

Part of the Winchester District Development Framework

Winchester District Local Plan Part 1 – Joint Core Strategy

~~Pre-Submission~~
June ~~January~~ 2012

Track Changes for Submission Version 1. 04/09/12

This version of the Winchester District Local Plan Part 1 – Joint Core Strategy shows the **Proposed Modifications** to the Pre-Submission Local Plan Part 1 – Joint Core Strategy (January 2012) published at Submission on the 18 June 2012.

The modifications made are listed in the [Schedule of Proposed Modifications to Pre-Submission Local Plan Part 1](#) . The format of the modifications are explained below.

Additional text is shown in purple and italics.

Additional Text

Deleted text is shown grey and crossed out.

~~Deleted Text~~

The amended maps are shown, with the amendments made highlighted in red below the maps.

Amendments to maps



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Foreword

This part of the Local Plan forms a key element of the Winchester District Development Framework and has been prepared following extensive consultation and evidence gathering since 2007. It takes forward a range of issues critical to the future of the District, looking ahead to 2031.

There have been major changes to planning in the District during the formulation of this Plan, with the introduction of Localism, the Government's intention to remove Regional Strategies and revised planning guidance published in the ~~draft~~ National Planning Policy Framework. The City Council has taken on board these elements, including the need to assess local housing requirements, through its award winning 'Blueprint' process. In addition, a large part of the District now lies within the South Downs National Park and this Plan is a joint policy approach providing planning guidance and certainty for the whole of the Winchester District.

This Plan reflects local views and aspirations, which seek to retain the District's attractive towns, villages and countryside as desirable places to live, work and play. The City Council is keen to work with local communities and businesses in implementing the Plan to achieve these aims and to deliver sustainable communities.

Cllr Rob Humby

Portfolio Holder for *Strategic* Planning and *Economic Development*
~~Enforcement~~

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Policy WT1 - Development Strategy for Winchester Town

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Policy WT3 - Bushfield Camp Opportunity Site

Policy SH1 - Development Strategy for South Hampshire Urban Areas

Policy SH2 - Strategic Housing Allocation – West of Waterlooville

Policy SH3 - Strategic Housing Allocation – North Whiteley

Policy SH4 - North Fareham SDA

Policy MTRA1 - Development Strategy Market Towns and Rural Area

Policy MTRA 2 - Market Towns and Larger Villages

Policy MTRA 3 - Other Settlements in the Market Towns and Rural Area

Policy MTRA 4 - Development in the Countryside

Policy MTRA 5 - Major Commercial and Educational Establishments in the Countryside

Active Communities

Policy CP1 - Housing Provision

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Prosperous Economy

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High Quality Environment

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Policy CP12 - Renewable and Decentralised Energy

Policy CP13 - High Quality Design

Policy CP14 – The Effective Use of Land

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Policy CP16 - Biodiversity

Policy CP17 - Flooding, Flood Risk and the Water Environment

Policy CP18 - Settlement Gaps

Policy CP19 - South Downs National Park.

Policy CP20 - Heritage and Landscape Character

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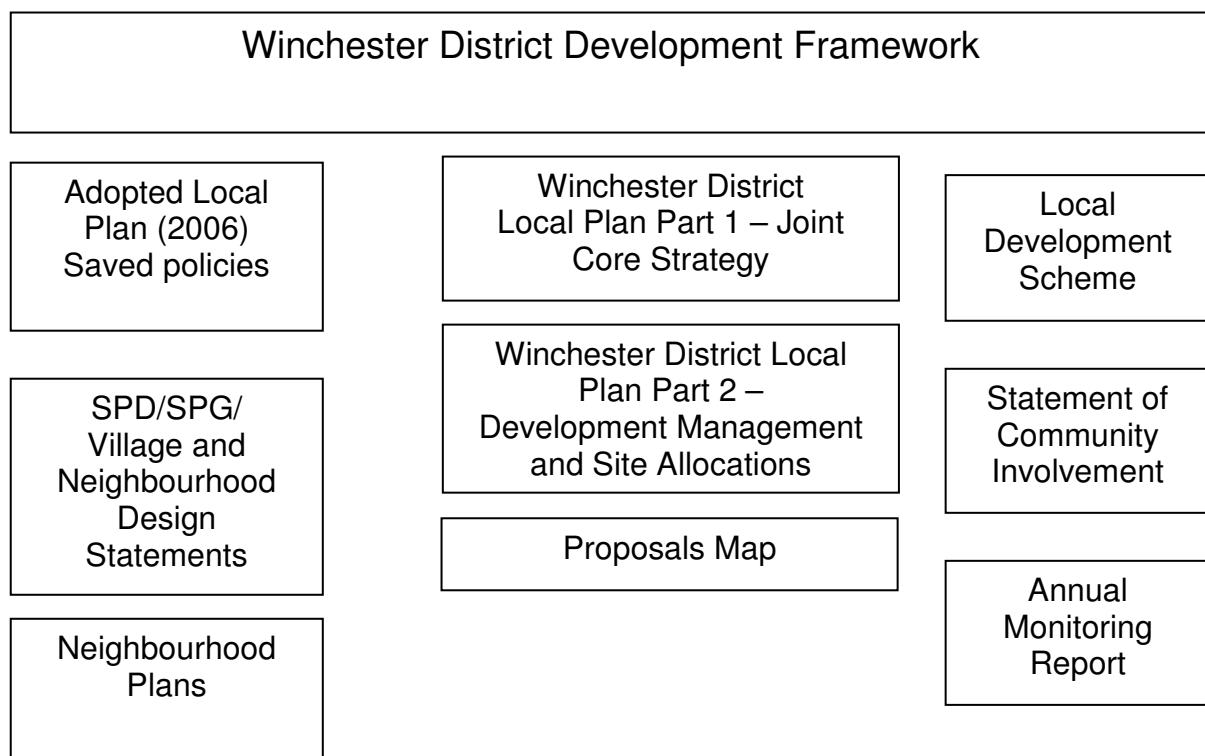
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1.0 INTRODUCTION AND BACKGROUND

The Winchester District Development Framework and Winchester District Local Plan Part 1 – Joint Core Strategy

- 1.1 The Winchester District Local Plan Part 1 - Core Strategy is the key document in the Winchester District Development Framework (LDF). This is not a single Local Plan but a compilation of documents that express the Council's strategy for the development and use of land in the District, including that part within the South Downs National Park and includes the following elements :-



- 1.2 All planning documents prepared under the LDF must conform to the Local Plan Part 1. The LDF must also reflect other plans and strategies in the area prepared not only by the Council but also its partners and wider community.
- 1.3 As over 40% of the District by area (and 16.6% by population) is within the South Downs National Park the Council has been working in partnership with the South Downs National Park Authority, which since April 2011 has been the local planning authority for the National Park, in producing this Local Plan. This is therefore a joint Local Plan which has been approved by both local planning authorities. The area covered by the South Downs National Park will have its own *Local Plan* ~~DF~~ in due course, which will then supersede the part of this Plan covering the National Park, *(references in this Plan to the Local Planning Authority may refer to Winchester City Council or the South Downs National Park Authority as relevant in each case)*.

- 1.4 ~~1.1~~ The Winchester District Local Plan Part 1 – Joint Core Strategy, will deliver those elements of Winchester District Community Strategy ¹ which relate to the use of land, setting out the strategic planning framework for the future of the Winchester District up to 2031. It will :-
- set out a spatial vision for the District, showing how it will change in the future in physical, economic, social and environmental terms to reflect the vision and outcomes of the Community Strategy.
 - set the strategic objectives and key policies for realising the vision.
 - identify the amount of development and broad locations for change, growth and protection, including allocating strategic sites.
 - set out an implementation and monitoring framework, together with a delivery plan to demonstrate how the infrastructure requirements necessary for the development strategy will be achieved.
- 1.5 ~~1.2~~ The adopted Winchester District Local Plan Part 1 – Joint Core Strategy will replace various policies of the Winchester District Local Plan Review adopted in 2006. Those policies to be replaced and retained are set out in Appendix A to this Plan. The adopted Proposals Map has also been amended, so that it reflects up to date policy designations and allocations as included in this document.
- 1.6 *This Local Plan therefore sets out the development strategy for the whole of the District. It includes the allocation of key strategic sites that will underpin the delivery of the strategy, as well as a range of policies covering more specific matters, such as affordable housing and the provision of open space. Some policies however, are more strategic in nature and provide a framework for more detailed policy guidance to be set out in Local Plan Part 2.*
- ~~1.61.3 This document follows earlier consultations and is the version that will be submitted to Government for independent examination as to its ‘soundness’. There is a six week period, prior to formal submission when representations can be made on the strategy and policies contained in this Plan. Any representations at this stage must relate to the issues of ‘soundness’, which requires documents to be Justified (based on robust and credible evidence) and Effective (capable of being delivered and monitored). Any duly made representations which raise issues of soundness will be considered by a Planning Inspector during an Examination. There is also a legal requirement which includes tests relating to procedure and conformity.~~
- ~~1.71.4 The 6 week consultation period on ‘soundness’ commences on Wednesday 25 January 2012 to 12 March 2012. All documents can be viewed on-line and an on-line response form has been created to submit comments direct. These can be viewed and accessed at www.winchester.gov.uk/jointcorestrategy~~
- ~~1.81.5 If you require a paper comment form please call 01962 840 222.~~

¹ Winchester District Community Strategy 2010 – WCC/WDSP
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The timeline consists of four horizontal lines, each representing a step in the process. The steps are listed on the left, and the corresponding time periods are listed on the right.

Step	Time Period
Publish and consult on Pre-submission Plan	January 2012
Submission to Secretary of State	April 2012
Examination of the Submitted Plan	Summer 2012
Adoption	End 2012

- Introduction and background
- Spatial Strategies
- Core Policies

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The Winchester District Local Plan Part 1 – Joint Core Strategy Preparation and Consultation

- ~~1.12~~1.9 Preparation of the Local Plan Part 1 – Joint Core Strategy commenced in 2007 under the heading of the LDF Core Strategy. The Council has undertaken a number of technical studies and actively engaged on an ongoing basis with its residents and businesses during the Plan's formulation. Full details of all the consultations and the evidence base can be viewed on the Council's website www.winchester.gov.uk
- ~~1.13~~1.10 In summary, during Spring 2007 the Council encouraged community participation to investigate and discuss the concept of sustainable communities, as part of its 'Live for the Future' process. A range of techniques were used including community and stakeholder workshops, a young person's event plus an online questionnaire. The consultation was undertaken in the context of the requirements of the emerging South East Plan.
- ~~1.14~~1.11 These explored the views, aspirations and concerns of the people that live, work and play in the Winchester District, and what they thought needed to change to make Winchester communities more sustainable in the future. The outcomes fed into the Issues and Options version of the Core Strategy and the first refresh of the Community Strategy, originally approved in March 2007.
- ~~1.15~~1.12 An Issues and Options consultation was then undertaken during early 2008, with a series of workshops across the District. Several thousand responses were received commenting on the options and suggesting alternatives. This was followed with a number of stakeholder workshops to engage more fully with the key service providers, and to discuss community representatives' views on the options presented and ways forward, given the evidence base and community feedback.
- ~~1.16~~1.13 The Core Strategy Preferred Option was published in May 2009 for consultation. During late 2009/early 2010 the Council considered responses to the Preferred Option and amendments to the Core Strategy to reflect the comments and evidence base. At that time the Government announced its localism agenda and followed this with a number of statements in relation to the status of Regional Strategies and proposed changes to the spatial planning system. In response, the Council launched its Blueprint consultation toolkit to engage with local communities to allow a 'bottom –up' debate as to the amount of growth and change that should be planned for at a local level.
- ~~1.17~~1.14 'Plans for Places ...after Blueprint' was published for consultation during Summer 2011. This expressed the spatial development strategies for the District, incorporating the views and aspirations revealed during Blueprint, together with updated technical evidence including locally derived housing and population projections.
- ~~1.18~~1.15 During Autumn 2011, the Core Strategy was re-titled the "Local Plan Part 1" and was agreed for publication, following more detailed discussions with those communities where additional development was to be planned and with technical experts in relation to the delivery and implementation of the range of District wide policies to be included.

- 1.16 *The Pre-Submission Plan was published for formal consultation as to its 'soundness' and legal conformity for a 6 week period, from January to March 2012. Following this, and taking into account changes in Government policy, a 'Schedule of Modifications' has been published which together with the Pre-Submission Plan, forms the Plan submitted to the Secretary of State to be examined.*

Winchester District Community Strategy

- ~~1.19~~ 1.17 The Winchester District Strategic Partnership (WDSP) prepared the Community Strategy for Winchester District following extensive consultation with local people, councils, businesses, voluntary organisations, and public sector services. It was originally adopted in March 2007 and refreshed in 2008 and 2010, www.wdsp.co.uk/community-strategy/ Its vision is:-

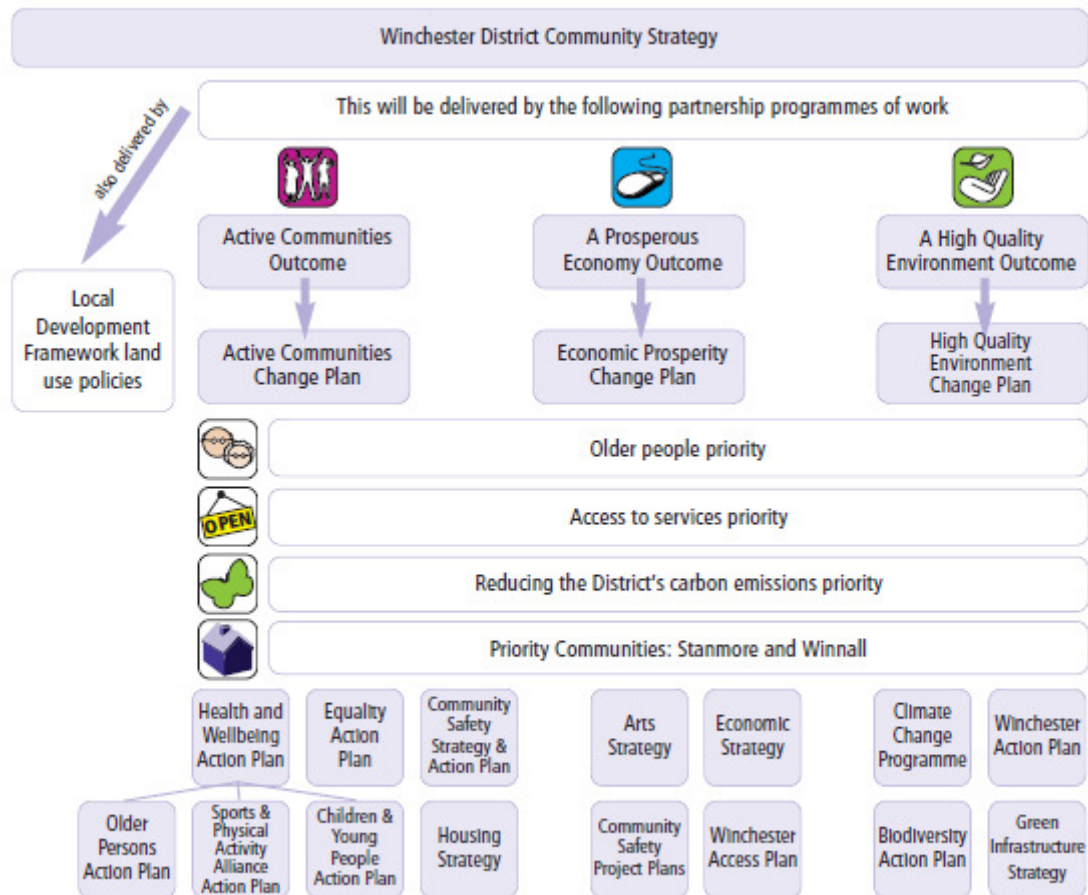
'Our vision for the Winchester District is of diverse and dynamic communities, where people work together to ensure that everyone has the opportunity to lead a fulfilling life now and in the future'.

- ~~1.20~~ 1.18 The Community Strategy and Local Plan Part 1 – Joint Core Strategy have evolved together, following early joint community engagement in 2007 and utilisation of a common evidence base. This has led to the Community Strategy now reflecting the different communities and economies that exist and taking a spatial approach to its programmes for the District.

- ~~1.21~~ 1.19 The Community Strategy identifies three overarching outcomes – Active Communities, Prosperous Economy and High Quality Environment. Each outcome is supported by a statement of what is to be achieved, linked with a series of programmes which will be put in place to deliver the outcome.

- ~~1.22~~ 1.20 In addition to the three outcomes, the WDSP has identified a number of important issues that require more urgent attention in the period 2010-2014. These are - older people, access to services and reducing the District's carbon footprint, with priority neighbourhoods being identified at Stanmore and Winnall in Winchester.

- ~~1.23~~ 1.21 A number of the programmes and priorities identified will rely on policies within this document (and other elements of the LDF) to assist their delivery. There is not a single delivery plan for the Community Strategy, each outcome has a supporting Change Plan which is monitored by the WDSP. There are also other specific action plans and strategies which work together with the LDF, as illustrated on the following page:



This list is not exhaustive, but gives you an idea of how the Community Strategy will be delivered. Each programme of work will contribute to more than one outcome, however for ease of presentation most have been aligned with their primary outcome.

To reinforce the relationship with the Community Strategy and its priorities, the Local Plan Part 1 – Joint Core Strategy includes a number of District-wide core policies listed under the relevant outcomes of the Community Strategy.

Sustainability Appraisal, Strategic Environmental Assessment, Habitats Regulations Assessment and Equalities Impact Assessment

- ~~1.24~~1.22 Sustainability Appraisals (SA) which include a Strategic Environmental Assessment (SEA) have been undertaken during the production of this Plan, to ensure that the policies and proposals accord with the principles of sustainable development.
- ~~1.25~~1.23 Strategic Environmental Assessment (SEA) considers the potential impacts of planning proposals on the environment and is a requirement of European legislation. In England, Strategic Environmental Assessment is incorporated into the SA process and consideration of social and economic issues is dealt with to the same level as environmental matters. The SA of Development Plan Documents is required by UK and European legislation.
- ~~1.26~~1.24 There is also a requirement introduced by the European Community's Habitats Regulations (HRA) - Council Directive 92/43/EEC for an Appropriate Assessment of the potential significant effects of a plan on European sites designated for their nature conservation importance. These include Special Areas of Conservation (SAC), Special Protection Areas (SPA) and International Ramsar Sites. ~~(RAMSAR)~~.
- ~~1.27~~1.25 This Plan has been subject to SA/SEA and HRA and the results of these assessments can be viewed on the Council's website www.winchester.gov.uk. These have informed the evolution and formulation of this Plan.
- ~~1.28~~1.26 Whilst the SA/SEA process examines the concept of sustainability through consideration of social, economic and environmental impacts, there is also the matter of health and equality which must be incorporated into policy formulation. Accordingly, the SA/SEA framework includes a specific section on health under the objective "to improve the health and well being of all". Equality however, falls outside this remit, but it is a requirement of the Council under the National Equality Framework to include this element in fulfilling its duties in relation to promoting equality in service provision.
- ~~1.29~~1.27 This Plan has been assessed in accordance with the City Council's Equality Assessment Process which examines the impact of the policies on gender, age, race, disability and health, sexuality, religion and belief along with other more general categories such as those on low incomes, those living in a rural area or those with caring responsibilities, etc. The results of this assessment are also available on the Council's website.

Other Plans and Strategies

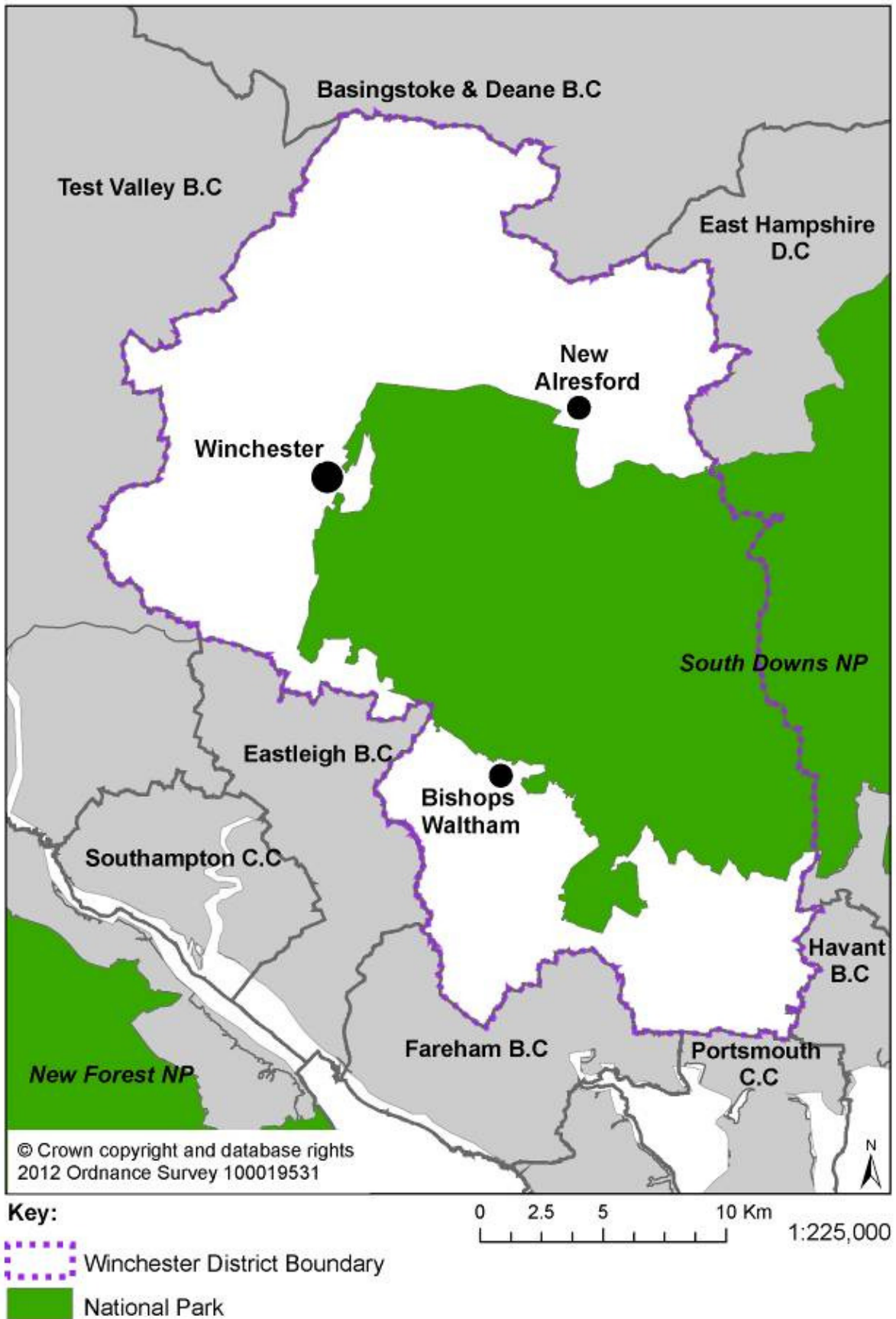
~~1.30~~ 1.28 The Local Plan Part 1 – Joint Core Strategy has been influenced by various plans and strategies, produced by the Council, its partners and neighbouring authorities. This is crucial to ensure that it takes into account the many elements that impact on the lives and businesses of individuals and communities within the District. Relevant documents are referred to within the text and listed in Appendix C as they form part of the evidence base.
<http://www.winchester.gov.uk/planning-policy/evidence-base/>
~~http://www.winchester.gov.uk/EnvironmentAndPlanning/Planning/LocalDevelopmentFramework/EvidenceBase/~~

~~1.31~~ 1.29 In addition, there are a number of local documents that have been prepared by the community, these include Parish Plans, Market Town Health Checks and Village and Neighbourhood Design Statements. These have informed the preparation of this Local Plan, particularly where more local matters have required assessment and will contribute to the implementation and delivery of the wider development strategy.

