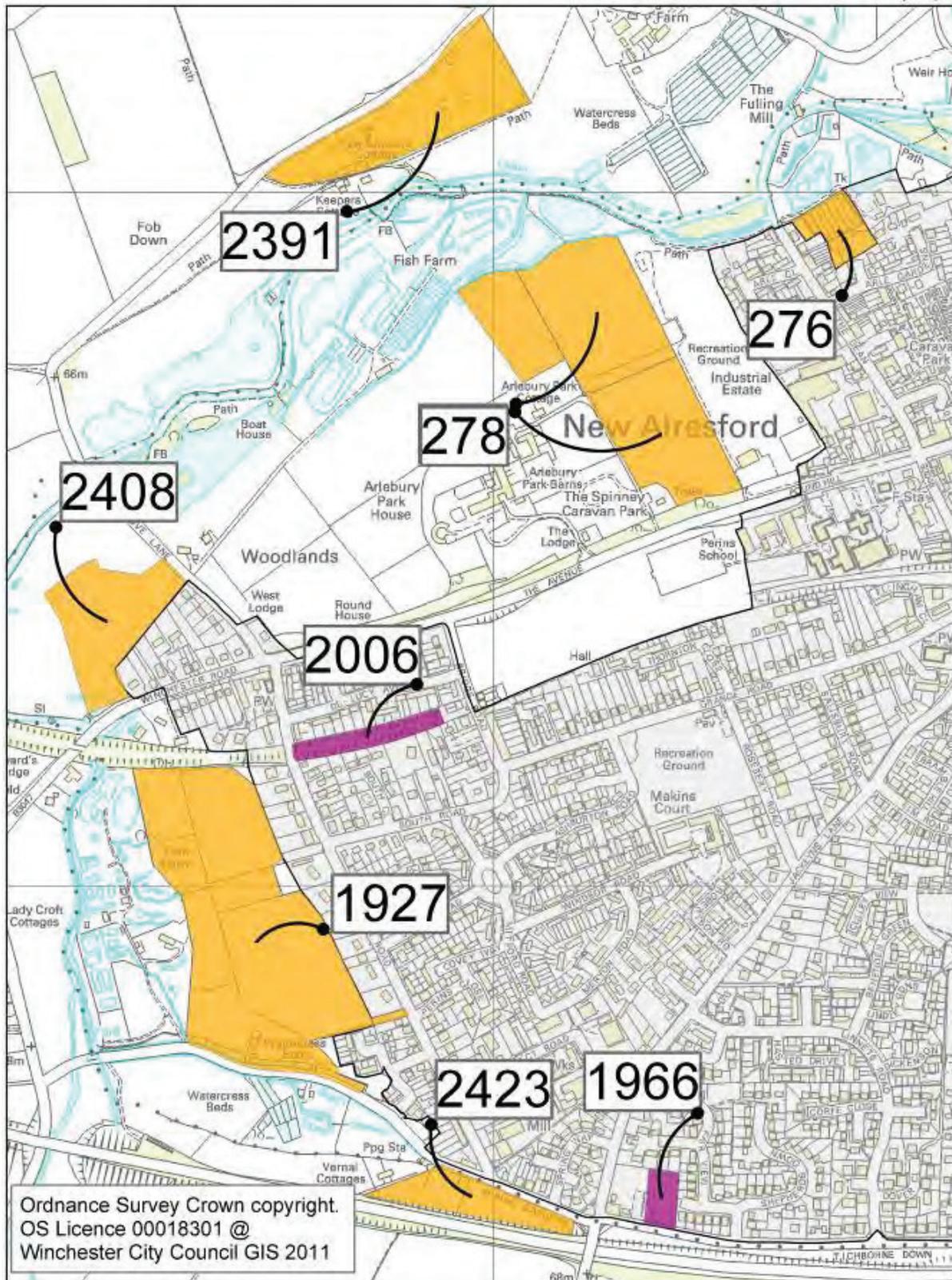
New Alresford - East



MAP 19 – NEW ALRESFORD – EAST

- Sites within Settlement Boundaries (Policy H3)
- Sites within the Countryside
- Settlement_Boundaries

New Alresford - West



MAP 20 – NEW ALRESFORD – WEST