~~1.32~~ 1.30 A large portion of the District lies within the South Downs National Park. The Park Authority will be preparing its own ~~Core Strategy~~ *Local Plan* with anticipated adoption in ~~2014~~ 2015. In the meantime the Winchester District Local Plan Part 1 – Joint Core Strategy is jointly adopted by the National Park Authority and the City Council, to provide the strategic planning framework for the Winchester District, including those parishes that are wholly or partially within the National Park.

~~1.33~~ 1.31 The following map illustrates the location of the District.

Map 1. Location Map



- ~~1.34~~1.32 The geographical position of Winchester means that it has a common boundary with a number of neighbouring local authorities. Some elements of the evidence base have been jointly commissioned with those authorities that have common issues to explore.
- ~~1.35~~1.33 The nature of the District and the way it functions depends upon a variety of inter-relationships with its neighbours for employment, leisure, shopping and housing needs. In particular, those settlements in the south of the District often look to the urban areas of Portsmouth and Fareham rather than to Winchester itself, requiring an understanding of the plans and strategies of these and other areas. Part of the District falls within the South Hampshire sub-region, known as the 'PUSH' area (Partnership for Urban South Hampshire) and Winchester City Council is one of the ten local authorities involved in PUSH and its associated cross-boundary joint working.
- ~~1.36~~1.34 The Council is also working closely with adjoining authorities, particularly Fareham and Havant to plan for large-scale development either crossing District boundaries or on the edge of the District.
- ~~1.37~~1.35 Two Local Enterprise Partnerships to the north and south of the District, have been established. This Local Plan reflects their emerging philosophies where relevant.
- ~~1.38~~1.36 More specifically, policies and proposals for the development of mineral resources and sustainable waste management across Hampshire including Winchester District are included in the Hampshire Minerals and Waste Plan www.hants.gov.uk.
- 1.37 *The joint working and liaison described above positively contributes towards the 'duty to co-operate', which came into effect in November 2011 following the bringing into force of the Localism Act. The Council has produced a Duty to Co-operate Statement to accompany this Plan, which can be viewed on the website.*

Statutory Compliance Requirements

- ~~1.39~~1.38 Government guidance and regulations set out specific procedures for the preparation and subsequent approval of LDF documents including the Local Plan Part 1 – Joint Core Strategy, which must be *prepared in accordance with the 'duty to co-operate', accord with legal and procedural requirements* ~~considered both 'legally compliant' and~~ *be* 'sound'.
- ~~1.40~~1.39 To achieve legal compliance the document must be prepared in accordance with the Local Development Scheme; have regard to the Community Strategy; be in compliance with the Statement of Community Involvement; be subject to sustainability appraisal, comply with the Development Plan Regulations (~~2012~~2004 ~~and as amended~~), and be in general conformity with the Regional Strategy for the area, *for so long as it remains in force*.
- ~~1.41~~1.40 Soundness requires the Winchester District Local Plan Part 1 - Joint Core Strategy to be justified (founded on robust and credible evidence and the most appropriate strategy when considered against reasonable alternatives),

effective (deliverable, flexible and able to be monitored) and consistent with national policy.

Policy Framework

- ~~1.42~~ **1.41** The Local Plan Part 1 – Joint Core Strategy is required to be consistent with national planning policy, therefore national guidance is not repeated but the text and policies apply national principles to the local situation of the Winchester District. The ~~Council is also aware that the Government~~ *has produced the* ~~is consulting on its~~ National Planning Policy Framework, *and* this Plan has been assessed against *its requirements* ~~the emerging policy~~ and is considered to be consistent with it.
- 1.42 *When considering development proposals across the District, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively to find solutions which mean proposals that accord with planning policies can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.*
- 1.43 Similarly the policies and proposals are considered to be in general conformity with, the Regional Strategy (The South East Plan). Given the Government's intention to revoke Regional Strategies through the Localism Act and the need to be more locally focussed, this Local Plan includes locally derived housing targets which are projected forward to 2031, to ensure that the Winchester District Local Plan Part 1 – Joint Core Strategy provides long term guidance and certainty.

2.0 **PROFILE OF WINCHESTER DISTRICT**

- 2.1 Winchester District is amongst the twenty most affluent districts in the country. It is the least densely populated in Hampshire covering some 661 square kilometres with over 50 rural settlements, centred around the county town of Winchester itself. It has a well educated and healthy population with 30% being qualified to professional status compared to 20% nationally. 74% of residents consider themselves in good health compared to 68% nationally. Population projections² indicate that by 2031 over a third of the District's population will be of pensionable age. The population is typically white British with only a 2% representation by black, minority and ethnic groups.
- 2.2 Car ownership is high with the number of households with two or more cars approximately 50% higher than the national average. High car ownership provides more freedom of choice in terms of access to goods and services but also has a negative impact on the District's carbon footprint.
- 2.3 The District has many special heritage characteristics with over 2,000 listed buildings, more than 30 conservation areas, over 100 scheduled ancient monuments and 10 historic parks and gardens and a registered battlefield. The natural environment is also valued with a range of local, national and European designations. The tidal area of the River Hamble/Solent within the District is both a Special Area of Conservation and a Special Protection Area, and the Itchen Valley, which covers a large part of the District including the source of the River Itchen is also a Special Area of Conservation. At a more local level there are over 600 sites of importance for nature conservation and 17 Sites of Special Scientific Interest. 40.4% of the District now falls within the South Downs National Park.
- 2.4 A number of these factors, particularly when combined, present some key challenges for the District. Many of the affluent, mobile population commute to higher paid employment elsewhere, driving house prices higher than surrounding areas and creating a significant demand for more affordable housing for those who work in the District and wish to live locally rather than commute in. There is a particular need to address the needs of the aging population and their housing requirements along with the needs of young people and families to retain sustainable mixed communities, which support a strong local economy.
- 2.5 The District has a strong local economy with effectively full employment and a high skill base. A high proportion of residents are employed in knowledge based industries, the public sector (primarily governance, education and health) and business services. The wider service sector – retailing, hotels, restaurants is also strong, but there are significantly lower proportions of people employed in manufacturing, construction and transport/communications.
- 2.6 In recent years between 2003 and 2009 there was a 4% increase in jobs resulting in a total of 69,090 jobs across the District³. Whilst there remains considerable uncertainty over future employment growth, there is an

² Housing Technical Paper 2010 - WCC

³ Economic Study DTZ 2011

acceptance that the recession has led to a permanent loss of economic capacity. Looking forward, ~~the total District employment is anticipated to grow to 2031 by 13% (8750 jobs),~~ the main growth sectors *in the District are expected to be* being the service sector (primarily business services), health, distribution and retail, *construction and transport*.

- 2.7 In terms of retail growth, updated evidence⁴ indicates that *the projections of spending on convenience shopping* ~~floorspace projections~~ are slightly higher than projected in 2007, *although the need for additional floorspace is minimal due to recent developments and commitments. Conversely, projected* ~~whereas, expenditure for comparison goods is lower than estimated in 2007 projected due to the effects of the recession, -~~ *but there remains a need for additional floorspace taking account of commitments, especially in the latter part of the Plan period.* The Retail Study suggests that there is expected to be a need for *about 12,000 sq m (net)* ~~36,524 sq m~~ of new retail (A1) floorspace across the District to ~~2026-2031, mostly (4,686 sq.m of convenience floorspace and 31,840 sq.m of comparison floorspace, floorspace),~~ taking account of commitments at the time.
- 2.8 The form and quality of the natural and built environment of the District is a fundamental feature and highly valued. This creates challenges for addressing both housing and employment growth whilst protecting environmental assets.
- 2.9 Early technical evidence and community engagement identified those things that residents valued most including a strong sense of community spirit, the positive benefits of being close to the countryside and having ready access to local facilities. Winchester Town itself is a hub as a main employment, retail and leisure centre for both its residents and those in nearby villages. Urban areas on the southern fringes of the District have a strong functional relationship with the Southampton/Portsmouth conurbation, rather than Winchester. The remainder of the District has dispersed villages and market towns which vary in their size, character and functional relationships with each other.
- 2.10 In determining the vision for the Winchester District, these local variations have provided an opportunity to look at both the overall issues facing the wider District as well as those facing the different areas that exist. Accordingly, ~~the following section sets out the characteristics, key issues and challenges for three spatial areas~~ *have been defined in* of the District, *based on* ~~which have been determined through evidence and community engagement.~~ These are :-
- 1.0 Winchester Town - *As the largest settlement in the District, Winchester is home to 36% of the District's population and about 50% of the total District employment provision. There are significant patterns of in and out commuting due to the mis-match of workers and residents. It is a hub for many services and facilities which benefit residents and businesses in the District and beyond, and is a sustainable location for growth and change. The challenge is to provide for the future needs of residents and businesses in a way which ensures that it retains a balanced and growing economy whilst respecting its key qualities and features. The historic, cultural, aesthetic, visual and nature*

⁴ Retail and Town Centre Uses Study NLP 2012

conservation elements of Winchester and its setting are of exceptional quality. These remain relevant today in how the Town responds to its development requirements whilst retaining its compact form and sense of place.

2.11

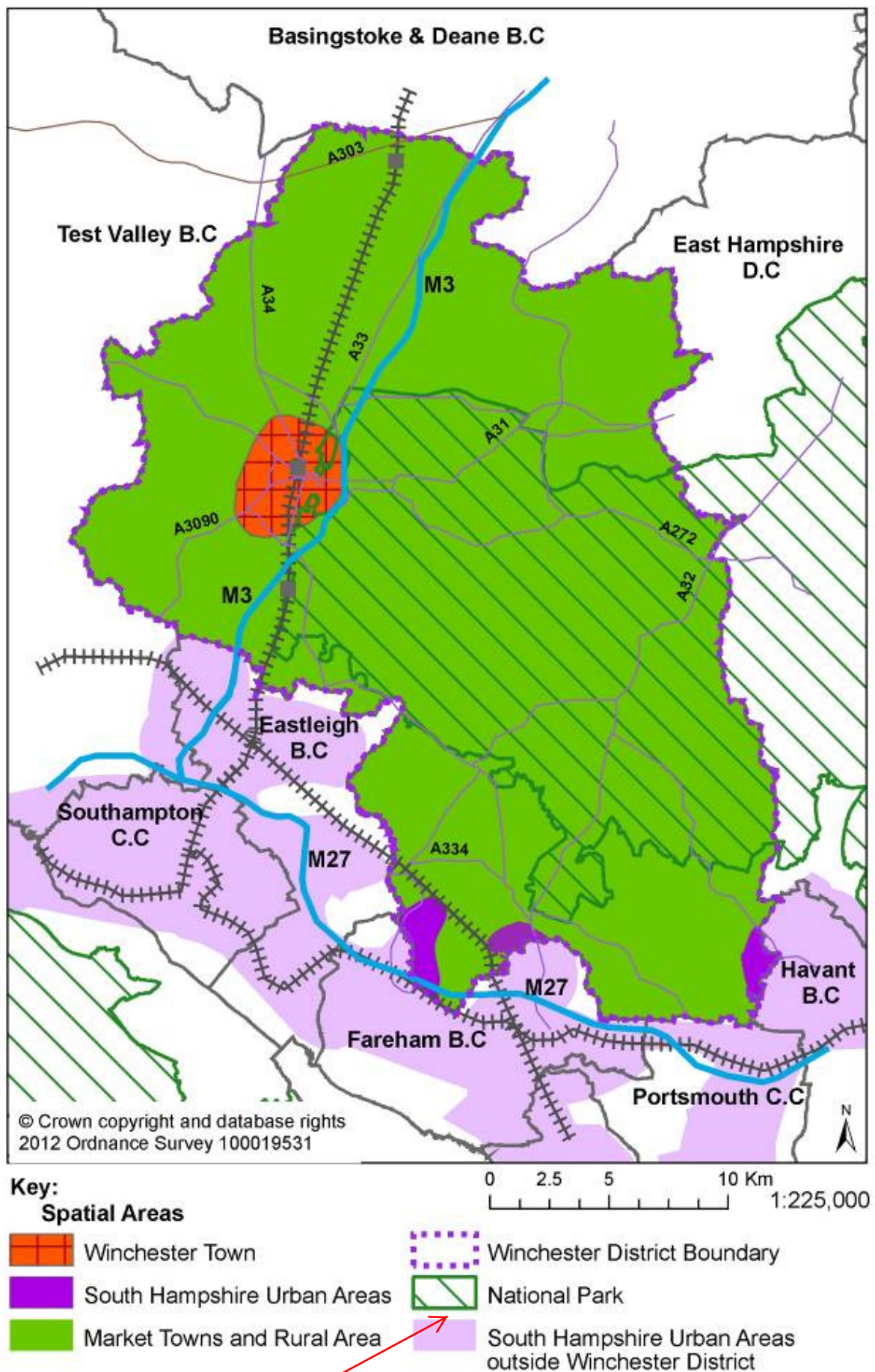
~~2.0~~South Hampshire Urban Areas – *this spatial area has been defined as a local response to planning for the part of the District which lies with the Partnership for Urban South Hampshire (PUSH) Area. The Council supports the updated PUSH economic development strategy and proposes to play its part in meeting this through the provision of housing (5,500 dwellings), facilities and employment areas. The emphasis is to provide mixed communities with a range of housing types and tenures. This scale of development will inevitably impact on the existing character of the locality and on the landscape, infrastructure, wildlife and sensitive habitats. It will be necessary for development schemes to fully assess such impacts and provide adequate avoidance or mitigation measures. A further challenge and opportunity is to ensure that these new communities build a strong sense of identity and are sustainable, with access to both community and physical infrastructure, through early pro-active engagement with the community and service providers.*

2.12

~~3.0~~2.13 Market Towns and Rural Area - *This area of Winchester District includes 50 or so smaller settlements, which range from larger villages to small hamlets. The varied nature of the settlements in this part of the District requires a strategy that will allow local opportunities to be realised whilst protecting the rural nature and character of the villages and surrounding countryside, many of which now lie in the South Downs National Park. Approximately 76,000 people live in this spatial area which covers a large proportion of the District. The key objective is to secure the right amount and type of development, to ensure that existing communities can remain viable, with access to the services they need. The mobile nature of the population adds a further complexity as residents travel to alternative destinations, whether by necessity or desire. The rural nature of this part of the District is a constraint, but there are numerous opportunities to address local needs and maximise attractive rural settings.*

2.14 This *spatial* approach *as illustrated on the following plan*, allows the Winchester District Local Plan Part 1 – Joint Core Strategy to fully explore the potential that these different parts of the District can offer in terms of growth, sustainable development and diversity. Nevertheless, existing linkages and interactions between the different areas are recognised and maintained, so that these areas are not considered in isolation.

Map 2. Spatial Areas



Deletion of 'Partnership for Urban South Hampshire' from key

2.11 This approach allows the Winchester District Local Plan Part 1 – Joint Core Strategy to fully explore the potential that these different parts of the District can offer in terms of growth, sustainable development and diversity. Nevertheless, existing linkages and interactions between the different areas are recognised and maintained, so that these areas are not considered in isolation.

Winchester Town

2.12 Winchester Town consists of the six Winchester wards plus the adjoining built up areas. It is a compact, vibrant, distinctive city in a remarkable setting. It has played an important role over the centuries as a seat of political and religious power, and it is still a major centre of civil government, the law and the military. The Cathedral, the College and the Universities are all great Winchester institutions, but the city's character stems not only from its heritage and built environment but also from its thriving cultural life. Exhibitions, concerts, the Cathedral and the summer street theatre festival called the Hat Fair bring thousands of people to the Town. Winchester also enjoys a direct link to beautiful countryside, with tranquil water meadows and the nearby hills of the South Downs.

2.13 Winchester is situated on key road/rail networks with access to Southampton Airport, creating ready access to London and beyond. The quality of its schools and facilities make it popular with both families and professionals, it also has a lively tourist economy attracting residents and visitors all year round.

2.14 Population and Economy: As the largest settlement of the Winchester District, Winchester is home to 36% of the District's population and about 50% of the total District employment provision. There are significant patterns of in and out commuting due to the mis-match of workers and residents. The historic fabric has accommodated vehicular traffic but the central area is designated as an Air Quality Management Area due to high concentrations of the pollutants nitrogen dioxide (NO₂) and fine particles (PM₁₀).

2.15 Of the 32 000 jobs available in the Town (2009 data), the service sector accounts for 52%, some 18,000 jobs are in public administration, education and health; 5800 in business and financial services and 3,500 in retail and distribution. The actual number of jobs in the Town has declined by some 7.7% during 2003-2009 and is projected to decline further with public administration and education sectors contracting, although health and other services, including art and creative sectors are anticipated to grow. Such growth could offset the decline in other sectors.

2.16 Key Qualities: The historic, cultural, aesthetic, visual and nature conservation elements of Winchester and its setting are of exceptional quality. The breadth and depth of heritage features and their interrelationships with both built and natural forms are a unique influence on how the Town has evolved⁵. These remain relevant today in how the Town responds to its development requirements whilst retaining its compact form and sense of place.

⁵ Winchester City and its Setting 1998 WCC

2.17Challenges: Being the District's largest built-up area and a hub for many services and facilities which benefit residents and businesses in the District and beyond, Winchester is a sustainable location for growth and change. It generates substantial housing and economic needs but, given the exceptional quality of its built environment and setting, the challenge is to provide for these future needs of residents and businesses in a way to ensure that it retains a balanced and growing economy whilst respecting its key qualities and features.

2.18Opportunities: The Town has many strengths and these lie at the heart of its future. Its retail provision and potential for economic growth in knowledge, creative industries, health and business services will provide local employment opportunities to its growing and well educated population. The education sector is both an employer and provider of qualified young people and their new skills need to be retained and accommodated. Its housing needs require the provision of a mix of house types and tenures to accommodate both affordable and market homes.

South Hampshire Urban Areas

2.19The South Hampshire Urban Area has been defined as a local response to planning for the part of the District which lies within the Partnership for Urban South Hampshire (PUSH) area. Here the development strategy focuses on new development concentrated to form new urban extensions, rather than dispersing similar numbers amongst the smaller settlements which also lie within the PUSH boundary.

2.20The Council supports the updated PUSH economic development strategy and proposes to play its part in meeting this through the provision of housing, facilities and employment areas at two strategic sites at West of Waterlooville and North Whiteley. The estimated housing contribution from this sub-area is 5,500 dwellings over the period 2011-2031 (approximately 3,000 at North Whiteley and 2,500 at West of Waterlooville) (the total capacity of West of Waterlooville is over 3,000, but only 2,500 are expected to fall within Winchester District).

2.21Population and Economy: Given the new communities currently being planned for and developed in this area, the existing population base will change considerably. The emphasis is to provide mixed communities with provision of a range of housing types and tenures with 40% affordable dwellings.

2.22The location of this spatial area on the southern boundary of the District highlights both its physical and functional relationship with neighbouring urban communities for work, shopping and leisure. The proximity of major road networks in the vicinity also provides for wider connections. In terms of existing employment provision there is a focus on manufacturing and the service sector, which together with construction, retail and distribution are anticipated to grow. There is substantial employment land provision in Whiteley with some 5,000 workers in the locality. Whiteley Town Centre is undergoing a comprehensive redevelopment programme which will provide 29,000 sq metres of retail and other town centre uses, to create a redesigned, attractive focal point for both existing and new residents.

~~2.23Challenges: The scale of the development in this area will inevitably impact on the existing character of the locality and on the landscape, infrastructure, wildlife and sensitive habitats. It will be necessary for development schemes to fully assess such impacts and provide adequate mitigation measures. A further challenge is to ensure that these new communities build a strong sense of identity and are sustainable, with access to both community (such as sports and cultural facilities) and physical infrastructure, whilst integrating with existing residents.~~

~~2.24Opportunities: Development of this scale provides opportunities to address infrastructure weaknesses, whilst maximising the benefits this level of development can offer through early pro-active engagement with both the community and service providers.~~

Market Towns and Rural Area

~~2.25This spatial area of the Winchester District includes 50 or so smaller settlements, which range from larger villages of several thousand population, to small hamlets of a few dwellings originally serving the agricultural industry. The varied nature of the settlements in this part of the District requires a strategy that will allow local opportunities to be realised whilst protecting the rural nature and character of the villages and surrounding countryside, many of which now lie in the South Downs National Park. In delivering the National Park's purposes the Local Planning Authorities have a duty to seek to foster the economic and social well being of the local communities within the National Park, and must meet the purposes of the National Park:~~

- ~~•to conserve and enhance the natural beauty, wildlife and cultural heritage of the area.~~
- ~~•to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.~~

~~2.26A few settlements offer a level of service and population that provide a sound basis for some residential or business growth, albeit at an appropriate scale.~~

~~2.27Population and Economy: Approximately 76, 000 people live in this spatial area which covers about 60% of the District. Service sector employment accounts for over 12, 000 jobs in this spatial area, of which 5,000 are within the business sector and over 1000 in education, health and hotels and catering. This area has recently seen the greatest decrease in jobs available (approx 8.7% compared to -0.6% across the whole District). Opportunities for growth lie in the business services, transport and communications sectors. There is also a higher incidence of home working in this area. Retail provision varies from fully functional town centres in the market towns and some of the larger villages, to individual shops in the more rural settlements. Some settlements have an aging population but those in an attractive setting with a school are often popular with in-migrants.~~

~~2.28Other Qualities: Given the rural nature of this area, there are a number of designations associated with the high quality built and natural environment (Special Areas of Conservation, Sites of Nature Conservation Importance,~~

~~Conservation Areas, Historic Parks and Gardens). These not only act as a constraint on development, but also protect those features which are most valued and which add to the overall character of the area.~~

~~2.29Challenges: The key objective is to secure that the right amount and type of development occurs, to ensure that existing communities can remain viable, with access to the services they need. The mobile nature of the population adds a further complexity as residents travel to alternative destinations whether by necessity or desire. There is some correlation between these patterns of movement and settlement dependencies which highlights the need to focus change in those settlements that are most relied on by surrounding areas.~~

~~2.30Opportunities: Whilst the rural nature of this part of the District is a constraint, there are numerous opportunities to address local needs and maximise attractive rural settings. Tourism, local food production and niche markets all offer opportunities for the local economy to be more resilient to wider changes.~~

Spatial Planning Vision

~~2.31~~2.15 The Community Strategy's vision and outcomes have influenced the LDF and this Local Plan. Below these are translated into a locally distinct spatial planning vision and a series of strategic objectives which will provide the link between the Community Strategy and the Winchester District Local Plan Part 1 – Joint Core Strategy.

~~2.32~~2.16 **“Winchester District is a special place characterised by a rich cultural heritage and attractive countryside and is home to a diverse population and a variety of business sectors. The District should retain the distinctive characteristics of the three key areas so as to maximise opportunities to address change in a positive way that ensures it remains an attractive place to live, visit, work and do business:-**

- The County Town of Winchester needs to meet its housing and community requirements and to diversify its economy through the promotion of the knowledge, tourism, creative and education sectors, whilst respecting the highly valued features and setting of the Town.***
- Areas at Waterloooville and Whiteley on the southern fringes of the District need to provide homes, jobs, physical and social infrastructure whilst creating a strong sense of community identity and protecting nearby environmentally sensitive sites, to create extended communities in this part of South Hampshire.***
- The market towns and many villages that fall within the rural area are to remain viable settlements offering where possible a range of local services and facilities, and be allowed to grow to respond to local needs, whilst retaining their individual identity and rural character. Development in those settlements that lie in the South Downs National Park should respect its purposes”.***

~~2.33~~2.17 This vision will be delivered by the application of the following spatial objectives and policies across the District during the Plan period. These collectively will achieve sustainable development to ensure that proper consideration is given to the environment, economy and society together.

Spatial Planning Objectives

~~2.34~~2.18 The following objectives follow the Community Strategy outcomes and are not in priority order. *The key policies delivering each outcome are shown below:*

Active Communities

- maximise new and existing opportunities for walking, cycling, sport and recreation/play to promote healthy lifestyles for all members of the community

DS1, WT1, WT2, WT3, SH1, SH2, SH3, SH4, MTRA1, MTRA2, MTRA3, MTRA4, CP5, CP7, CP15

- provision of 11,000 new homes across the District by 2031.

DS1, WT1, WT2, SH1, SH2, SH3, MTRA1, MTRA2, CP1, CP2, CP3, CP4

- provision of a range of housing types and tenures to address the varied housing needs of the District's resident and working population and ensure inclusion for all.

DS1, WT1, WT2, SH1, SH2, SH3, MTRA1, MTRA2, MTRA3, CP2, CP3, CP4

- retention of existing and provision of new services and support facilities in the right places at the right time, including health, education, cultural, leisure and shopping, etc, to ensure existing and new communities are attractive and safe places to live and work and to allow our ageing population to participate.

DS1, WT1, WT2, SH1, SH2, SH3, MTRA1, MTRA2, MTRA3, CP6, CP7

- encourage sustainable transport alternatives that reduce the use of the private car and enable people to live close to where they work or participate in activities.

DS1, WT1, SH1, SH3, MTRA1, CP10

Prosperous Economy

- promote the varied talents of the District, building on the creative and knowledge based industries that exist, whilst developing the agricultural, tourism and cultural assets of our historic towns and villages and valued landscapes.

DS1, WT1, SH1, MTRA1, MTRA4, MTRA5, CP8, CP19, CP20

- ensure that there are a range of sites and premises available for businesses and commercial enterprises to set up and expand to meet their full potential and adequate infrastructure is available, including the provision of communications technology.

DS1, WT1, WT2, WT3, SH1, SH2, MTRA1, MTRA2, MTRA4, MTRA5, CP6, CP9, CP21

- maximise the economic opportunities offered by the designation of the South Downs National Park, utilising its tourism, recreation and cultural opportunities whilst supporting its purposes.

MTRA2, MTRA3, MTRA4, MTRA5, CP8, CP19

- encourage the development and adoption of energy efficiency and renewable energy technologies and enable their take-up by new and existing businesses, through the creation and promotion of a low carbon economy.

DS1, WT3, CP8, CP11, CP12, CP13

High Quality Environment

- *maintain*, protect and enhance Winchester District's valuable environments and wildlife assets, whether these are urban or rural areas or involve the built or natural environments. To ensure that change restores, maintains or enhances the biodiversity, landscape character and historic environment of the District as a special place, *whilst respecting its setting within the South Downs National Park*.

DS1, WT1, WT3, SH1, SH3, MTRA1, CP13, CP14, CP15, CP16, CP20

- ensure that the status of the water environment (both ground and surface water systems) in the District is maintained and improved through the development strategy promoted.

DS1, WT2, SH3, CP17

- provide, protect and enhance green infrastructure to include open spaces, green links and wildlife corridors.

DS1, WT1, WT2, WT3, SH1, SH3, SH4, MTRA1, CP7, CP15, CP16, CP18

- mitigate against the impacts of, and adapt to the effects of, climate change through promoting lifestyles and businesses which are sustainable for the environment and maximising the use of technologies that are available to reduce waste and carbon emissions.

DS1, CP11, CP12, CP13, CP14

- maximise the use of sustainable construction methods and drainage systems and encourage the use of locally sourced materials, to protect the integrity of the natural systems and resources that exist in the District.

DS1, WT3, CP11, CP17, Hants Minerals and Waste Core Strategy (2007)

- ensure high quality design takes account of character, local distinctiveness and sustainable design principles.

DS1, WT1, WT2, SH1, SH2, SH3, MTRA1, MTRA2, MTRA3, MTRA4,

- maximise the use of the District's land resource through the promotion of higher densities and creative design where these are appropriate and make a positive contribution to the public realm.

DS1, CP13, CP14

3.0 DEVELOPMENT STRATEGY

- 3.1 The principal focus for new development across the District will be within the urban areas of Winchester Town and the South Hampshire Urban Area. These will accommodate the bulk *of the objectively assessed development needs* of the District's, *including the* requirement for 11,000 new dwellings and associated economic and community development during the plan period *as indicated on the following Key Diagram*. More locally focussed development will occur in the Market Towns and Rural Area reflecting the needs and requirements of those communities and to ensure that they offer a range of services and facilities and sustainable opportunities for change, consistent with their scale and function.
- 3.2 The emphasis will be to follow a sequential approach to development by establishing the capacity of previously developed land first before allocating sites outside existing settlement boundaries through future development plan documents or Neighbourhood Plans.

Policy DS1 - Development Strategy and Principles

The Local Planning Authority will support the delivery of new housing, economic growth and diversification through the following development strategy:-

- Winchester Town will make provision for 4,000 new homes through a range of accommodation to meet the needs of the whole community and to ensure that the local economy builds on its existing and growing strengths in higher education, creative and media industries, and other knowledge-based activities, whilst respecting the town's special heritage and setting.
- The South Hampshire Urban Areas will make provision for two sustainable new neighbourhoods to provide some 5,500 new homes and contribute towards meeting the PUSH strategy of improving economic performance by providing major housing and economic growth and community and physical infrastructure.
- The Market Towns and Rural Area will make provision for 1,500 new homes, and to support economic and community development that serves local needs in the most accessible and sustainable locations, promotes the vitality and viability of communities, and maintains their rural character and individual settlement identity.

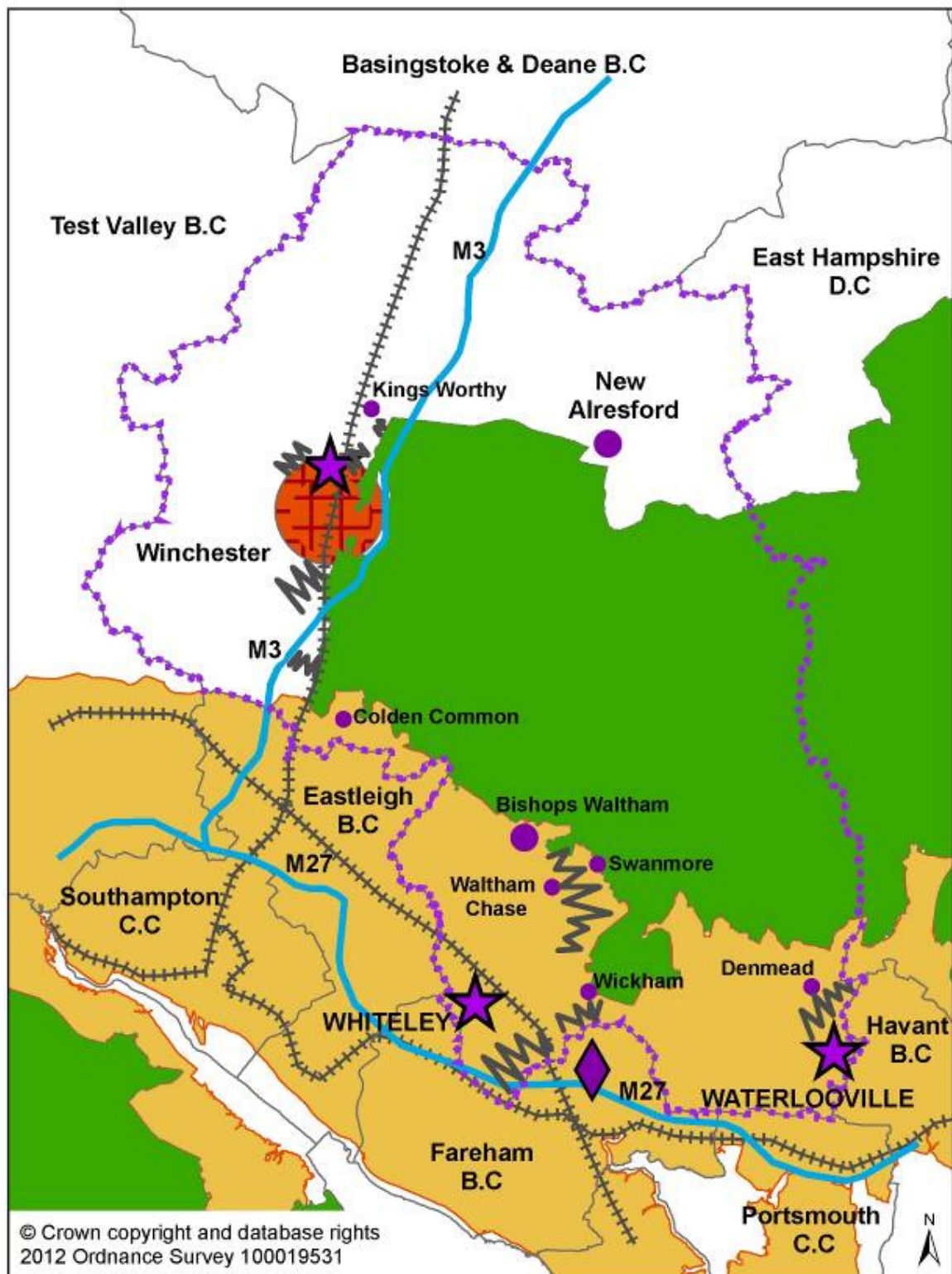
Development proposals will be expected to make efficient use of land within existing settlements, and prioritise the use of previously developed land in accessible locations in accordance with the development strategies set out in Policies WT1, SH1 and MTRA1.

In delivering the District's housing, employment and community requirements development proposals will be expected to demonstrate conformity with the following principles:-









- maintaining the importance of environmental assets and making efficient use of scarce natural resources,
- making the use of public transport, walking and cycling easy, to reduce non-essential car use;
- integrating development of homes, jobs, services and facilities;
- applying a town centres first approach to retail, leisure or other development proposals that are high attracters of people, *in accordance with the following hierarchy of centres:*
 - *Sub-regional town centre – Winchester*
 - *Town centre – Whiteley*
 - *District centres – Bishops Waltham, New Alresford, Wickham*
 - *Local centres – Denmead, Kings Worthy, and in Winchester Oliver's Battery, Stockbridge Road/Andover Road, Weeke;*
- achieving high standards of design and sensitivity to character, ~~and setting~~ *and cultural heritage*;
- contributing to individual and community wellbeing, health and safety and socially inclusivity;
- testing existing infrastructure and service capacity to serve new development, and making arrangements in a timely manner for appropriate increases in capacity *or measures to mitigate impact*;
- addressing the impact on climate change, renewable energy, air quality, green infrastructure, recycling/waste, flooding issues and the water environment.

3.3 *This policy will be delivered through the implementation of the policies within this Plan, key infrastructure requirements are summarised at Appendix E . Full details are set out in the Council's Infrastructure Delivery Study.*

Map 3. Key Diagram



Key:

- | | |
|--|--|
|  Winchester Town |  Winchester District Boundary |
|  Other Large Settlements |  National Parks |
|  Strategic Allocations |  Partnership for Urban South Hampshire Area |
|  Strategic Development Area |  Settlement Gap |

Insertion of 'Other Large Settlements' in key

Spatial Strategy – Winchester Town

- 3.4 *Winchester Town consists of the six Winchester wards plus the adjoining built up areas. It is a compact, vibrant, distinctive City in a remarkable setting. It has played an important role over the centuries as a seat of political and religious power, and it is still a major centre of civil government, the law and the military. The Cathedral, the College and the Universities are all great Winchester institutions, but the City's character stems not only from its heritage and built environment but also from its thriving cultural life. Exhibitions, concerts, the Cathedral and the summer street theatre festival called the Hat Fair bring thousands of people to the Town. Winchester also enjoys a direct link to beautiful countryside, with tranquil water meadows and the nearby hills of the South Downs.*
- 3.5 *Winchester is situated on key road/rail networks with access to Southampton Airport, creating ready access to London and beyond. The quality of its schools and facilities make it popular with both families and professionals, it also has a lively tourist economy attracting residents and visitors all year round.*

~~3.3~~3.6 The challenge for Winchester Town has been the ability 'to absorb and manage change without losing its special character'⁶. This issue still remains relevant and when Winchester Town Forum launched its vision "Winchester – Towards our Future" in 2007⁷ this was reiterated and reinforced. The vision recognised that there was a need to continue the Town's successful evolution in order to enrich the lives of future generations through the following considerations:-

- care about our history, heritage and setting.
- encourage people to do business here.
- be a natural destination for visitors and shoppers.
- provide new and affordable housing.
- improve transport, infrastructure and air quality.
- become a regional centre for creativity and culture.
- create a green and environmentally friendly city.
- be a town which supports safe and stable communities.

~~3.4~~3.7 *The Town Forum is in the process of updating its Vision, but these* These objectives are *retained*. still relevant and following extensive community engagement a number of key aspirations have emerged in terms of the provision of more affordable housing, a greater mix of homes, housing for an ageing population, achieving a balance between the provision of homes and

⁶ Future of Winchester Study WCC 2000

⁷ Winchester Town Forum – Vision for Winchester - Towards our Future 2007

~~jobs to reduce commuting, provision of affordable business space and economic diversification and provision of the necessary infrastructure.~~

~~3.53.8~~ In addition, ~~to these development aspirations~~ there is also a widely acknowledged desire to ensure that Winchester Town remains the special place that it is, both in terms of its character and setting. To manage these expectations and to allow Winchester to play its part as a thriving County Town, the concept of 'Development with a Purpose' is proposed. The spirit of this is to ensure that the growth and change which is needed is aimed at ensuring that development responds to and deals with matters beyond simply meeting housing or employment requirements: it should be directed towards improving the social, environmental and economic well-being of the whole community.

~~3.63.9~~ The spatial vision for the Town encompasses these aspirations

The vision for Winchester Town is to ensure the Town retains its desirability and prosperity by providing the development necessary to meet the needs of the whole community, ensuring that the local economy thrives on its strengths in higher education, creative and media industries, and other knowledge-based activities, and respecting the town's special heritage and setting.

~~1.03.10~~ To achieve this vision there is a requirement to positively address Winchester's development needs, which can be summarised as :-

- ~~2.0~~• provide for 4000 new homes (in the period 2011-2031) with a range of house types and tenures – *Winchester is home to 36% of the District's population and about 50% of the total District employment provision, with significant patterns of in and out commuting due to the mis-match of workers and residents.* -
- ensure sufficient land and premises are available to allow existing businesses to prosper and provide opportunities for new businesses and enterprises to look towards Winchester as a location of choice. - *of the 32,000 jobs available in the Town (2009 data), some 18,000 jobs are in public administration, education and health, 6,600 in business and financial services and 3,500 in retail and distribution. The actual number of jobs in the Town has declined by some 7.7% during 2003-2009 and is projected to decline further with public administration and education sectors contracting, although health and other services, including art and creative sectors are anticipated to grow. Such growth could offset the decline in other sectors.*
- allow the retail sector to expand and diversify to ensure Winchester retains its place in the sub-regional retail hierarchy - *Winchester Town is the largest retail centre in the District and planned and forecast growth should be used to maintain its sub-regional role.* -
- accommodate necessary vehicular movements whilst reducing carbon emissions and providing alternatives – *the historic fabric has accommodated vehicular traffic but the central area is designated as an Air Quality Management Area due to high concentrations of the pollutants nitrogen dioxide (NO2) and fine particles (PM10).* -

- reduce commuting - *the Town experiences large daily commuting flows with about 18,000 commuting in and 10,000 commuting out (about 28,000 total movements a day)*
-
- provide open space and recreational provision to address future requirements and existing deficiencies – *there is a shortfall of recreation land available for the size of population, and some housing areas are poorly served in terms of access to play or sports facilities.*
- ensure that the impact of new development on both physical and community infrastructure is managed and where necessary new or improved facilities are provided - *infrastructure provision has not necessarily kept pace with some of the piecemeal development that has occurred in the Town over the past years.*

3.7

~~3.8~~3.11 A critical issue is how to deliver the amount and type of development required to respond to these needs without compromising the qualities and character of the Town recognised and valued by so many. Winchester's heritage and environment are of international importance with a wealth of historic sites and buildings and a townscape of the highest quality. Its setting is of particular importance^{8,9} a defining factor is its position in the local topography, overlooked by chalk downland with ancient woodland and a variety of semi-natural habitats. The most important parts of that setting are now within South Downs National Park and the River Itchen is a key component, as a fine example of a chalk stream of European significance, with species rich river meadows and grassland.

~~3.9~~3.12 The following strategy seeks to achieve a balance between the varied development needs and impact on its environmental assets.

⁸ Winchester Landscape and its Setting Landscape Design Associates 1998

⁹ Winchester District Landscape Character Assessment WCC/HCC 2004

Housing

~~3.10~~**3.13** Locally derived housing requirements justify ¹⁰ the provision of 4,000 new homes in Winchester Town during the period 2011 - 2031. Capacity for some 1200 dwellings has been identified on sites with planning permission (at April 2011) and through the latest Strategic Housing Land Availability Assessment (SHLAA). These assessments will be updated and it is expected that some additional capacity will be identified either within the existing boundary of the Town or on small sites adjoining it, particularly in the longer term, which may result in about 2,000 dwellings being developed within the Plan period. The manner in which this provision is made is important and should be positively managed, *through a future Development Plan Document or Neighbourhood Plan, or* possibly through a more detailed planning document *specifically* for Winchester *Town*.

~~3.11~~**3.14** It is therefore necessary to deliver the remainder of the housing requirement (2,000 dwellings) through a strategic allocation. Consideration has been given to the alternatives of allocating one large site or a number of smaller sites. It has been concluded that there are significant benefits in allocating a single site which is of sufficient critical mass to meet most of its infrastructure needs, including educational and community facilities on site. A development of 2,000 dwellings would provide a new (two or three form) primary school as part of the development. It would be more difficult to secure the provision of a new school in smaller developments, and there is lack of land available for a new school to be delivered independently. Likewise, larger scale development can support additional bus services, in order to make significant improvements to public and community transport both for the development and the wider area, as well as other infrastructure. There is also better potential for renewable energy provision, district heating facilities and other measures to reduce the carbon footprint of the development.

~~3.12~~**3.15** All the options for substantial growth around the town have been assessed and the site at Barton Farm, to the north of the town, is considered the most appropriate and sustainable. This site has an extensive history being initially identified as a 'reserve' Major Development Area in the adopted Local Plan Review 2006 and has been subject to public inquiries, which confirm that 2,000 dwellings can be provided sustainably on the site. The benefits of allocating this site are that it can deliver a range of housing needs, including substantial affordable housing provision, ensure necessary social and physical infrastructure provision, is in one ownership (and, therefore, deliverable) and it can substantially mitigate adverse environmental impacts.

Employment and Commerce, including Retailing

~~3.13~~**3.16** About half of the jobs available in the District are provided in Winchester Town (approx 32,000)¹¹. The Council's Economic Strategy ¹² sets out a number of key issues to be addressed in the Town:-

¹⁰ Housing Technical Paper – WCC - 2011

¹¹ Review of Employment Prospects etc DTZ 2011

¹² Winchester District Economic Strategy 2010 – 2020 WCC/WDSP

- promotion of knowledge based industries – to ‘future proof’ the economy through diversification and promotion of knowledge and low-carbon enterprises;
- reduce commuting – to balance the in and out daily commuting flows;
- provision for creative industries – to retain graduates from the universities by providing the right start-up accommodation;
- additional retail and speciality shopping – to retain the distinctive specialist shops that make Winchester an attractive retail destination, and to ensure that the retail mix remains appropriate;
- develop the early evening economy – to promote opportunities for local businesses during the evening lull (5-8pm);
- promote the visitor economy – to retain Winchester’s attraction to tourists and provide adequate visitor facilities and accommodation.

~~3.14~~**3.17** Being a County Town, Winchester has always been a centre of employment, but the economic structure of the Town is now changing in response to wider economic issues. The Town has predominantly service sectors jobs, particularly in health, public administration, finance and education. The updated employment study ¹³ acknowledges that Winchester Town has seen an employment decline in the periods 2003-2007 and 2008 – 2009 and, whilst the public sector is expected to decline further, Winchester might experience a growth in the health and education sectors. The report also anticipates uplift in other sectors such as distribution and retail, business and other services, including creative industries, and suggests that these sectors combined could offset the negative growth in public administration.

~~3.15~~**3.18** The implications of this, together with a reassessment of employment densities for typical office uses, which include the more efficient use of office space through hot-desking and home working, means that more jobs can be accommodated in the same space. Given the amount of existing available space, the implication is that some of the requirement for business space could be accommodated within the Town either in existing premises or through the redevelopment of these sites.

~~3.19~~ ~~3.16~~**A** key impact of the employment offer in the Town is the generation of large commuting flows ~~with about 18,000 commuting in and 10,000 commuting out. (about 28,000 total movements a day).~~ Whilst this issue cannot be separated from the need to increase the supply of housing, particularly more affordable homes, it forms a useful basis to establish the amount of employment development needed and also the type. Considered with the contraction of the public sector, this offers Winchester Town an opportunity to diversify its economy through the promotion of its creative and cultural industries, linked to its Universities. The Town needs to maximise the opportunities offered by its existing stock of employment and commercial premises, with those sites offering the greatest potential being retained rather than lost to alternative uses.

¹³ Review of Employment Prospects and Employment Land – DTZ - 2011

An area of the Town that lends itself to this form of redevelopment is the area around Winchester Station, with its mix of commercial, retail, residential and office space.

3.17A further development need for the Town is the anticipated growth in the retail sector and the need to ensure land is available at the right location and time for these requirements to be met during the Plan period.

3.20 The updated retail study ¹⁴ identifies the need for substantial additional retail floorspace (in the region of 229,000 sq m), in the Town during the plan period over and above that already permitted at Silver Hill and Weeke, which are expected to accommodate growth in the short to medium term. ~~It will be necessary to undertake further assessments of future retail growth in the light of current economic conditions.~~

~~3.39~~3.21 Notwithstanding this Winchester Town is the largest retail centre and should continue to act as the principal centre in the District to maintain its sub-regional role. The study also advises that any large scale growth (*1000 sq.m. or more*) that serves a significant part of the District should *generally* be concentrated within Winchester town centre. Following the 'town centres first' approach advocated in Policy DS1, retail growth should normally be accommodated in the town centre. *Short to medium term development needs can be accommodated through existing commitments and, due to this and the likely impact of larger schemes, developments outside the defined town centre of more than 1000 sq. m. (gross) should be subject to an assessment of their impact on the town centre.* Whilst this Local Plan does not allocate the land to deliver *additional* the necessary retail development, it establishes the strategy for any future site allocations *which may be needed through Part 2 of the Local Plan.*

Transport and Access

~~3.19~~3.22 In July 2011 the City Council in partnership with Hampshire County Council approved the Winchester Town Access Plan¹⁵, which acknowledges that Winchester faces a number of factors which combine to give it traffic levels and problems far beyond that which would normally be associated with a town of its size. It experiences many of the problems associated with ancient city centres, such as narrow ancient streets and footways that allow limited scope for improving provision for road users and pedestrians.

~~3.20~~3.23 The Access Plan focuses on improving accessibility and air quality, reducing the level of traffic in the city centre and therefore improving the situation in terms of localised congestion. It has four key aims:

- to ensure that the vitality and resilience of the local economy is strengthened by planning for movement and access which is economically and environmentally sustainable;
- to lead a transition to cycling, walking, public transport and low-carbon modes of travel, including low emission private and commercial vehicles;

¹⁴ Retail and Town Centre Uses Study update – NLP - 2010

¹⁵ Winchester Town Access Plan WCC/HCC - 2011

- to reduce the negative effects of transport-related carbon emissions on all neighbourhoods, including the Town's historic environment, particularly in relation to air quality and the safety of pedestrians and cyclists;
- to enhance the social and cultural wellbeing of Winchester by providing access for all.

~~3.21~~**3.24** In addition to these aims, the Access Plan includes a number of strategic priorities which link with spatial planning aims and objectives for Winchester Town and the delivery processes for the development strategy. The Access Plan acknowledges that its aims can be achieved through reducing the distance that people have to travel in their daily activities through 'self containment' policies such as providing good local facilities, employment and community based facilities which can be accessed by means other than the car. There is also the recognition that through new development there are excellent opportunities to incorporate established good practice and, on occasion, to innovate in design and layout for example through the use of shared spaces in appropriate locations, with the aim of creating new ways of integrating travel solutions into the places people live and how they access work and other facilities.

3.25 A statutory Air Quality Management Area (AQMA) has been declared within the town centre, due to the amount and type of pollutants recorded. An Air Quality Action Plan has been produced and this, in conjunction with the Access Plan, will help in reducing nitrogen dioxide levels *to the benefit of human health and designated wildlife sites.*

~~3.22~~

~~3.23~~**3.26** The Access Plan is supported by action plans covering the short and long term. The short term plan includes many committed improvements such as improvements to the High Street and Market ~~Square~~*Street* and an approach to support the park and ride facilities on offer by a corresponding reduction in town centre parking spaces. The Plan identifies the opportunity to explore reducing car parking capacity within the Town centre by up to 15% (500 spaces) during the period to 2016, recognising that such space could be put to more economically beneficial use.

~~3.24~~**3.27** Other longer term proposals have been identified but funding is not secured. There is therefore scope for these to be implemented through developer contributions or more directly through development schemes. Overall, the aim of the Access Plan is to contribute towards sustainable development through the provision of better accessibility and improved safety for all highway users.

Open space and recreational facilities

~~3.25~~**3.28** The Council's Open Space Strategy ¹⁶ identifies existing provision of some 17 hectares of play space, with 31 hectares of local sports provision and 12 hectares of general sports provision, providing a total of some 60 hectares,

¹⁶ Open Space Strategy WCC - 2011

in the Town. There is also more informal open space, such as that at Abbey Gardens and St Giles Hill.

~~3.26~~**3.29** However, when compared to the updated standards in this Local Plan, there is still a ~~large~~ shortfall of land available for the size of the population, and some housing areas are poorly served in terms of access to play or sport facilities. ~~The shortfall¹⁷ equates to some 12 hectares of play space and 26 hectares of sports provision.~~ It is therefore necessary to secure on-site provision through development schemes and for future allocations of additional land to be provided. In the meantime the priority will be to retain existing provision and secure improvements, whilst making additional provision where possible.

~~3.27~~**3.30** Green infrastructure also forms a valuable contribution to the setting of Winchester Town, through extensive tree coverage and areas of open land such as the Water Meadows, which come into heart of the town providing public access to the wider countryside. Some of this countryside is now within the South Downs National Park. The River Itchen also passes through the Town and is protected by European legislation recognising the exceptional quality of this chalk river and its environs.

Community and physical infrastructure

~~3.28~~Infrastructure provision has not necessarily kept pace with some of the piecemeal development that has occurred in the Town over the past years. The current situation regarding existing and planned infrastructure provision is set out in the Council's Infrastructure Study¹⁸.

~~3.29~~**3.31** Of particular current concern in Winchester Town is primary school provision. The provision of a new school is required as part of the strategic allocation at Barton Farm. Policy CP6 enables further provision to be made if required by *and the* the Education Authority *is in the process of determining the best way to address shortfalls in primary school places.*

~~3.30~~Another key item of community infrastructure is the provision of health facilities. The nature of these will vary in response to changes in both population numbers and age structure with an ageing population requiring greater and more specialised provision.

~~3.31~~**3.32** Existing health provision is evolving in response to changes to NHS structures and management practises. It may be required to expand, or make new provision, to address both the changing needs and growth of the local population.

~~3.32~~**3.33** These development needs all present challenges in terms of ensuring that Winchester Town remains an attractive place, with its setting and environmental assets conserved and utilised to ensure that the development required occurs in the right place and at the right time. Its setting and attractiveness are of great importance but must not be seen as an embargo on

¹⁷ Using existing standards under Winchester District Local Plan Review 2006 policy RT4

¹⁸ Infrastructure Study WCC 2010

all change and consequential development. The Town has its own needs and the following strategy allows these to be achieved in accordance with the vision expressed previously :-

Policy WT1 - Development Strategy for Winchester Town
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The spatial planning vision for Winchester Town will be achieved through:-

- provision of 4000 new homes (2011-2031) to meet a range of community needs and deliver a wide choice of homes including affordable homes to ensure social inclusion. This will be achieved through :
 - development and redevelopment of existing premises and sites and other opportunities within and adjoining the defined built-up area of Winchester, to deliver some 2000 new homes .
 - a new neighbourhood to the north of Winchester at Barton Farm for about 2,000 homes, of which 40% will be affordable, and associated support facilities and services in accordance with the requirements of Policy WT2;
- opportunities for economic development and diversification through:
 - retention of existing employment land and premises (in accordance with policy CP9) *and new development or redevelopment* to provide for new business growth to broaden Winchester's economic base through growth in sectors including knowledge, tourism, creative and media industries and more specifically start-up premises to encourage entrepreneurship;
 - *provision of additional retail floorspace through existing planned developments at Silver Hill in the short to medium term and future additional provision (projected to be about 9,000 sq. m. to 2031 with this figure being updated prior to any site allocations) to support Winchester's role as a sub-regional shopping centre for existing and new communities.*
 - ~~○ provision of new employment floorspace in appropriate locations~~
 - ~~• provision of additional retail floorspace through existing planned developments and future additional provision to support Winchester's role as a sub-regional shopping centre for existing and new communities;~~
- promotion of the town centre as the preferred location for new development that attracts high visitor numbers such as retail, *commercial and offices*, leisure, culture and tourism. *Proposals for new floorspace of 1,000 sq. m. or more outside the defined town centre will need to demonstrate that it would not have a harmful impact on the town centre;*
- provision of education facilities to meet the needs of the Town, through the provision of a primary school in conjunction with Barton Farm and an additional primary school on a site to be identified;

- additional open space and recreational provision, including:
 - opportunities to address ~~the existing~~*any* under-provision of ~~12 hectares of play space and 26 hectares* of sports provision~~*open space*, to be secured through new allocations and in conjunction with development;
 - retention of existing open space and recreation provision and not releasing this for alternative purposes, given the amount of the existing shortfall;
- retention of existing and provision of new green infrastructure to ensure that the Town retains its well-treed character, attractive green setting, its well-defined urban edge, and access to open space and adjoining countryside;
- implementation of the Winchester Access Plan and the Winchester Air Quality Action Plan to ensure that transport provision and access to and within the Town provides opportunities for sustainable transport provision and reduces pollution and carbon emissions.
- exploring the opportunities presented by the site at Bushfield Camp in accordance with Policy WT3;
- ensuring that all new development is of the highest design quality in terms of architecture and landscape, fully considers and respects the context of its setting and surroundings to reflect local distinctiveness, and the historical and cultural heritage of the Town and makes a positive contribution to the quality of the area.

~~*based on current open space standards set out in Winchester District Local Plan Review 2006 Policy RT4~~

- 3.34 *This policy will be delivered through the implementation of the following policies, WT2 and WT3, in addition to other proposals coming forward through the development management process. Where necessary, sites will be allocated for specific uses in Local Plan Part 2, in accordance with this strategy for Winchester Town and other policies in this Plan.*

Policy WT2 - Strategic Housing Allocation – North Winchester

Land at Barton Farm, Winchester, as shown on the following map, is allocated for the development of about 2,000 dwellings together with supporting uses. Development should accord with the Development Strategy for Winchester Town (Policy WT1), other policies in this Plan and the following site-specific requirements:

- the creation of a distinctive, well integrated suburb of Winchester Town which respects its local context, and enhances the standards of sustainable design in the locality;
- the proposal should follow an organic sequence of development, radiating from the southern urban edges of the site, with the timely provision of infrastructure and community facilities to the benefit of

the new community at the earliest possible time, *as set out in the Infrastructure Delivery Summary at Appendix E;*

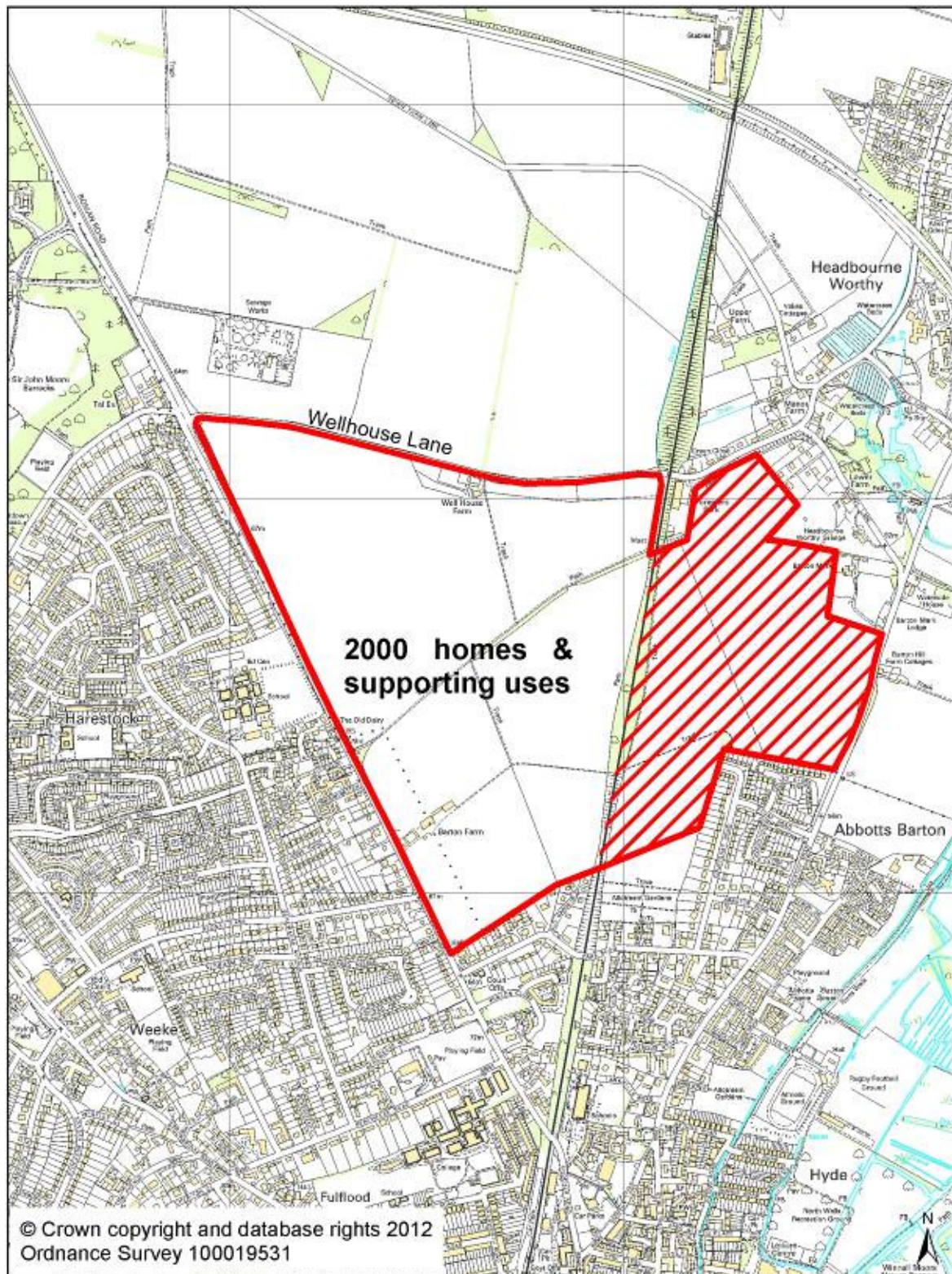
- development proposals should be accompanied by a comprehensive masterplan for approval, which includes an indicative layout and phasing plan and sets out details of how this will be achieved. The masterplan should reflect the location of the site and minimise its impact on the setting of Winchester and local landscape, to incorporate the highest standards of contemporary urban design and the effective use of the site through the application of appropriate densities, layout and form;
- the development should be designed to meet the housing needs of all sectors of the community, including families, the young and older people to ensure equality and social cohesion. House types and affordability should be matched so far as possible to the local employment base in order to reduce the need for in and out commuting;
- provision of a new local centre, with a range of shopping facilities to meet locally-generated needs, small-scale employment uses, pre-school facilities, and primary education. The potential for relocating all or some of the facilities on the current Henry Beaufort secondary school site should be investigated;
- improved accessibility to the town centre and the railway station by sustainable transport systems to reduce the need to travel by car, including public transport provision and enhancement, footpaths, cycleways, bridleways, and green corridors. Measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks should be included and funded, including the provision of a park and ride 'light' scheme within the northern part of development.
- provision of publicly accessible land to the east of the railway line to help meet requirements for green infrastructure, and to mitigate potential environmental impacts, in addition to substantial areas of on-site open space to meet all the recreational needs of the new community, including the retention and enhancement of existing routes within the site to provide links between existing and proposed green infrastructure;
- avoid harmful impacts on water resources, given the proximity of the site to the River Itchen which is designated as a European site of nature conservation interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk, *apply a flood risk sequential approach to development across the site, and ensure adequate separation from the Harestock Waste Water Treatment Works;*
- protection and enhancement of landscaping and mature trees along the ridge which runs from east to west across the site, along Well

House Lane and Andover Road, and within the area to the east of the railway line.

- **the provision of major new structural planting, especially to soften the impact of development in views from the north and to reduce the impact of noise and light pollution arising from the development of the site.**

- 3.35 *Planning permission has been sought for this site in accordance with the above policy and a decision is awaited. The housing trajectory set out in Appendix F expects that this site will start to deliver housing in 2014/15 and that this will continue over a 13 year period, rising to 250 dwellings per year at the peak of development. .*
- 3.36 *Development of the site will be monitored to ensure the proposed development and required infrastructure is provided in accordance with the trajectory and policy requirements. If at some point in the future it becomes clear that the site is failing to deliver the level of housing proposed, the implications for the Council's ability to ensure adequate housing land supply across the District will be assessed. It may be that other sources of supply can maintain adequate housing provision or it may also be necessary to bring forward additional sites for housing purposes in accordance with the development strategy established in this Plan. This will be undertaken through the production of Local Plan Part 2 or subsequent reviews.*
- 3.37 *The schedule at Appendix E summarises the infrastructure requirements for this site, including expected funding sources and timescale for provision (these may be subject to change or updating over time). This site will require a range of transport related infrastructure as specified in the policy including new roads/junctions to serve the development plus off-site highway improvements to mitigate the traffic impacts as determined through a full transport assessment. Footpaths and cycle routes will also be required, particularly within the greenspaces and to integrate with adjoining areas, and land will need to be laid out for open space, recreation and green infrastructure. The local centre will include shops, workspace, a community building, primary school and health practice building. These will be provided through partnerships between the developer and the various service providers at appropriate stages of the development, as specified in the planning conditions and obligations set when planning consent is granted.*

Map 4. WT2 Strategic Housing Allocation - North Winchester



Key:

- North Winchester Site Boundary
- Green Infrastructure

0 125 250 500 Metres

1:15,000

Opportunity Site - Bushfield Camp Winchester

~~3.33~~**3.38** Bushfield Camp lies on the southern edge of Winchester Town, between the established areas of St. Cross and Badger Farm. This area comprises approximately 43 hectares of land to the south of Whiteshute Lane, of which approximately 20 hectares, was previously occupied by the military camp. . The site lies in a unique position being close to attractive countryside, the strategic highway network and the urban fabric of Winchester.

~~3.34~~**3.39** The future of the site, which is in private ownership, has been the subject of uncertainty, detailed discussion and various planning proposals over many years. Previous site assessments have concluded that “the scope for any form of built development is limited”, however, the Council is committed to working positively with the landowner to identify a sustainable solution for the site, given its sensitive location.

~~3.35~~**3.40** The area was used by the Army during the Second World War and, until closure of the camp in the 1970s, had a number of buildings and other military infrastructure. It is gradually reverting to its previous character, although large concrete areas, building remnants and roadways remain in situ. There is some archaeological interest on the site which will require further investigation prior to any development.

~~3.36~~**3.41** The site is in a sensitive location, forming part of the Winchester Compton Street Local Gap and the South Downs National Park lies to the south east, beyond St Cross Road. The River Itchen to the east is designated for its biodiversity interest as a Special Area of Conservation (SAC) and the Habitats Regulations Assessment identifies development at Bushfield Camp as having the potential to have a ‘significant effect’ on the River Itchen SAC and other designated sites ‘in combination’. Therefore it will be necessary for further work in relation to this aspect to resolve issues of water resource and quality; atmospheric pollution and recreational activity, in relation to any development proposals.

~~3.37~~**3.42** The topography of the site means it is visible from a wide area, as identified in the Winchester City and its Setting Report, which recognises the significance of the site to the setting of the City as a whole, and particularly to St Cross. Whilst the site is not within the South Downs National Park its proximity will be a consideration for the extent of developable land, the type of land uses which would be acceptable and the design and layout of the site to minimise adverse impacts on the setting of Winchester.

~~3.38~~**3.43** A positive planning solution is needed for the site, which contributes to the spatial development strategy for Winchester Town and the importance of its setting. It must also ensure that the important characteristics of the site are retained, including realising the recreational potential of the area, and prevent an unplanned or piecemeal planning outcome. The characteristics of the site may suit a form of development that requires such a unique location, possibly business or institutional uses, rather than traditional housing or other uses which could and should be accommodated within or adjoining the town.

~~3.39~~**3.44** The site is not a strategic allocation because the aim of this policy is to enable possible future uses for the site to be explored which also ensure the

delivery of wider outcomes. Its development should help realise the Vision for Winchester and the Community Strategy's aims for the wider District, and must be compatible with the policy framework set out in this Core Strategy.

~~3.40~~**3.45** Consequently Bushfield Camp is identified as an 'Opportunity Site'. This status recognises the opportunity for the site to contribute towards social, economic and environmental aspirations for Winchester and for a form of development which ensures that the key aspects of the site are retained in perpetuity.

Policy WT3 - Bushfield Camp Opportunity Site

Land at Bushfield Camp, Winchester as defined on the following map, is identified as an Opportunity Site. A comprehensive, conservation led approach is required for the site, given its location in the Winchester - Compton Street Local Gap, its proximity to the South Downs National Park and the River Itchen Special Area of Conservation, and the presence of a Site of Importance for Nature Conservation Interest, existing trees and archaeological remains.

Proposals must resolve the long term future of the site by securing sustainable development and delivering a high quality, accessible scheme which meets the following criteria :-

- limits the total area of development to 20 hectares of land, prioritising use of the previously occupied area.
- delivers necessary social, economic or environmental development which could not otherwise be accommodated within or around Winchester, does not compete or detract from the town centre, is compatible with the provision made elsewhere through this strategy, and reflects other policy statements prepared by the Council including the Vision for Winchester.
- secures and lays out for public use the undeveloped part of the site for recreational purposes in perpetuity, *but allowing for appropriate strategic landscaping.*
- promotes non-vehicular access to and within the site, through the creation of new routes and extensions/diversions of existing routes to ensure that the site integrates with surrounding areas and to minimise *and mitigate* its impact on the strategic highway network.
- exploits ~~the position of~~ the site's proximity to the Winchester South Park and Ride site to access the site without reliance on the private car.
- includes a Sustainability Appraisal and Habitats Regulations Assessment to consider the potential effects on biodiversity, on-site and on the River Itchen, and the possible in-combination effects of the development on nearby sites of national and international importance. The development proposals must meet the tests of the Habitats

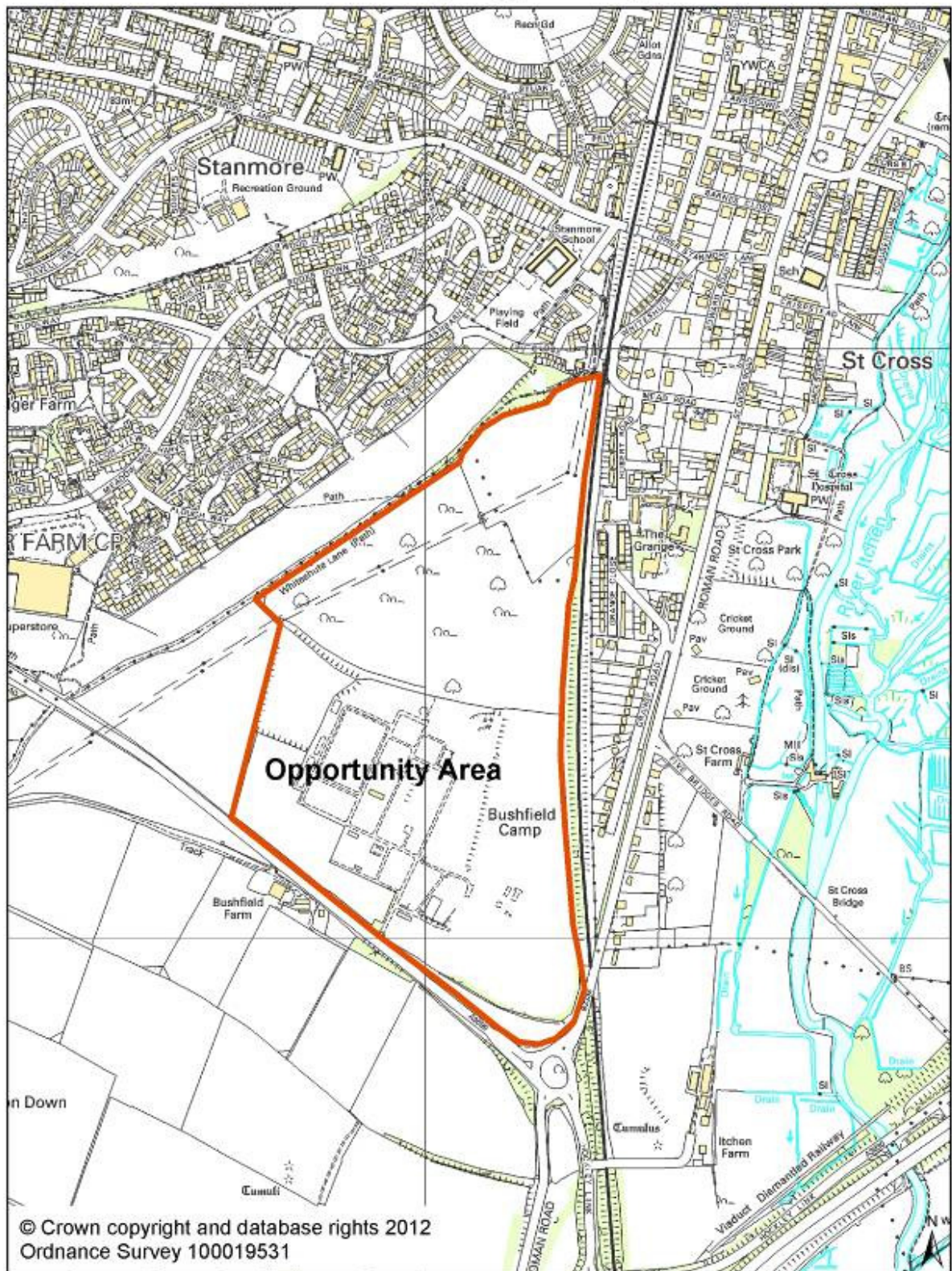
Regulations and be accompanied by a full set of measures to avoid or mitigate the local and wider impacts of the development.

- **prepare a green infrastructure strategy to both enhance the development and mitigate potential impacts on the water environment and biodiversity. This should include the provision of multi-functional green links throughout the site and with the adjoining area;**
- **be of exemplary design and configuration so as to have an acceptable impact on the setting of Winchester, the South Downs National Park and the wider area, retain key views, and take into account its unique gateway location and the various designations that affect the site and its surroundings.**
- **maximises the use of sustainable construction techniques and materials so that it achieves high levels of sustainability and delivers a zero/low carbon scheme.**

Only schemes which incorporate an innovative and progressive approach, resulting from assessing the needs of the town and community views, and satisfy the above criteria and other relevant policies of this Plan will be favourably considered.

- 3.46 *The above policy enables the development of this site to meet future, currently unidentified, needs. Therefore, the details of delivery of this site cannot be specified at this stage, but the above policy sets out the parameters and requirements to be taken into account. Given the site's sensitive location there will, however, be infrastructure requirements to be fulfilled and delivered in a timely manner. Current information suggests these will be particularly in the areas of transport and access, open space and green infrastructure provision, avoidance and mitigation of impacts on designated sites, water supply and drainage, and energy supply. However infrastructure requirements will need to be investigated in detail prior to submission of a planning application and the necessary measures will be secured through planning conditions and obligations relating to any consent.*

Map 5. WT3 Bushfield Camp Opportunity Site



Key:



Opportunity Area

0 125 250 500 Metres

1:10,000

Spatial Strategy – South Hampshire Urban Areas

~~3.41~~**3.47** South Hampshire Urban Areas is a local response to meet the challenges presented by a significant part of the District being located within the Partnership for Urban South Hampshire (PUSH). The City Council is a member of PUSH, a grouping of local authorities in southern Hampshire which has been formed to develop a joint economic and spatial strategy. The local authorities cooperated through PUSH to develop the spatial vision for the South Hampshire sub-region which was incorporated into the South East Plan. PUSH has also commissioned a number of technical studies and reports to inform the emerging strategies of its partner authorities, these can be viewed on the PUSH website <http://www.push.gov.uk/>.

~~3.42~~**3.48** The PUSH strategy aimed to improve the sub-region's economic performance to at least match the regional average, with a target of achieving a Gross Value Added (GVA) of 3.5% per annum by 2026. However in response to the worsening economic outlook PUSH commissioned a refresh of its Economic Strategy¹⁹. This recommended a strategy that is more aligned to current circumstances. In particular it seeks to improve learning and skills to ensure that the sub-region develops a skilled workforce that can underpin higher levels of economic growth. The new strategy was adopted by PUSH in 2010 and will continue to guide economic development in the sub-region.

~~3.43~~**3.49** South Hampshire has a dense and complex settlement pattern, and there are substantial areas of undeveloped or underused land within the urbanised parts of the sub-region. The refreshed Economic Strategy reiterates PUSH's support for the growth of the cities of Southampton and Portsmouth as the drivers of a sustainable and growing economy. Development up to 2016 is focussed primarily on sites allocated in adopted Development Plans, on brownfield sites and on urban extensions. After 2016 this focus will continue, but the strategy also provided for major greenfield development concentrated in two 'Strategic Development Areas' (SDAs), one to the North of Fareham and one to the North/north-east of Hedge End. The Fareham SDA adjoins the Winchester District boundary.

~~3.44~~**3.50** The principle of the North of Fareham SDA has been established in the adopted Fareham Core Strategy (2011), and work has already commenced on preparing an Area Action Plan to guide the development of the SDA. The City Council will continue to work closely with Fareham Borough Council to help bring forward this development.

~~3.45~~**3.51** The SDA North/North East of Hedge End however will not proceed as Eastleigh Borough Council has formally resolved not to plan for the SDA, following the receipt of a Feasibility Report supported by a number of evidence studies. The emerging Eastleigh Borough Local Plan 2011- 2029 proposes alternative sites, which do not require any land within Winchester District to provide the housing and supporting infrastructure. That Plan includes a proposal for a Botley bypass and land in Winchester District is reserved to enable this to be completed, if it is required by the County Council as Highway Authority.

¹⁹ Refresh of PUSH Economic Strategy; DTZ, October 2010

~~3.46~~**3.52** Therefore, the spatial vision for this area reflects these matters and seeks to bring forward large scale developments that will contribute to the PUSH strategy. *Here the development strategy focuses on large-scale development concentrated to form new urban extensions, rather than dispersing similar numbers amongst the smaller settlements which also lie within the PUSH area.*

The vision for the South Hampshire Urban Areas is to develop a series of sustainable new neighbourhoods/communities to contribute towards meeting the PUSH strategy of improving economic performance by providing sustainable opportunities for large-scale, high quality housing, economic development and associated uses.

~~3.47~~**3.53** To achieve this vision, the South East Plan requires the PUSH part of Winchester District to accommodate an increase of 6,740 dwellings (2006-2026). Development from all sources within the PUSH part of the District are expected to meet the South East Plan's requirement, having regard to completions since 2006 and capacity in the rural settlements within the PUSH area.

~~3.48~~**3.54** In line with the PUSH urban-centred strategy, the assessment of options and the public comments, the major greenfield development which will be required within the PUSH part of the District to meet this will be focused on the urban areas that fringe the District, at West of Waterlooville and Whiteley. *A total of about 5,500 dwellings are proposed in these locations, which will also focus housing development in areas where there are already large existing and planned employment allocations, supporting the economic growth objectives of PUSH. Planning consents for the West of Waterlooville Major Development Area will provide about 2,500 new dwellings in the Winchester District. This leaves the need to allocate land to accommodate the remainder of the 5,500 requirement of about 3,000 dwellings.*

3.55 *Given the new communities being planned and developed in this area, the existing population base will change considerably. The emphasis is to provide mixed communities with provision of a range of housing types and tenures with 40% affordable dwellings. In terms of existing employment provision there is a focus on manufacturing and the service sector, which together with construction, retail and distribution are anticipated to grow. There is substantial employment land provision in Whiteley with some 5,000 workers in the locality. Whiteley Town Centre is undergoing a comprehensive redevelopment programme which will provide 29,000 sq metres of retail and other town centre uses, to create a redesigned, attractive focal point for both existing and new residents.*

3.56 *The scale of the development in this area will inevitably impact on the existing character of the locality and on the landscape, infrastructure, wildlife and sensitive habitats. It will be necessary for development schemes to fully assess such impacts and provide effective avoidance and mitigation measures. A further challenge is to ensure that these new communities build a strong sense of identity and are sustainable, with access to both community and physical infrastructure, whilst integrating with existing residents.*

- 3.51 ~~Development to the north of Whiteley provides the opportunity to secure important infrastructure and community facilities, and to locate new residential development close to major employment areas. In particular the development offers the opportunity to complete the Whiteley Way as a new road primarily aimed at serving the new development but which will provide a new link to the Botley Road. The development should provide for a new secondary school and two new primary schools which, in addition to meeting the needs of the new development, will also serve to meet existing shortfalls in educational facilities in the area.~~
- 3.52 ~~The overall site area is approximately 215 hectares, of which around half is either constrained or required to mitigate potential environmental impacts. This significantly reduces the developable area, but the site should be capable of delivering at least 3,000 new dwellings. The final figure may exceed 3,000 and this will be dependant on the preparation of a comprehensive masterplan, based on sound urban design principles, and the ability of the site to either avoid or mitigate its potential environmental impacts.~~
- 3.53 ~~The development will be expected to provide a range of housing types and be aligned with the housing requirements needed to support the existing employment opportunities in the locality. Particular attention should be paid to the need to cater for an increasingly ageing population, and a range of housing options should be provided aimed at meeting the varying needs of the elderly. A percentage of the housing should be affordable in line with the Council's affordable housing policies.~~
- 3.54 ~~The Sustainability Appraisal and the Habitats Regulations Assessment identify a number of potential risks to internationally important sites, particularly the Special Protection Area on the Upper Hamble. This will require a full package of measures to be implemented to either avoid or mitigate harmful impacts. This will also include off-site measures to improve access to and the management of Whiteley Pastures. The mitigation measures will need to be consistent with both the PUSH Green Infrastructure Strategy, and the Solent Disturbance and Mitigation Project, which might require further off-site measures to mitigate potential impacts. The full package of measures should demonstrate that harmful impacts on any European site would be avoided or adequately mitigated, otherwise the scale of the development would need to be reduced accordingly.~~
- 3.55 ~~A comprehensive green infrastructure strategy will be required to support any proposals for development. This will need to show how a network of multi-functional open spaces and links will be integrated into the development area to achieve a range of aims including a net gain in biodiversity, helping to mitigate or avoid potential risks to protected sites of European importance, and providing the necessary buffers between these sites and the development. In addition, the green infrastructure will provide for recreational open space provision including children's play, allotments and separate areas for dog walking, in recognition of the sites proximity to protected European sites. To also incorporate a sustainable drainage system and maximise the advantages of the site's landscape setting, including existing trees and hedgerows. A key feature will be to ensure that the development area links with the adjoining~~

~~countryside and creates an enhanced recreational experience for adjoining communities.~~

~~3.56 Initial transport assessments²⁰ undertaken during the preparation of this Plan, indicate the need for a range of mitigation measures in order to reduce the traffic impact on both the local and strategic network, including improvements to junction 9 of the M27 motorway; junction improvements and traffic calming as required to the local network. A key feature of this development is to achieve the completion of Whiteley Way. In addition, a package of smart choices aimed at providing a genuine modal shift away from the private car to more sustainable modes of transport is needed through the preparation of a public transport strategy to include potential bus subsidies and links with local rail connections.~~

~~3.57 The development will be required to provide a range of social infrastructure to meet the needs of the new community, including two new local centres with multi-functional community buildings, educational facilities and adequate local health provision.~~

~~3.56~~**3.57** The South East Plan sets requirements for the provision of commercial floorspace in the PUSH area, in line with the PUSH strategy of economic growth. There are separate requirements for the South West and South East parts of the PUSH area, with Winchester falling within the South East sub-division. PUSH has agreed an Employment Floorspace Policy Framework²¹ which allocates floorspace targets at a District level.

~~3.57~~**3.58** Existing permitted and allocated sites will provide the land needed to deliver this floorspace and these are concentrated particularly at Whiteley and West of Waterlooville. Studies undertaken to inform the floorspace targets highlight the importance of the logistics sector for the PUSH area, partly reflecting the proximity of the ports. The location of employment land commitments supports the development strategy outlined above and means that there is no need for further new employment allocations for the South Hampshire Urban Areas. In addition, there will be significant employment floorspace provided within the North of Fareham SDA adjoining the District's boundary, which in part mitigates the need for any further employment allocations in the Winchester part of PUSH.

Policy SH1 - Development Strategy for South Hampshire Urban Areas

The vision for the South Hampshire Urban Areas will be achieved through the provision of:-

- new housing to meet a range of community needs and deliver a wide choice of homes including affordable to ensure social inclusion,**
- a new community to the West of Waterlooville consisting of about 3,000 homes (*about 6500* in Havant Borough), of which 40% will be**

²⁰ Winchester LDF Transport Assessment Stage 2 MVA - 2009

²¹ PUSH Employment Floorspace Policy Framework – 2009

affordable, and associated employment provision, support facilities and services, in accordance with the requirements of Policy SH2,

- a new community to the North of Whiteley consisting of about 3,000 homes, of which 40% will be affordable, which will support existing employment provision and provide new and expanded infrastructure, facilities and services, in accordance with the requirements of Policy SH3,
- peripheral green infrastructure associated with the North of Fareham Strategic Development Area, which is located within the adjoining Fareham Borough, in accordance with the requirements of Policy SH4,
- commercial floorspace at Whiteley, Segensworth and West of Waterlooville (mostly already committed), which will contribute to achieving the economic strategy for the PUSH area and help to provide balanced new communities nearby,
- protection of important natural assets, particularly habitats of national and international importance, and Gaps which are important in defining the urban structure of the area.

3.59 *This policy will be primarily delivered through the implementation of the following policies SH2, SH3 and SH4, in addition to other proposals coming forward through the development management process and existing commitments, such as the redevelopment of Whiteley town centre. It may also be necessary through Local Plan Part 2 to identify smaller sites for specific uses in accordance with this strategy for South Hampshire Urban Areas and other policies in this Plan*

~~3.59~~3.60 Planning permission has now been granted for a Major Development Area of *about* 3,000 dwellings to the West of Waterlooville (~~about~~*almost* 2,500 in the Winchester District and *about* 6500 in Havant Borough), including the former 'reserve' site for 1,000 dwellings. This is consistent with the adopted Havant Borough Core Strategy, which also confirms the allocation of the MDA.

Policy SH2 - Strategic Housing Allocation – West of Waterlooville

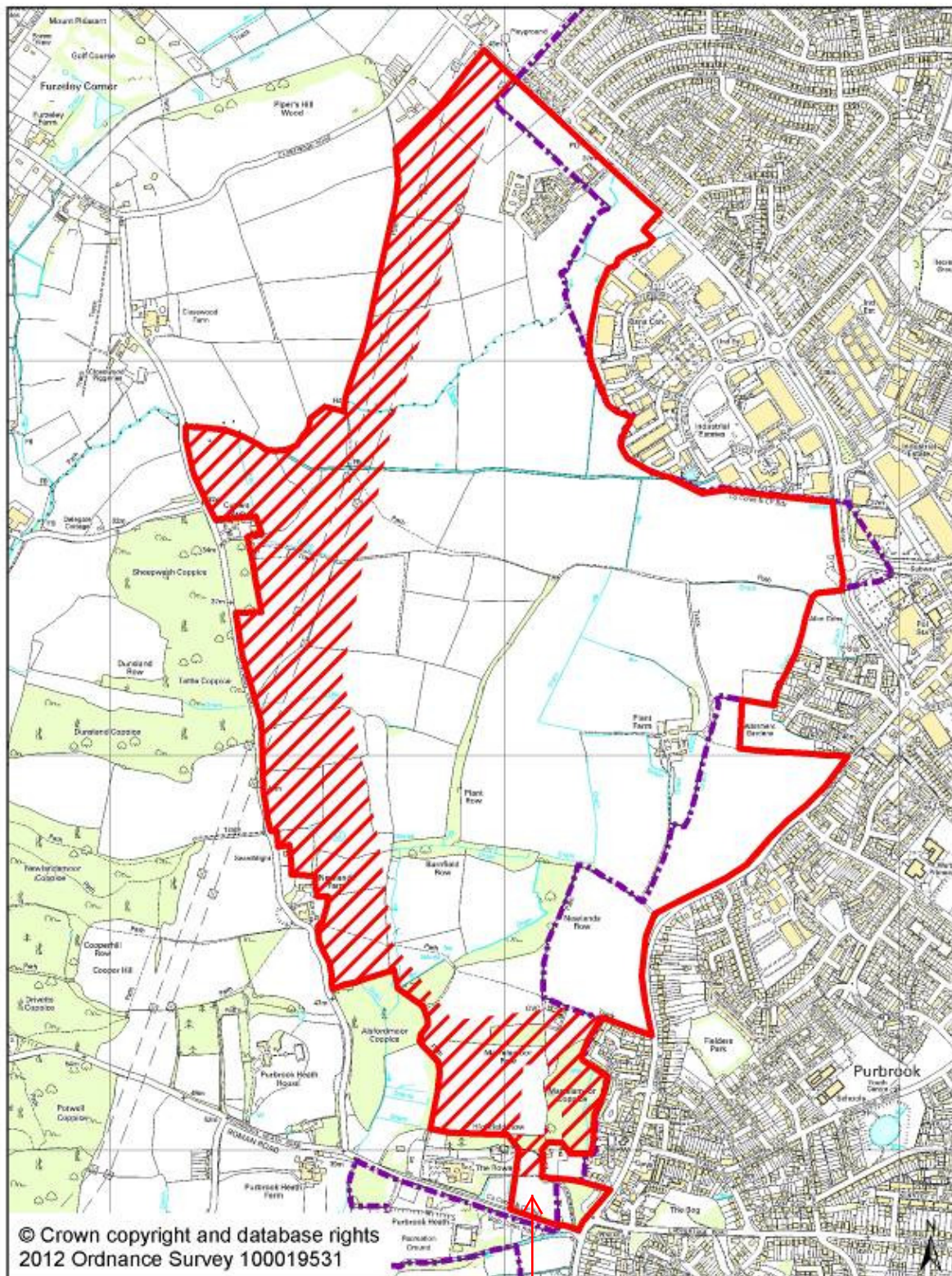
Land to the West of Waterlooville (as shown on the following map) is allocated for the development of about 3,000 dwellings (*of which about 2,350 will be within Winchester District in this Plan period*) together with supporting uses.

The development should deliver the agreed vision for the West of Waterlooville major development area which aims to create a sustainable urban extension to Waterlooville, integrated with Waterlooville town centre and forming the fourth quadrant of the town. It should accord with Policy DS1, in addition to the following site-specific requirements:

- be integrated with Waterlooville town centre including measures to enable good pedestrian and cycle access across Maurepas Way;
- retail provision within the development should be within a modest local centre which is subservient to Waterlooville town centre;
- provide at least 23 hectares of employment land, including uses which will help link the development to the town centre, create a vibrant commercial area and include some mixed housing/ commercial areas;
- provide a new access road through the development between the A3/Ladybridge Road roundabout and the A3/Maurepas Way roundabout with public transport provision and other measures to reduce traffic generation. The development should fund any off-site transport improvements necessary to achieve this and to accommodate traffic likely to be generated by the development;
- provide two primary schools and contributions to off-site improvements to secondary education to accommodate the development, along with other physical and social infrastructure.

- 3.61 *Development on this site has commenced. The housing trajectory set out in Appendix F expects that this site will continue to deliver housing until 2024/25, rising to 299 dwellings per year at the peak of development.*
- 3.62 *Due to the economic situation the build rate has been slower than originally anticipated, however the dwellings now being built are in demand and the rate of development on the site is expected to increase.*
- 3.63 *The schedule at Appendix E summarises the infrastructure requirements for this site, including expected funding sources and timescale for provision. These have been secured through the planning conditions and S106 agreements associated with the planning permissions.*

Map 6. SH2 Strategic Housing Allocation - West of Waterlooville



Key

- West of Waterlooville Site Boundary
- Green Infrastructure
- Winchester District Boundary

0 125 250 500 Metres 1:15,000

Corrected site boundary and area
for green infrastructure

- 3.64 *Development to the north of Whiteley provides the opportunity to secure important infrastructure and community facilities, and to locate new residential development close to major employment areas. In particular, development in this location provides the opportunity to complete the Whiteley Way as a new road primarily aimed at serving the new development, but which will provide a new link to the Botley Road. The development should also provide for a new secondary school and two new primary schools which, in addition to meeting the needs of the new development, will also serve to meet existing shortfalls in educational facilities in the area.*
- 3.65 *The overall site area is approximately 202 hectares, of which around half is either constrained or required to mitigate potential environmental impacts. This significantly reduces the developable area, but the site should be capable of delivering at least 3,000 new dwellings. The final figure may exceed 3,000 and this will be dependant on the preparation of a comprehensive masterplan, based on sound urban design principles, and the ability of the site to either avoid or mitigate its potential environmental impacts.*
- 3.66 *The development will be expected to provide a range of housing types and be aligned with the housing requirements needed to support the existing employment opportunities in the locality. Particular attention should also be paid to the need to cater for an increasingly ageing population, and a range of housing options should be provided aimed at meeting the varying needs of the elderly. A percentage of the housing should be affordable in line with the Council's affordable housing policies.*
- 3.67 *The Sustainability Appraisal and the Habitats Regulations Assessment identify a number of potential risks to internationally important sites, particularly the Special Protection Area on the Upper Hamble. This will require a full package of measures to be implemented to either avoid or mitigate harmful impacts. This will also include off-site measures to improve access to, and the management of, Whiteley Pastures. The mitigation measures will need to be consistent with both the PUSH Green Infrastructure Strategy, and the Solent Disturbance and Mitigation Project, once it is completed, which might require further off-site measures to mitigate potential impacts. The full package of measures should demonstrate that harmful impacts on any European site would be avoided or adequately mitigated, otherwise the scale of the development would need to be reduced accordingly.*
- 3.68 *A comprehensive green infrastructure strategy will be required to support any proposals for development. This will need to show how a network of multi-functional open spaces and links will be integrated into the development area to achieve a range of aims including a net gain in biodiversity, helping to mitigate or avoid potential risks to protected sites of European importance, and providing the necessary buffers between these sites and the development. In addition, the green infrastructure will provide for recreational open space provision including children's play, allotments and areas for dog walking, in recognition of the site's proximity to protected European sites. Development should also incorporate a sustainable drainage system and maximise the advantages of the site's landscape setting, including existing trees and hedgerows. A key feature will be to ensure that the development area links with*

the adjoining countryside and creates an enhanced recreational experience for adjoining communities.

- 3.69 *Initial transport assessments²² undertaken during the preparation of this Plan, indicate the need for a range of mitigation measures in order to reduce the traffic impact on both the local and strategic network, including improvements to junction 9 of the M27 motorway, junction improvements and traffic calming as required to the local network. A key feature of this development is to achieve the completion of Whiteley Way. In addition, a package of smart choices aimed at providing a genuine modal shift away from the private car to more sustainable modes of transport is needed through the preparation of a public transport strategy to include potential bus subsidies and links with local rail connections.*
- 3.70 *The development will be required to provide a range of social infrastructure to meet the needs of the new community, including two new local centres with multi-functional community buildings, educational facilities and access to adequate local health provision.*

Policy SH3 - Strategic Housing Allocation – North Whiteley

Land to the North of Whiteley (as shown on the following map) is allocated for the development of about 3,000 dwellings together with supporting uses. The development should reflect Whiteley's predominantly wooded character and setting by maximising the opportunities presented by the substantial areas of green space within and adjoining the allocated area, which are either unsuitable for built development or needed to mitigate potential impacts on protected sites. Development proposals should be accompanied by a comprehensive masterplan which includes an indicative layout and phasing plan, and sets out details of how this will be achieved

The development should also complement and take advantage of facilities in the nearby town centre and major employment at the Solent Business Parks. It should accord with Policy DS1, in addition to the following site-specific requirements:

- protect and enhance the various environmentally sensitive areas within and around the site, avoiding harmful effects or providing mitigation as necessary. This will include any measures as necessary to mitigate the impact of noise and light pollution on the adjoining areas. The existing woodlands on and adjoining the site should be used to create attractive neighbourhoods with a distinctive sylvan character, improve biodiversity, provide recreational facilities including areas for children's play, and possibly be managed to as a source of renewable energy (woodfuel);**

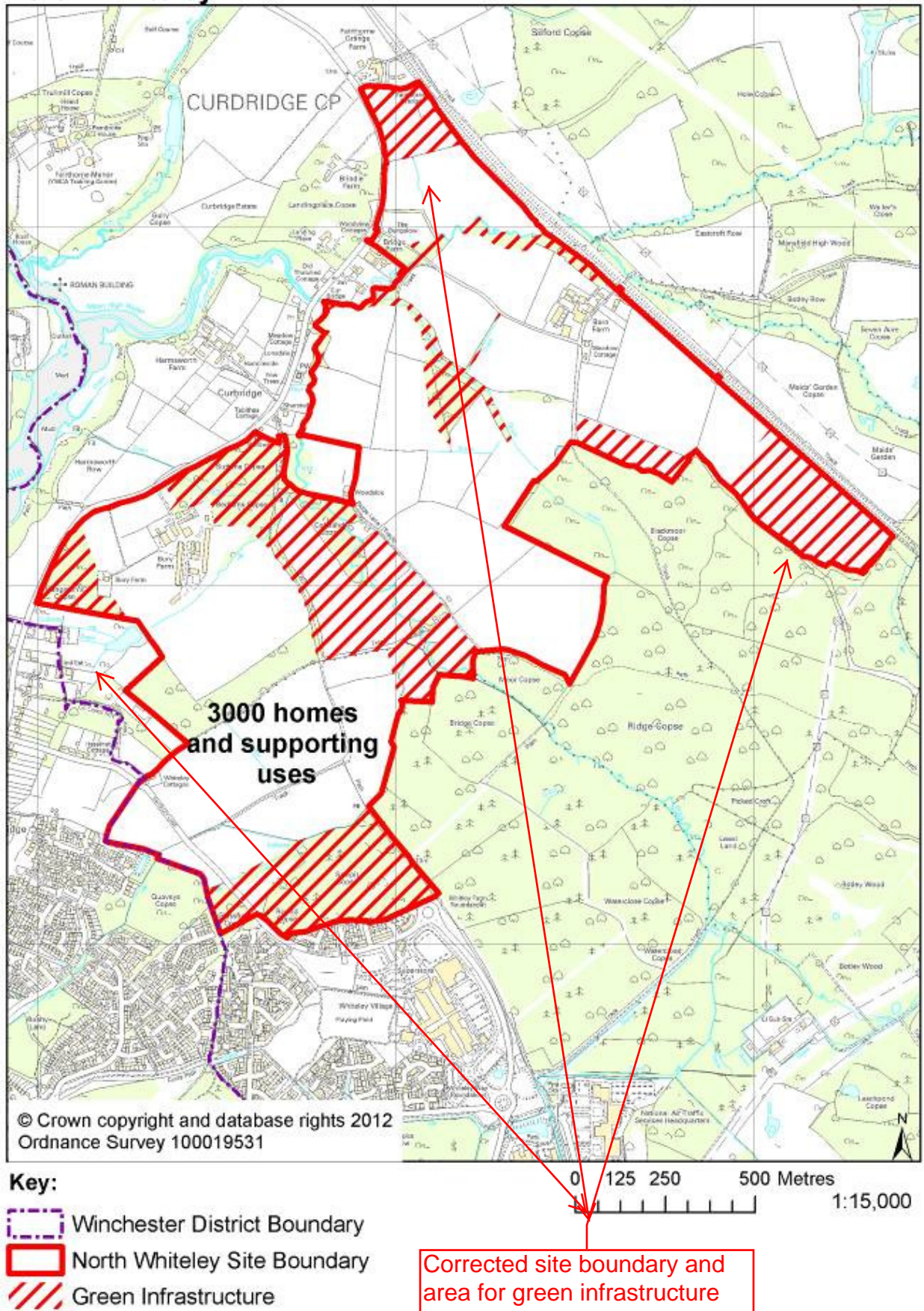
²² Winchester LDF Transport Assessment Stage 2 MVA - 2009

- provide for pre-school facilities, ~~and~~ two additional primary schools and a secondary school to accommodate the development, along with other physical and social infrastructure *(as set out in the Infrastructure Delivery Summary at Appendix E)*, including provision for primary health care in the locality to serve the new community;
- provide a comprehensive assessment of existing access difficulties affecting Whiteley, agree solutions prior to planning permission being granted, and incorporate specific proposals to ensure that these are implemented at an early stage of the development;
- undertake a full Transport Assessment to ensure that the package of mitigation measures are incorporated into the scheme, including pedestrian and cycle links, a public transport strategy and any off-site contributions as deemed necessary;
- complete Whiteley Way at an early stage of development, in an environmentally sensitive manner which does not cause undue severance for the new community or encourage traffic from adjoining areas to use the new route to gain access to the strategic road network.
- provide measures to ensure that smarter transport choices are made to achieve a modal shift which minimises car usage, manages the impact of private cars on the highway network, and implements measures necessary to accommodate additional traffic. These should improve Whiteley's level of self containment and make a significant contribution towards reducing commuting levels;
- *avoid harmful impacts on water resources, given the proximity of the site to European sites of nature conservation interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk and apply a flood risk sequential approach to development across the site;*
- undertake a full assessment of the impact on habitats and bio-diversity (especially those of national and international importance such as the River Hamble and the Solent) of development both on site and in combination with other nearby sites.
- include a Green Infrastructure Strategy which sets out measures to avoid harmful impacts and mitigate the local and wider impacts of the development. The strategy will also need to include any off-site measures required to mitigate harmful impacts on European sites.
- *assess the potential for prior extraction of minerals resources before development commences.*

3.71 *Proposals for the development of this site are being prepared, with a number of technical studies completed and various community engagement exercises undertaken, prior to the submission of a planning application.*

- ~~3.128~~3.72 *The housing trajectory set out in Appendix F expects that this site will start to deliver housing in 2015/16 and that this will continue over a 15 year period, rising to 300 dwellings per year at the peak of development. If at some point in the future it becomes clear that the site is failing to deliver the level of housing proposed, the implications for the Council's ability to ensure adequate housing land supply across the District will be assessed. It may be that other sources of supply can maintain adequate housing provision or it may also be necessary to bring forward additional sites for housing purposes in accordance with the development strategy established in this Plan. This will be undertaken through the production of Local Plan Part 2 or subsequent reviews.*
- 3.73 *The schedule at Appendix E summarises the infrastructure requirements for this large site, including expected funding sources and timescale for provision (these may be subject to change or updating over time). This site will require a range of transport related infrastructure as specified in the policy including new roads/junctions to serve the development and off-site highway improvements to mitigate the traffic impacts, to be determined in detail through a full transport assessment. Footpaths and cycle routes will also be required to provide pedestrian and cycle access and integrate with adjoining areas. Land should be laid out for open space, recreation and green infrastructure and can help contribute to the measures that will be needed to avoid and mitigate the impacts of development on nearby nature conservation sites. Two local centres will be needed given the size and shape of the site, which should include small-scale shops, workspace, a community building, education and health facilities. Due to shortfalls in both primary and secondary education locally these facilities should be brought forward at the earliest opportunity.*
- 3.74 *Infrastructure and facilities will be provided through partnerships between the developer and the various service providers at particular stages of the development, as specified in the planning conditions and obligations set when planning consent is granted.*

Map 7. SH3 Strategic Housing Allocation - North Whiteley



Strategic Development Area - North of Fareham

~~3.58~~**3.75** The Strategic Development Area (SDA) to be located to the North of Fareham, as proposed by the South East Plan (Policy SH.2) and adopted Fareham Core Strategy, will comprise 6,500 – 7,500 new homes. This SDA will be focused towards the City of Portsmouth and help deliver the strategic growth required in the South Hampshire sub-region. The South East Plan indicates that this SDA will be located within Fareham Borough and the Fareham Borough Core Strategy confirms this, including areas of open space, green infrastructure and green buffers to be incorporated within the layout.

~~3.59~~**3.76** Although none of the built element of the SDA will be within Winchester District, the SDA is a strategic issue which the Winchester District Local Plan Part 1 - Core Strategy needs to address. The South East Plan and the Fareham Core Strategy require that green buffers are provided to ensure that the SDA does not coalesce with Wickham or Knowle. Some of the land involved will be within Fareham Borough, and the City Council would encourage its location adjoining areas of new green infrastructure, so as to reinforce the buffer between the SDA and Knowle and Wickham. It is also necessary for this plan to define the general extent of open land within Winchester District which should be retained as a gap between the SDA and these settlements. It may be possible to accommodate some natural green infrastructure on land within Winchester District, provided it does not include buildings and maintains the open and rural character of the land and enables its long-term management to be secured. The overriding requirement is to retain the open rural nature of this land and to prevent changes which would urbanise its undeveloped character²³. The uses and management of the area must help to secure an effective, viable and long-term gap between the SDA and the separate settlements of Knowle and Wickham.

~~3.60~~**3.77** Although the Area Action Plan for the SDA will only cover land within Fareham Borough, the City Council will work closely with the Borough Council to plan for and deliver the SDA, particularly elements that affect the open land within Winchester District. Policy SH4 below sets out the planning framework for the areas within Winchester District and there may be a need for a Supplementary Planning Document for this land in the future.

Policy SH4 - North Fareham SDA

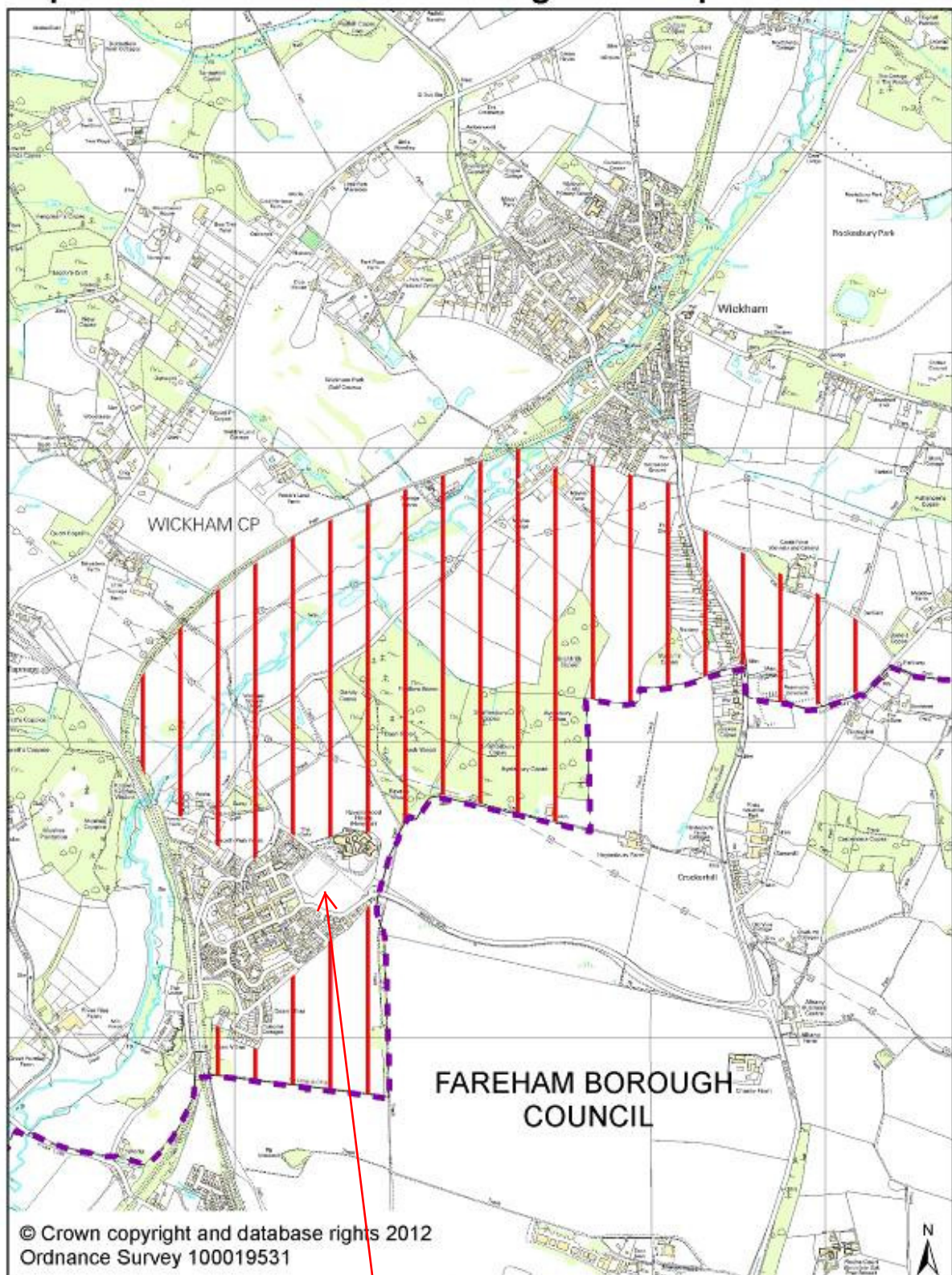
The City Council will cooperate with Fareham Borough Council to help develop a Strategic Development Area of between 6,500 - 7,500 dwellings together with supporting uses, centred immediately to the north of Fareham.

Land within Winchester District (as shown on the plan below) will form part of the open areas, required by the South East Plan, to ensure separation between the SDA and the existing settlements of Knowle and Wickham. The open and undeveloped rural character of this land will be retained through the application of Policy CP18 Gaps.

²³ Fareham SDA Site Assessments WCC - 2009
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- 3.78 *This policy aims to assist the implementation of the Strategic Development Area and Fareham Borough Council is currently preparing an Area Action Plan.*

Map 8. SH4 North Fareham Strategic Development Area



Key

- | | Settlement Gap
- - - District Boundary

Corrected site boundary to
show correct gap.

Spatial Strategy - Market Towns and Rural Area

3.79 This spatial area includes the 50 or so smaller settlements within the District, which range from market towns of a few thousand population to small hamlets of a few dwellings originally serving the agricultural industry. It includes that part of the South Downs National Park that is within Winchester District. *The Local Planning Authorities have a duty to seek to foster the economic and social well being of the local communities within the National Park, and must meet the purposes of the National Park, which are:*

- *to conserve and enhance the natural beauty, wildlife and cultural heritage of the area.*
- *to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.*

3.65

~~3.62~~3.80 *Government guidance advises that in rural areas housing should be located where it will enhance or maintain the vitality of rural communities and that policies should promote sustainable economic growth through diversification and well designed new buildings that respect the character of villages and the countryside. Therefore, in this spatial area* most new development should be focused in or near to local service centres, with some limited development in other smaller rural settlements to meet local community and employment needs. Small communities should not be regarded as unsustainable simply because of their size or location but significant development should not be directed to settlements which are remote from, or have poor public transport links to the services residents need. This philosophy lies at the heart of the market towns and rural areas strategy.

~~3.63~~3.81 Community engagement throughout the preparation of the Core Strategy has emphasised the importance of maintaining rural character and retaining individual settlement identity. But small scale, appropriate development may be allowed, not only to support the retention of services but to provide new opportunities *to* meet local community needs.

~~3.64~~3.82 The vision for this spatial area reflects these aspirations:-

The vision for the market towns and rural area is to support development that serves local needs in the most accessible and sustainable locations, promotes the vitality and viability of all communities, and maintains their rural character and individual settlement identity.

3.83 The Council's Economic Strategy²⁴ and Retail Study²⁵ have both identified specific needs in relation to this spatial area. *Retail provision varies from fully functional centres in the market towns and some of the larger villages, to individual shops in the more rural settlements. The updated retail study*

²⁴ Winchester District Economic Strategy 2010 – 2020 – WCC/WDSP

²⁵ Retail and Town Centre Uses Study 2010 - NLP

suggests that retail needs in the short to medium term will be met by existing commitments, particularly at Bishops Waltham. There is not expected to be a need for further floorspace growth until the longer term (post 2021), with the updated study recommending that some 1,000 sq. m. (net) could be needed by 2031. However, these long-term projections need to be treated with some caution and it will be necessary to undertake further assessments of future retail growth before any retail allocations are made in the Local Plan Part 2.

~~3.66~~**3.84** ~~The retail study recognises that New Alresford, Bishops Waltham, Wickham, and Denmead~~ *are identified as ‘District centres’ and* have potential to deliver additional retail/leisure floorspace. *However, given the modest and long-term nature of the floorspace needs, provision should be limited mainly to expansion for more local shops and any significant development (over 1,000 sq. m. net) should normally be directed to Winchester Town. In order to protect the centres outside Winchester Town, schemes over 500 sq. m. (gross) outside defined centres should be subject to an assessment of their impact on existing centres.* ~~in the short to medium term (up to 2016), together with some limited provision to expand more local rural shops. In total the report suggests that there is capacity for an increase in floorspace of about 5,900 sq m gross A1 retail space, and this could increase to 6,700 sq m if classes A2 to A5 are included.~~

~~3.67~~**3.85** The economic strategy identifies a number of success factors for this spatial area including supporting diversification, buying local, and sharing premises. *There is also a higher incidence of home working in this area.* Eight key issues are identified *in the economic strategy*, from the need to manage woodlands effectively, to ensuring that sufficient tourist accommodation and attractions are available of the right quality to maximise this sector of the economy, to understanding the demands for bio-fuels and the processes involved in their production and the cost of rural housing compared to the level of rural wages. In addition, access to services and public transport and the need for both communications and broadband services that allow businesses to thrive in more remote locations are key issues. These issues are often interrelated, particularly with access to services and jobs and the cost of rural housing.

~~3.68~~**3.86** The recent economic assessment ²⁶ acknowledges that this area will be affected by the loss of jobs in public administration, but also that there are opportunities for growth in the business services, transport and communications sectors. These may ~~be~~ arise partly due to the presence of one or two large employers in this part of the District. *Whilst the rural nature of this spatial area may be seen as a constraint, there are numerous opportunities to address local needs and maximise attractive rural settings. Tourism, local food production and niche markets all offer opportunities for the local economy to be more resilient to wider changes.*

~~3.69~~**3.87** The majority of housing requirements for the District will be met in the urban areas of South Hampshire and Winchester Town. Within the Market Towns and Rural Areas the aim is to identify and meet local housing needs within the settlements in which they arise. *Some settlements have an ageing*

²⁶ Review of Employment Prospects etc DTZ 2011

population and those in an attractive setting with a school are often popular with in-migrants. In total, ~~these~~ *local housing* needs may amount to more than the 1,500 dwellings allocated to the Market Towns and Rural Areas (see Policy CP1) and this figure should not be considered to be a ~~total~~ ceiling on housing development, *but t*he provisions for housing in this area should only be exceeded where particular proposals are supported by communities. – *The key objective is to ensure that the right amount and type of development occurs, so that existing communities can remain viable, with access to the services they need.*

~~3.70~~**3.88** The vision will be delivered through the application of the following rural development strategy and supporting policies. This strategy has been compiled following an assessment of a package of measures including population, access to public transport and the provision of services and facilities (shopping facilities, health, education, community uses and employment opportunities). In addition, all settlements have been assessed as to how well they relate to each other, and the interdependencies between them²⁷.

Policy MTRA1 - Development Strategy Market Towns and Rural Area

The spatial planning vision for the Market Towns and Rural Area will be achieved through:-

- **identifying and providing for the needs of each settlement, to fulfil its needs relative to its role and function;**
- **the provision of new homes to meet the local housing needs of the settlements in this spatial area. A range of housing types, sizes and tenures, including affordable housing, should be provided to meet a range of requirements, including those of older persons and people with disabilities and support needs to ensure social inclusion;**
- **retention or redevelopment of existing employment land and premises, *and development of new sites or buildings*, to provide and improve local employment opportunities for both existing and new businesses and to support entrepreneurship;**
- **the retention and improvement of rural shops and community facilities, including expansion at an appropriate scale in keeping with the location and the community they serve *and their role in the hierarchy of retail centres*;**

~~3.153~~• **d**Development proposals which maintain and enhance important local character and retain settlement identity.

~~3.154~~• **D**development should be of an appropriate scale so as not to exceed the capacity of existing services and infrastructure or should be accompanied by any required improvements to physical and

²⁷ Rural development Strategy Background Paper 2010 WCC
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community infrastructure provision, including rural transport initiatives and communications technology.

- 3.89 *This policy and the following policies in this section (MTRA2, MTRA3, MTRA4 and MTRA5) will be delivered through a combination of proposals coming forward through the development management process and, where necessary, the allocation of sites for development through Local Plan Part 2 or through Neighbourhood Plans, in accordance with the above strategy and other policies in this Plan.*
- 3.90 *In terms of infrastructure provision the scale of development anticipated is not generally reliant on the funding of specific elements of infrastructure. However, individual development proposals which are brought forward through site allocations or the development management process may require specific items of infrastructure or facilities and these will be identified and secured through the relevant planning application or allocation processes.*

~~3.71~~3.91 The following policy (MTRA2) applies to the larger market towns and smaller local centres. These have varying needs and capacity for some growth, which should be at a scale to reflect their role and characteristics. The strategy is that each of these settlements should meet its own needs for housing and employment and community services and should continue to function as a service centre for smaller neighbouring communities. The remainder of settlements within the District, including those that lie within the South Downs National Park, will be subject to an approach to development to allow the flexibility to address their local needs, but development which does not meet local needs is unlikely to be supported.

~~3.72~~3.92 Local needs and aspirations can be identified through a range of Community Planning tools including Parish Plans and Neighbourhood Plans. Neighbourhood Plans in particular provide communities with the ability to allocate sites for development following the strategy expressed in this Plan.

Market Towns and Larger Villages

~~3.73~~3.93 The two main settlements in the Market Towns and Rural Area are New Alresford and Bishops Waltham, which both have higher levels of population, service provision and connections with surrounding communities. Not only do they generate a range of development needs, but they also have more opportunities for these to be delivered.

~~3.74~~3.94 Both Bishops Waltham and New Alresford are situated in 'gateway' locations to the South Downs National Park and are keen to exploit the tourism and other benefits that this opportunity provides. They also acknowledge that they act as service centres for a wider rural population providing a number of key facilities such as medical provision, shops, libraries, education and sports facilities.

~~3.75~~3.95 Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, and Wickham each have quite different characteristics, but all act as a focal point for their own communities and sometimes smaller surrounding villages.

~~3.76~~**3.96** All these local communities wish to maintain and improve local facilities, including public transport. They acknowledge the importance of providing for local housing needs, especially for affordable housing and older persons' housing, with some limited growth for economic purposes, particularly for new 'start-ups' and to address the changing requirements of businesses. They all recognise that they have a strong community identity, but at the same time are nervous about the threats they perceive to their particular character, through inappropriate development. In addition, some settlements are concerned about the impact of adjacent major development, for example the Fareham SDA to the south of Wickham.

~~3.77~~**3.97** An assessment of their population, service provision and connections, together with how many surrounding smaller villages rely on them for specific services/facilities, indicates that these are sustainable locations appropriate for development to meet local needs, whilst protecting their individual identity.

~~3.81~~Some of these settlements may have more previously developed land available for development than others, and some about the National Park or have defined Local Gaps. Given this variety of circumstances the development requirements have been stated as a range, which it is considered can be delivered through a mixture of development and redevelopment opportunities in the short to medium term within the existing built-up area. ~~Planned greenfield releases may be necessary in the longer term, particularly to meet specific local housing and employment needs and wider community aspirations, as identified through community plans. The need for any greenfield sites will be assessed, and allocations undertaken as necessary, through a future Development Plan Document or Neighbourhood Plan, with existing settlement boundaries retained in the meantime.~~

~~3.79~~**3.98** ~~Development in these locations will be required to be accompanied by the timely provision of infrastructure and, where possible and practical to do so, address existing deficiencies.~~

Policy MTRA 2 - Market Towns and Larger Villages

The Local Planning Authority supports the evolution of the larger settlements in the Market Towns and Rural Area to maintain and improve their role and function and to meet a range of local development needs through :-

In Bishops Waltham and New Alresford, provision for 400 – 500 new homes in each settlement and provision for 150 – 250 new homes in each of the following settlements:- Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, and Wickham.

Economic and commercial growth will be supported to maintain and improve the shopping, service, tourism and employment roles of these settlements *where consistent with their role in the hierarchy of retail centres. Proposals for new floorspace of 500 sq. m. or more outside defined centres will need to demonstrate that it would not have a harmful impact on the centre. There should be improvements to and where possible improve public transport provision, where possible, and d.*

Development should be appropriate in scale and result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the settlements and their catchment areas.

Housing, employment, retail and services should be accommodated through development and redevelopment opportunities within existing settlement boundaries in the first instance. Sites outside settlement boundaries will only be permitted where, following an assessment of capacity within the built-up area, they are shown to be needed, or to meet a community need or realise local community aspirations identified through a Neighbourhood Plan or other process which demonstrates clear community support. Uses which are essential to the role and function of the settlement, or to maintaining the balance between housing, employment and services, may be relocated if they can be re-provided in a location which is as at least as suitable and accessible and if proposals for the re-use of vacated land and premises are also acceptable.

All new development should be appropriate in scale and design and conserve each settlement's identity, countryside setting, key historic characteristics and local features, particularly as identified in Village Design Statements, the District Landscape Assessment or other guidance. Development should protect areas designated for their local or national importance, such as Gaps and the South Downs National Park.

- 3.99 *This policy will be delivered through a combination of development within existing defined built-up areas and planned greenfield releases or other allocations, particularly where necessary, to meet specific local housing and employment needs and wider community aspirations. The need for any greenfield sites will be assessed, and allocations undertaken as necessary, through Local Plan Part 2, the South Downs Local Plan or a Neighbourhood Plan/community plan, with existing settlement boundaries retained in the meantime.*
- 3.100 *Specific schemes will be delivered through the development management process and development in these locations will be required to be accompanied by the timely provision of infrastructure and, where possible and practical to do so, address existing deficiencies.*

Other Settlements in the Market Towns and Rural Area

- ~~3.80~~3.101 The remainder of the settlements in the Market Towns and Rural Area are very varied in terms of their size, character and level of service provision. Some have large populations but a poor level of service provision whilst others may have unusually good service provision for their size, often reflecting their historic importance. Many others are very modest both in terms of ~~both~~ their

population and the level of service provision. This is typical of a diverse rural area where there is a high degree of personal mobility and choice, which creates a complex pattern of settlement dependencies.

~~3.81~~**3.102** Although many of these settlements may be very small, and do not necessarily perform well on traditional ‘sustainability’ criteria, almost all acknowledged through community engagement the need for some new housing, often smaller, more affordable housing for older people. These settlements are particularly concerned about the impact of development on the character of their village and want development to contribute positively to their village, with a priority for the use of brownfield sites.

~~3.82~~**3.103** In addition to housing, some were supportive of small-scale business development and/or live-work units and the need to improve broadband for both domestic and commercial use. The value of local services is recognised and these need to be retained or improved wherever possible.

~~3.83~~**3.104** The diversity of settlements means that some can accommodate more change than others, and the following development strategy reflects this. In villages which currently provide reasonable local facilities, such as schools or a local shop/Post Office, or which have a population that could support these facilities, the emphasis is to maintain the vitality of these communities. In these villages a modest level of development may be allowed which could help, for example, to retain the local school or Post Office, provide affordable accommodation, or encourage more small businesses and opportunities for young people. In others the development requirements may relate to very specific concerns that have been identified in a community plan or Neighbourhood Plan.

~~3.84~~**3.105** A key challenge is to allow some development to respond to local needs where appropriate and justified, whilst ensuring that this spatial area retains its overriding characteristics of being countryside with dispersed settlements of varying sizes. It would not be appropriate or acceptable to allow uncontrolled or sporadic development to occur across the District. For this reason the following policy subdivides all the settlements into two categories – those with existing settlement boundaries and those without. The intention is that these boundaries are retained in their existing form, but where a community wishes to review its settlement boundary through the preparation of a future development plan document or Neighbourhood Plan this will be supported. The purpose is to ensure that change is possible but through a controlled and considered process.

~~3.85~~**3.106** A substantial number of the settlements that lie within the rural part of the District are also within the South Downs National Park, where development proposals will be required to comply with National Park purposes, to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and to promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public. It is also a duty to seek to foster the economic and social well-being of the local communities within the National Park. It will be necessary for development in these settlements to respect this designation which may limit the scope for development.

~~3.86~~**3.107** There may also be opportunities for sites to be brought forward as 'exception sites', to allow small scale rural affordable housing schemes to be permitted on sites where market housing would not be permitted. Such sites specifically respond to demonstrable local affordable housing needs and are covered elsewhere in this plan (see policy CP4)

~~3.87~~**3.108** The following policy identifies for clarity which settlements may be considered suitable for development/redevelopment opportunities and potentially for proportionate greenfield releases, whereas in others, due to their size and nature, there is a more restrictive approach.

Policy MTRA 3 - Other Settlements in the Market Towns and Rural Area

~~3.174~~**Within those settlements in the Market Towns and Rural Area *listed below* which are not covered by Policy MTRA 2 the purpose of development should be to meet local needs through development, commensurate with their size, character and function:**

- **Within the existing defined boundaries of the following settlements development and redevelopment opportunities will be supported -**

~~3.176~~**Cheriton, Compton Down, Corhampton, Droxford, Hambledon, Hursley, Itchen Abbas (part), Knowle, Littleton, Micheldever, Micheldever Station, Old Alresford, Otterbourne, South Wonston, Southdown, Southwick, Sparsholt, Sutton Scotney, Twyford, West Meon.**

- **Within the following settlements, which have no clearly defined settlement boundary, development and redevelopment that consists of infilling of a small site within a continuously developed road frontage may be supported, where this would be of a form compatible with the character of the village and not involve the loss of important gaps between developed areas -**

Abbots Worthy, Avington, Beauworth, Beaches Hill, Bighton, Bishops Sutton, Bramdean, Chilcomb, Compton Street, Crawley, Curbridge, Curdridge, Durley, Durley Street, East Stratton, Easton, Exton, Gundleton, Headbourne Worthy (part), Hundred Acres, Itchen Stoke, Kilместon, Lower Upham, Martyr Worthy, Meonstoke, New Cheriton/Hinton Marsh, Newtown, North Boarhunt, Northbrook, Northington and Swarraton, Itchen Abbas (part), Otterbourne Hill, Ovington, Owslebury, Shawford, Shedfield, Shirrell Heath, Soberton, Soberton Heath, Stoke Charity, Tichborne, Upham, Warnford, Wonston, Woodmancott.

Other development proposals may be supported to reinforce a settlement's role and function, to meet a community need or to realise local community aspirations. These should be identified through a Neighbourhood Plan or process which demonstrates clear community support.

All new development should be appropriate in scale and design and conserve each settlement's identity, countryside setting, key historic characteristics and local features, particularly as identified in Village Design Statements, the District Landscape Assessment or other guidance. Development should protect areas designated for their local or national importance, such as Gaps and the South Downs National Park.

The Countryside

~~3.88~~**3.109** Very small communities which are no more than a collection of houses or isolated dwellings, are not covered by the above policies and are considered to be within the wider countryside. Development will be limited to that which has an essential need to be located in the countryside. This may include development which is necessary for agricultural, horticultural or forestry purposes, and certain types of open recreational uses which require a countryside location.

~~3.111~~**3.110** In addition, there are a number of existing buildings within the countryside of the District, some of which are no longer in use and others which are occupied by existing users or existing businesses which may need to expand. These existing structures are often an accepted part of the landscape and it is considered appropriate to provide for them to be used productively, through re-use or for them to be redeveloped.

Policy MTRA 4 - Development in the Countryside

In the countryside, defined as land outside the built-up areas of Winchester, Whiteley and Waterlooville and the settlements covered by MTRA 2 and 3 above, the Local Planning Authority will only permit the following types of development:

- **development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or**
- **proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or**
- **expansion or redevelopment of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or**
- **small scale sites for low key tourist accommodation appropriate to the site, location and the setting.**

Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.

~~3.90~~**3.111** Across the District there are a number of large commercial and educational/training establishments set in the wider countryside: IBM (Hursley),

Defence establishments (Winchester, Worthy Down and Southwick), Sparsholt College (Sparsholt), Marwell Wildlife (Colden Common), and Arqiva (Crawley). These establishments are primarily involved in business and training activities which support the District's economy and it is important that they can continue to thrive. They also employ large numbers of people with a range of skills that the Council wishes to retain locally.

~~3.191~~**3.112** Increasingly these organisations are looking to meet modern business needs through adaptation and expansion of their existing buildings. Often these establishments occupy former country estates outside of any defined settlement, where development would normally be constrained. Marwell Wildlife (Colden Common) also lies within the South Downs National Park. However, the City Council and the NPA recognises the value of these organisations and their contribution to the local economy and wishes to work with them to plan for their future needs.

Policy MTRA 5 - Major Commercial and Educational Establishments in the Countryside

The Local Planning Authority will support the retention and development of major commercial and educational establishments which occupy rural locations in the District, where this will help them continue to contribute to the District's economic prosperity. Because of their sensitive rural locations, masterplans should be prepared prior to development which identify the site opportunities and constraints, promote sensitive land and building stewardship, promote sustainable development, and maximise sustainable transport opportunities, whilst limiting impacts on the surrounding environment and communities.

4.0 CORE POLICIES

- 4.1 The following sections of this Local Plan contain a range of policies that are required to provide strategic guidance to development. These have been grouped according to the outcomes of the Community Strategy. Some policies will replace those in the Local Plan Review 2006 (*see Appendix A*), whereas other more detailed guidance will follow in future Development Plan Documents.

5.0 ACTIVE COMMUNITIES

- 5.1 The Community Strategy recognises that the vitality of the District comes from the people that live and work here, in that they are able to live active and healthy lifestyles, in communities where there are low levels of crime and people feel safe. Key links with this Local Plan relate to the provision of housing, including addressing affordable housing needs, providing opportunities for everyone to become more active through the provision of sports facilities and access to these and other forms of informal recreation via walking and cycling and the need to improve access to services, in particular with regard to the ageing population.

- 5.2 The Council's Housing Strategy²⁸, identifies the following housing challenges for the District as:

- housing affordability.
- the increasing numbers of households in housing need in urban and rural parts of the District.
- the need to achieve the decent homes standards for affordable and private sector properties.
- the need to provide additional housing to meet South-East Plan targets, support the local economy and social cohesion.
- the changing demographic structure and household growth.
- the need meet the wide range of housing needs of the District's disparate communities, in particular those members who are vulnerable or disadvantaged.

- 5.3 These challenges are supported by a number of priorities. Of particular reference are the following and these are priorities for this Local Plan:-

- to improve the supply of affordable homes and meet local needs.
- to ensure an adequate housing supply to support the local economy and meet local needs, including enabling affordable housing to be provided on rural exception sites.

²⁸ Winchester District Housing Strategy 2008/9 -2012/13 WCC/WDSP
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- 5.4 The City Council is fully aware that its population is aging and has an established Older People's Partnership²⁹ and subsequent action plan. The action plan expresses a new strategic approach to the well-being of all people as they grow older and looks across the spectrum of older people's well-being issues. Many of these have links with spatial planning in terms of access to facilities and services such as leisure, transport, housing, environment, health and social care. This complements the Hampshire Primary Care Trust's Strategy 'Healthy Horizons' which identifies 'dealing with the effects of an aging population' as a key action.
- 5.5 The South East Plan sets housing requirements for the District for the period 2006-2026. During the preparation of this Plan the Government announced its intention to abolish regional strategies but this had not been implemented at the time of submitting the Plan for examination. Accordingly, this Plan has been developed so as to be in general conformity with the housing requirements of the South East Plan for the period 2006-2026.
- 5.6 The City Council has taken the opportunity to develop local housing targets and has rolled-forward the Plan period to 2011-2031. It has undertaken an assessment of the population changes³⁰ and housing needs that will occur across the District during the Plan period and has produced and updated a Strategic Housing Market Assessment³¹. These documents and other evidence provide a detailed insight into the housing needs of the District, both in terms of the amount and type of housing needed. The locally-derived level of housing growth that is needed is 11,000 dwellings in the period 2011-2031.
- 5.7 This amount of housing is required to ensure that communities remain sustainable, that local aspirations in terms of housing mix and range of tenures are met and that the District can maintain its economic vitality. Affordable housing needs are considerable and Policy CP3 seeks the maximum level of affordable housing provision that is viable, in conjunction with new development. However, this alone will not fully meet affordable housing needs and other means of improving affordable housing provision will be sought, including making better use of the existing stock and developing schemes which contain a higher proportion of affordable housing. The policies of this plan allow for local communities of all sizes to identify and meet their housing needs, including through 'exceptions sites' where this is not possible within existing settlements. The Council and the National Park Authority will monitor the delivery of these schemes and may allocate sites for affordable housing provision where necessary to bring forward adequate housing.
- 5.8 The spatial strategy for the District allocates the majority of the housing provision to the most sustainable areas, namely Winchester Town and the South Hampshire Urban Areas. Three large-scale 'strategic allocations' are made in these locations, which will deliver about 7,500 of the required 11,000 dwellings. These allocations will take some time to plan and will deliver

²⁹ Winchester District Older People's Well-being Strategy Action Plan 2010
WCC/WDSP

³⁰ Housing Technical Paper WCC 2011

³¹ Winchester District Strategic Housing Market Assessment WCC 2011

housing over a long period of time. This will affect the rate of housing delivery, which will not be even over the Plan period.

In addition to the strategic allocations at Winchester, West of Waterlooville and North Whiteley, provision is made for development within the larger settlements in the District and to meet local housing needs (Policy CP1).

- 5.9 A number of sources of provision will contribute to meeting the total housing requirement *as set out below. A trajectory showing the expected contribution of each type of site is included in Appendix F.*

Source	Housing Provision
<i>Strategic allocations</i>	<i>7,346</i>
<i>Sites with planning permission and SHLAA sites</i>	<i>2,276</i>
<i>Local Plan Part 2/ windfall</i>	<i>1,378</i>
TOTAL	11,000

~~Many of these are already identified~~

- 5.10 ~~through the strategic allocations, other existing allocations and planning permissions and the Strategic Housing Land Availability Assessment (SHLAA), which together already identify sites for about 9,800 of the 11,000 requirement. The Annual Monitoring Report will provide regular updates of housing land supply, enabling site information to be updated on an annual basis. The latest information will be used to inform the preparation of Local Plan Part 2 future Development Plan Documents which will review settlement boundaries and/or allocate any smaller sites necessary to ensure that the housing requirement is met. In view of the length of the Plan period it is appropriate to make an allowance for the emergence of small/unidentified sites in the second half of the Plan period, based on previous and expected rates of development for this type of site.~~

- ~~5.10~~ 5.11 The housing requirements of the South Hampshire Urban Areas will be met in full *mainly* by the strategic allocations at West of Waterlooville and North Whiteley. The North Winchester strategic allocation will meet a large part of Winchester Town's needs. For the rest of the Winchester Town requirement, and in the Market Towns and Rural Area, a sequential approach will be adopted whereby sources of housing supply within existing settlement boundaries will be reassessed and updated before these boundaries are extended or sites outside of them allocated (in accordance with Policies WT1, MTRA2 and MTRA3). The exact scale of any releases which may be needed will be reviewed, and site-specific allocations made, in future Development Plan Documents or Neighbourhood Plans.

Policy CP1 - Housing Provision

Provision will be made within the District for the provision of about 11,000 dwellings (net) in the period April 2011 to March 2031, distributed between the three spatial areas as follows:

Winchester Town 4,000 dwellings
South Hampshire Urban Areas 5,500 dwellings

Market Towns and Rural Area 1,500 dwellings

Approximately 7,500 of this total will be within major developments at North Winchester (2,000), West of Waterlooville (2,500) and North Whiteley (3,000). The spatial strategy for the District is set out in detail in Policies WT1, SH1 and MTRA1.

~~5.11~~**5.12** The strategic allocations, in particular, have a long lead-in time and it is not the intention to use phasing policies to artificially delay the permitting or implementation of these sites, provided they can ensure adequate and timely infrastructure provision. It is recognised that these sites need to be available for development at the earliest opportunity and will be developed over a long period, with flexibility to meet a range of housing needs and market situations.

Housing Priorities and Housing Mix

~~5.12~~**5.13** It is the objective of Government and the City Council that everyone should have the opportunity to live in a high quality, well designed home, in sustainable, inclusive and mixed communities that they want to live in and which they can afford.

~~5.13~~**5.14** The Council has assessed the housing needs and demands of the District through, for instance, its Strategic Housing Market Assessment³² and this, underpins its approach to housing provision. It is essential to plan to meet the needs of all parts of the community, including families and older persons, and to support the local economy. Particular priority will be given to the provision of affordable housing within the overall supply of new housing.

~~5.14~~**5.15** The Council's key housing priorities are:

~~4.15~~to maintain the supply of housing so that it meets a wide range of community needs *and to sustain the vibrancy of the local economy;*

- ~~to maintain a supply of housing to sustain the vibrancy of the local economy;~~
- to maximise the provision of new affordable housing throughout the District, including rural areas;
- to increase the supply of family housing;
- to support the delivery of community aspirations for appropriate development.

~~5.15~~**5.16** The Council's aim is to create a flexible dwelling stock that helps to meet this wide range of needs, including homes most able to meet the requirements of a broad cross section of the population, most particularly 2 and 3 bedroom houses. It is estimated that overall around 65% of new demand will be for 2 and 3 bed homes, to cater for small families, newly forming households and people

³² Winchester District Strategic Housing Market Assessment 2011
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looking to downsize, while specifically in the affordable sector the levels are estimated to be between 60 and 80%.³³

~~5.16~~5.17 Adaptable accommodation such as Lifetime Homes, will help meet a range of needs, including those of an ageing population. There is also a need for specialist forms of accommodation such as extra care housing for older persons, homes for people with disabilities and, in Winchester Town area, student accommodation. The private rented sector also has an important role to play in the local housing market.

~~5.17~~5.18 It is important that the market is able to react to changes in economic circumstances and patterns of demand. However it is also important to guard against any drift towards relative shortfalls or excesses of supply of particular *kinds of dwelling sizes* that reflect the short-term aspirations of developers rather than longer-term community interests

~~4.19~~The need to provide additional affordable housing is one of the greatest challenges facing the District with an estimated need for 350 new affordable dwellings a year over the plan period. This Plan seeks to maximise affordable housing provision but it is unlikely to be possible to achieve the level of provision solely through quotas on market housing. Therefore, it is important that all reasonable steps are taken to improve supply by ensuring all new residential development contributes towards increasing affordable housing numbers and promoting other affordable housing to meet specific local community needs.

~~4.20~~Of all the affordable housing needs the greatest is for rented homes, and meeting these needs will be the priority. In order to ensure a balanced supply while prioritising rented homes approximately 70% of all new affordable housing provided should be for rent. While Social Rented homes will remain the most affordable, the Council recognises the contribution that Affordable Rented Homes can make. The precise nature of provision will be determined having regard to local needs and affordability (with rent levels lying on the spectrum between Social Rent target rent levels and 80% of market rents) and development economics. Intermediate Affordable Housing, such as shared ownership and intermediate rent, also has a valuable role to play in meeting housing needs and will be encouraged.

~~5.20~~5.19 It is important that affordable homes are provided that meet a wide range of community requirements and that a range of types and sizes are provided. However, the priority will be the provision of affordable family homes, most particularly 3 bedroom houses.

~~4.22~~Affordable housing needs exist across the District, including the market towns and rural areas³⁴, and within the National Park. New affordable housing will be actively encouraged in rural areas to meet local housing needs and help sustain rural communities and services. Community led initiatives will be supported where they are consistent with the policies contained in the Market Town and Rural Areas chapter of this Local Plan.

³³ Strategic Housing Market Assessment 2011

³⁴ Winchester Housing Rural Housing Development Action Plan 2008/9- 12/13

Policy CP2 - Housing Provision and Mix

New residential development should meet a range of community housing needs and deliver a wide choice of homes, with priority being given to the provision of new affordable housing.

Development should provide a range of dwelling types, tenures and sizes and, as appropriate to the site size, location and characteristics, this should include a mix of market homes for sale, affordable homes and homes attractive to the private rented sector, particularly on larger sites. Specialist forms of accommodation such as extra care housing for older persons and homes for those with disabilities and support needs should be provided, where appropriate, taking into account local housing needs.

A majority of homes should be in the form of 2 and 3 bed family houses, unless local circumstances indicate an alternative approach should be taken, including where there is an imbalance of housing types and sizes in particular parts of the District.

Affordable Housing Provision

- 5.20 It is a priority of this Plan *to maximise* ~~that~~ the provision of affordable housing. ~~is maximised.~~ *The need to provide additional affordable housing is one of the greatest challenges facing the District. To meet existing (in 2011) and newly-arising need within 5 years would require 684 new affordable dwellings a year in the period 2011-2016 (consisting of 536 Social or Affordable Rented and 148 Intermediate), but this is unlikely to be achieved in the short term. Extending the time horizon would reduce the annual requirement, but it is desirable to tackle housing need as soon as realistically possible.* Consequently all new housing development should make a contribution towards provision, irrespective of *the site's* ~~its~~ scale. *It is unlikely to be possible to achieve the level of provision needed solely through quotas on market housing. Therefore, it is important that all reasonable steps are taken to improve the supply by promoting other affordable housing to meet specific local community needs.*
- 5.21 *Affordable housing includes Affordable and Social Rent, and Intermediate Housing. Of all the affordable housing needs the greatest is for social or Affordable Rented homes, and meeting these needs will be the priority³⁵. In order to ensure a balanced supply and create sustainable, mixed and inclusive communities, while prioritising rented homes, approximately 70% of all new affordable housing provided should be for rent. While Social Rented homes will remain the most affordable, the Council recognises the contribution that Affordable Rented homes can make, although in some circumstances rents of less than 80% of market value may be needed to meet priority needs³⁶. The precise nature of provision will, therefore, be determined having regard to priority local needs, affordability and development economics. Intermediate Housing, such as shared ownership and intermediate rent, also has a valuable role to play in meeting housing needs and will be encouraged.*

³⁵ Winchester Housing Market and Housing Need Assessment Update, DTZ 2011

³⁶ Affordable Rent - Cost, Affordability and implications for Policy, DTZ 2012

- 5.22 The Council has carried out a ~~Strategic Viability Study~~³⁷ that analyses the economic capacity of new development to provide affordable housing, taking into account market conditions and the requirements for other planning contributions, including S106 contributions, the Community Infrastructure Levy, and development economics. The Viability Study concludes that the 40% target percentage included in the policy should normally be achievable. On sites of *less than* 5 units ~~or less~~ the Study recommends ~~the contribution~~ *this* should be by way of a financial contribution in lieu of on-site provision.
- 5.23 The Council is mindful that the characteristics of individual sites and local market conditions can impact on site viability. For instance, at low points in the market cycle the target may be challenging in parts of the District with lower property prices, such as ~~some smaller~~ sites in the South Hampshire Urban Areas (outside of the strategic allocation sites), and on sites with particularly high existing use values. Such areas are not expected, *overall*, to contribute significant amounts of the housing needed in the District, but where specific viability challenges are identified, and evidenced by an applicant in relation to individual development proposals, this will be taken into account when considering that proposal and an open-book process should be adopted by applicants.
- 5.24 *It is important that affordable homes are provided that meet a wide range of community requirements and that a range of types and sizes are provided. However, the priority will be the provision of affordable family homes, most particularly 3 bedroom houses.*
- 5.25 *Affordable housing needs exist across the District, including the market towns and rural areas*³⁸, *and within the National Park. New affordable housing will be actively encouraged in rural areas to meet local housing needs and help sustain rural communities and services. Community led initiatives will be supported where they are consistent with the policies contained in the Market Town and Rural Areas section of this Plan*
- ~~5.24~~5.26 In order to ensure affordable homes are suitable and available for those in housing need, and are managed effectively, affordable housing should normally be designed to at least the Homes and Community Agency's minimum standards, be provided by a Registered Provider that has local management arrangements acceptable to the Council and that agrees to Council policies with respect to household eligibility, lettings and sales of the properties.³⁹
- ~~5.25~~5.27 Further guidance on implementation *will* ~~is~~ *be* provided in the Affordable Housing Supplementary Planning Document. ~~M~~~~and~~ *market conditions and housing needs* will be monitored to in order to assess viability implications, *affordability and affordable housing requirements*.

Policy CP3 - Affordable Housing Provision on Market Led Housing Sites
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³⁷ Winchester ~~Strategic Viability Study 2011~~ *Adams Integra2*

³⁸ *Winchester Housing Rural Housing Development Action Plan 2008/9 – 12/13*

³⁹ These will be set out in SPD and the Council's forthcoming Strategic Tenancy Policy

In order to help meet affordable housing needs, all development which increases the supply of housing will be expected to provide 40% of the gross number of dwellings as affordable housing, unless this would render the proposal economically unviable. Normally, 70% of the affordable homes should be for rent (with rent levels being determined having regard to local incomes *of those living in priority housing need*), with the balance being Intermediate Affordable Housing.

Affordable housing should be provided on-site, indiscernible from and well integrated with market housing, unless off-site provision would better meet priority housing needs and support the creation of inclusive and mixed communities. On sites of less than 5 dwellings a financial contribution in lieu of on-site provision will be accepted.

Affordable housing should remain available for as long as a need exists. In considering housing proposals the aim will be to balance housing needs, the economics of provision and local circumstances.

~~5.26~~**5.28** The process of consultation undertaken in order to develop this Plan revealed considerable support for the provision of affordable housing, specifically to meet local needs. ~~However, as noted above, the net housing provision of about 11,000 homes will not allow all identified affordable housing needs to be met solely in conjunction with market housing development.~~ In order to maximise affordable housing provision, *and to meet particular local needs as quickly as possible* the Council and the *National Park Authority* will be prepared to permit further affordable housing development on land where planning permission would not normally be granted, on what will be referred to as 'exception sites'.⁴⁰ *The local needs to which this policy approach relates will be those arising from the Parish or settlement to which a proposal relates.*

~~5.27~~**5.29** It is expected that in most cases this will mean that sites are developed exclusively for affordable housing that meets priority needs, normally housing for rent. Where for the reasons set out in Policy CP4 the need to generate additional value through cross subsidy is accepted the Council may, exceptionally, be prepared to allow alternative forms of tenure.

~~5.28~~**5.30** However, the aim of this policy is to deliver *significant additional* affordable *housing* ~~homes~~ and it is only by achieving this policy objective that exceptions to normal policy can be justified. If the proportion of affordable housing falls below a certain point then the balance between the benefits of achieving affordable housing outweigh the detrimental impact on the countryside. Therefore, no less than 70% of the homes proposed should meet priority local affordable housing needs

~~5.29~~**5.31** *The remaining element* ~~Alternative forms~~ of housing should still take the form of affordable housing ~~that to meet local needs, albeit those of a lesser priority.~~ *However, with justification, this* ~~which could~~ exceptionally include open market housing. Applicants should examine alternatives in a sequential way giving priority to providing affordable housing that meets the greatest local

⁴⁰ Strategic Housing Market Assessment 2010 & Rural Housing Development Action Plan 2008/9 – 2012/13

housing need. Where it is claimed there are financial reasons for requiring alternative forms of housing this will need to be assessed as part of an open-book process. The same approach will be taken to all sites brought forward under this policy, including windfall and allocated sites.

~~5.30~~5.32 It is envisaged that most sites coming forward in the *Market Towns and Rural Area* spatial area will relate to smaller settlements, where such development can not only meet specific housing needs, but can also help sustain rural communities and their services. However, the policy also allows appropriate development in relation to larger settlements where the provision of affordable housing is the prime objective (although in such cases development should *still* be small in scale). *In determining whether a site may be suitable as an 'exception site' regard will be had to the suitability and availability of other sites that have the potential to meet local housing needs.*

~~5.31~~5.33 It is important that the need for affordable housing in an existing settlement (or group of settlements) is well evidenced. This will normally *be* by reference to the Councils' Housing Register, in so far as it relates to the settlement or group of settlements, ~~and local supply information.~~ In some cases a local needs survey or data collection may be required. Land may be allocated by the local planning authority in order to meet the objectives of this policy or communities themselves may allocate suitable land through a Neighbourhood Planning process or as part of Community Right to Build proposals or similar community led initiatives.

~~4.33~~In response to community representation and because of the exceptional nature of these sites, priority for the occupation of affordable homes provided under this policy will be given to local households. This means those households in housing need that have a local connection to the settlement or group of settlements to which the development relates.

~~5.33~~5.34 ~~In order to ensure affordable homes are suitable and available for those in housing need, and are managed effectively, affordable housing should normally be designed to at least Homes and Community Agency minimum standards, and be provided by a Registered Provider that has local management arrangements acceptable to the Council and that agrees to Council policies with respect to household eligibility, lettings and sales of the properties.~~⁴¹

~~5.34~~5.35 Evidence of suitable community involvement, including Parish Council(s), and support for a scheme will be required if proposals are to be favourably considered. The Council is a partner in the Hampshire Alliance for *Rural* Affordable Housing (HARAH) and is able to offer support in researching local housing needs, generating and assessing options, community involvement and scheme delivery.

Policy CP4 - Affordable Housing on Exception Sites to Meet Local Needs

⁴¹ These will be set out in SPD and the Council's forthcoming Strategic Tenancy Policy

In order to maximise affordable housing provision to meet identified affordable housing needs the Local Planning Authority ~~may~~ **will** exceptionally grant permission or allocate sites for the provision of affordable housing to meet **the specific** local needs **of particular settlements**, on land where housing development would not normally be permitted, and in addition to general housing provision in Policy CP1. This will include meeting community aspirations identified through a Neighbourhood Plan to provide affordable housing where this is consistent with other policies in this Local Plan.

Development will only be permitted where:

- the proposal is suitable in terms of its location, size and tenure to meet an identified local housing need that cannot be met within the policies applying to the settlement to which that need relates;
- the scheme is of a design and character appropriate to its location and ~~should avoid~~ harm to the character of the area or to other planning objectives, taking account of the policy objective to maximise affordable housing provision;
- the affordable housing is secured to meet long-term affordable housing needs, and will remain available in perpetuity (subject to any legislative requirements);

Subject to the needs of the local community the affordable homes should be for rent (with rent levels being determined by reference to local incomes **of those in priority housing need**). In exceptional circumstances a modest element of other tenures may be allowed **on the most suitable identified sites in order** to enable a development to proceed, providing no less than 70% of the homes proposed meet priority local affordable housing needs, ~~and:~~

~~• it can be demonstrated and is accepted by the local planning authority that the most suitable identified site cannot be brought forward due to site specific development economics (for instance abnormal costs or high existing use value);~~

~~OR~~

~~• other tenures are needed in order to overcome a lack of public subsidy~~

~~OR~~

~~• other tenures are needed to meet local needs for mixed and inclusive communities.~~

In these circumstances the applicant should demonstrate ~~satisfactorily that the proposal has community support, and that~~ through sequential and economic appraisal testing that alternative forms of housing are required **due to the economics of provision.** ~~and The quantity, tenure and type of that housing should be limited to that which allows the affordable housing development to proceed.~~

Gypsies and Travellers

~~5.35~~**5.36** The Council has a responsibility as the housing authority to assess and meet the needs of gypsies, travellers and travelling showpeople, as well as other housing needs. Winchester District has a resident community of Romany Gypsies, Irish Travellers, New Travellers and Travelling Showpeople and is also frequently used by more transient groups. Each group has different cultures and site needs and some do not easily share sites.

~~5.36~~**5.37** At 2011 the majority of gypsy and traveller sites and all travelling showpeople sites are on private land with either full or temporary planning permission, or are unauthorised. There is one local authority gypsy and traveller site within the District, at Tynefield (near Whiteley), and there are no transit sites.

~~5.37~~**5.38** Winchester City Council has undertaken work⁴² to assess the needs of gypsies and travellers⁴³ and the concerns of the settled community. This has provided substantial information on the type of site needed by the different groups within the travelling community. Evidence from the gypsy, traveller and settled communities indicates preference for smaller sites, suited to family groups, dispersed around the District. This should avoid a disproportionate impact on existing settlements and help encourage integration with the settled community.

~~5.38~~**5.39** This work did not identify the number of pitches⁴⁴ or transit sites required to meet the needs of the local travelling community and previous work to establish pitch requirements is now out of date or incomplete. Therefore, the Council *and the South Downs National Park Authority are working* ~~will work~~ with other Hampshire authorities to identify accommodation needs and bring forward additional sites as necessary *through Local Plan Part 2 or the South Downs Local Plan. In the meantime, planning applications will be assessed against the criteria.* ~~Criteria are included in Policy CP5 which will be used to assess both the suitability of sites to be allocated or to determine planning applications. Accommodation needs will be quantified and sites allocated in Local Plan Part 2. a subsequent Development Plan Document.~~

~~5.39~~**5.40** To maintain a supply of land and associated accommodation, the City Council considers it important to ensure that, within the District, existing permanent authorised sites for gypsies and travellers are retained. Planning for additional authorised sites in the District will help meet legitimate needs; safeguard the amenities of the settled communities, ease potential conflicts between the travelling and settled communities and address the Council's statutory obligations to meet the accommodation needs of all communities.

⁴² WCC Informal Scrutiny Group Final Report – Allocation of Gypsy and Traveller Sites –WCC 2011

⁴³ For simplicity, the term 'gypsies and travellers' is used in this policy to describe gypsies, travellers and travelling showpeople.

⁴⁴ In this context the term 'pitches' is used to describe pitches for gypsies and travellers as described in the glossary and plots, or yards for travelling showpeople.

5.405.41 The following policy *has been assessed against the Government's Planning Policy for Traveller Sites published March 2012. It* supports applications for new gypsy, traveller and travelling showpeople sites where they meet all the policy criteria. Unauthorised encampments will also be judged against these criteria and where found not suitable, enforcement action will be taken. Improved provision in locations well related to existing settlements can benefit social inclusion, sustainable patterns of living and the delivery of relevant services, such as education and health care, to these minority groups.

Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople

The Local Planning Authority will undertake needs assessments *(in Local Plan Part 2 or the South Downs Local Plan)* to quantify the accommodation requirements for gypsies, travellers and travelling showpeople within the District.

Sites will be allocated and planning permission will be granted for sites to meet the *objectively assessed* ~~identified~~ accommodation needs of gypsies, travellers and travelling showpeople, providing they meet all of the following criteria:-

Sites should be well related to existing communities to encourage social inclusion and sustainable patterns of living, while being located so as to minimise tension with the settled community and:

- avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities:
- ~~• be on previously developed land where possible;~~
- be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services;
- avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities.

Sites should be clearly defined by physical features, *where possible, and* not unduly intrusive ~~and should respond to designations, including the South Downs National Park.~~ Additional landscaping may be necessary to maintain visual amenity and provide privacy for occupiers. This and any security measures should respect local landscape character;

Sites should be capable of accommodating the proposed uses to acceptable standards and provide facilities appropriate to the type and size of the site, including:

- water supply, foul water drainage and recycling/waste management;
- provision of play space for children;
- sites for travelling showpeople should include space for storing *and maintaining* equipment;

- **safe vehicular access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site (taking account of site size and impact);**
- **in rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block;**

Proposals should be consistent with other policies such as on design, flood risk, contamination, protection of the natural and built environment or agricultural land quality and ~~with the statutory purposes of the South Downs National Park~~ protect areas designated for their local or national importance, such as Gaps and the South Downs National Park.

Existing permanent authorised gypsy, traveller and travelling showpeople sites within the District which are needed to meet the identified needs of particular groups will be retained for the use of these groups unless it has been established that they are no longer required.

Local Services and Facilities

~~5.41~~**5.42** Given the dispersed nature of the District, the provision and retention of local services and facilities is important, especially those which provide opportunities for communities to access them without having to travel excessive distances. Such local services and facilities fall into the following categories:-

- community centres and village halls;
- indoor sports and recreation facilities, including allotments;
- educational, health and care establishments (including nursing/care homes);
- premises for the emergency services, public utilities and infrastructure;
- local pubs and shops;
- libraries, cultural and arts facilities;
- churches, places of worship and cemeteries/burial grounds.

~~5.42~~**5.43** These can be critical in contributing to the overall sustainability of a neighbourhood, settlement, or wider rural area, by providing local facilities which help avoid unnecessary trips by car. Indeed, the settlement strategy for the Market Towns and Rural Area attaches great importance to the retention and improvement of facilities and services, especially in the larger villages which function as service centres for more remote communities.

~~5.43~~**5.44** Some of these facilities may be particularly critical in certain communities, such as the local school, shop or pub, particularly where there are no alternatives for some distance. Neighbourhood Plans and other community planning tools provide an ideal forum to explore the opportunities

for local service provision, improvement and diversification, but this should be against a policy background which requires that facilities normally be retained.

~~5.44~~**5.45** It is therefore important to retain any existing provision at the same time as encouraging new facilities and services. The following policy will therefore control, through development, re-development or change of use, the loss of a local service or facility.

Policy CP6 - Local Services and Facilities

The Local Planning Authority will support proposals for the development of new, extended or improved facilities and services in accordance with the development strategies set out in Policies WT1, SH1 and MTRA1.

The Local Planning Authority wishes to retain and improve the facilities and services available across the District. Development proposals should not threaten or result in the loss of premises or sites used to provide services and facilities unless it can be demonstrated that:

- the site/premise is not required because the service or facility has been satisfactorily relocated or is no longer needed to serve the locality ; and**
- the site or building has no reasonable prospect of being used for an alternative service or facility which would benefit the local community.**

When considering proposals, account will be taken of:

- whether the loss of the service or facility would cause harm for those living within the neighbourhood, settlement, or rural catchment with a reasonable need to access such facilities in the future; and**
- whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of the settlement.**

Open Space, Sport and Recreation

~~5.45~~**5.46** Open space, sport and recreation play an important role in enabling local communities to live active and healthy lifestyles. The Community Strategy identifies the need to provide opportunities for everyone to become more active, to promote not only healthy lifestyles but also improve general well-being. Local communities place much emphasis on retaining existing open space and recreational provision and the need for adequate provision associated with new development.

~~5.46~~**5.47** The 'Open Space Standards' set out in this Plan include public landscaped areas, playing fields, parks and play areas, informal recreation sites, and allotments (see Table 1 below) and also built facilities (see Table 2 below). The Council has produced locally-derived standards⁴⁵ following

⁴⁵ Open Space, Sports and Recreation Study for Winchester City Council (2008)

extensive consultations, which are set out in the following Policy CP7. The policy seeks local improvements where deficiencies have been identified in particular types of facility, when measured against the new standards, with new facilities being provided to meet the needs of larger-scale development or the cumulative needs of smaller-scale development.

~~5.47~~**5.48** Given existing shortfalls in provision, and to achieve the required improvements, it is important that all existing facilities are retained. Therefore all current open space areas and built sports facilities will be protected against development for other uses, unless improvements can be achieved by relocating them.

~~5.48~~**5.49** Implementation of Policy CP7 will be through the Council's existing Open Space Strategy, unless superseded by the introduction of the Community Infrastructure Levy. The Open Space Strategy specifies the amount and type of facilities currently available, by Parish, together with an assessment of deficiency.

Policy CP7 - Open Space, Sport and Recreation
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The Local Planning Authority will seek improvements in the open space network and in built recreation facilities within the District, to achieve the type of provision, space required and levels of accessibility set out in the Council's most up to date open space and built facilities standards. This will be achieved by new and improved provision, or by improving public access for all to existing facilities and educational provision.

New housing development should make provision for public open space and built facilities in accordance with the most up to date standards (currently set out in Tables 1 and 2), preferably through on-site provision of new facilities where feasible or by financial contributions towards off-site improvements.

There will be a presumption against the loss of any open space, sports or recreation facility (including built facilities), except where it can be demonstrated that :-

- alternative facilities will be provided and are at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality; *or***
- *the benefit of the development to the community outweighs the harm caused by the loss of the facility.***

Table 1 : Open space standards (quantity and access)
(see glossary for definitions of types of open space)

Parks, Sports and Recreation Grounds	Natural Green Space	Informal Open Space	Equipped Children's and Young People's Space	Allotments
1.5 ha./1000 population (0.75 ha./1000 for outdoor sport) Access: 650m	1.0 ha./1000 population Access: 400m	0.8 ha./1000 population Access: 700m	0.5 ha./1000 population Access: 480m Toddler and Junior 650m Youth	0.2 ha./1000 population Access: 480m

Table 2 : Built Facilities Standards (quantity and access by walking or driving)

Facility	Proposed standard per 1000 population	Proposed facility/population	Walking distance	Driving catchment
Sports halls	54.5m ²	1 per 11,000	20 minutes	15 minutes
Swimming pools	13m ²	1 per 25,000	20 minutes	15 – 20 minutes
Fitness gyms	4 stations – 16m ² gym space	1 station per 250	10 minutes	10 – 15 minutes
Synthetic turf pitches	330m ² (.05 pitch)	1 per 20,000	20 – 30 minutes	20 – 30 minutes
Outdoor tennis courts	0.8 courts	2 per 2,500	20 minutes	15 – 20 minutes
Indoor bowls	0.05 rink	1 rink per 20,000	15 – 20 minutes	15 – 20 minutes

6.0 PROSPEROUS ECONOMY

- 6.1 Creating the framework for encouraging economic prosperity and generating sustainable economic growth is one of the key challenges facing the District over the next 20 years, and is identified as a key priority for the District through the Community Strategy and its Economic Strategy. It is essential that the local economy remains competitive and provides employment opportunities across a wide range of skills and technologies. Coupled with this is the recognition that high levels of both in and out-commuting exist within the District and that options need to be available to enable residents to live and work locally.
- 6.2 The District now falls within two economic areas, the south of the District is within the Solent Local Economic Partnership (LEP) area, and rest of the District is included in the Enterprise M3 LEP. The Solent LEP largely covers the Partnership for Urban South Hampshire (PUSH) area with the addition of the Isle of Wight. PUSH will continue to provide strategic housing and spatial planning advice to the LEP, and will be responsible for the development and implementation of the sub-regional economic strategy.
- 6.3 A major priority for the Government is sustainable economic growth, and Government guidance places a great emphasis on planning for prosperity, by using the planning system to build a strong responsive and competitive economy and ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation. The Council has developed an evidence base which looks at both the quantitative and qualitative requirements for all types of economic activity, over the plan period.
- 6.4 The Council has commissioned a number of economic studies to inform the preparation of the Local Plan. The Winchester District Economic and Employment Land Study⁴⁶ pulled together different strands of economic data and evidence available into a comprehensive evidence base and economic profile of the Winchester District. The Study also included a review of employment land. The final report published in 2007 was prepared when the full impact of the global recession had yet to be felt.
- 6.5 The Council adopted its Economic Strategy in 2010⁴⁷ and this picked up on a number of themes identified in the evidence studies, and identified a number of key issues for the District to address. These included measures to promote knowledge based and creative industries and addressing the significant levels of in and out-commuting.
- 6.6 The Council's Economic Strategy recognises that the District's economy is built on five key sectors :-
- Public administration and business services
 - Land based industries

⁴⁶ The Winchester District Economic and Employment Land Study (SQW November 2007)

⁴⁷ The Winchester Economic Strategy 2010- 2020

- Tourism and recreation
- Knowledge and creative industries
- Retail

- 6.7 Many of these fall within traditional 'Business' use classes, which are covered by the evidence set out in the Economic Studies. Retailing is covered by the Councils' Retail and Town Centre Uses study 2007 (also updated in 2010⁴⁸), which includes updated projections for the amount of additional retail floorspace required in the District up to 2026 (in the region of 36,500 sq m), with existing stock having a role to play in accommodating projected growth. This report also covers commercial leisure development and acknowledges that the existing provision of leisure, entertainment and cultural facilities reflects the size of the District and its catchment, with opportunities for accommodating additional small-scale commercial leisure within town centres if sites are available.
- 6.8 The rural economy is a key feature in the District, given its location, and there are further opportunities now that part of the District lies within the South Downs National Park. Many small rural projects have received support through 'LEADER' (Liaison Entre Actions de Developement de l'Economie Rurale - (integrated action for rural development) funding. This is run by the Fieldfare Local Action Group (LAG) which is a rural and farming network group. It is the only organisation that delivers LEADER grants in Winchester & East Hampshire, under DEFRA/EU Rural Development Programme for England. The grants can be used for rural projects to develop and diversify the local economy.
- 6.9 Tourism generates significant income for the District and supports a number of other economic sectors such as retail, transport and the creative industries.
- 6.10 Due to the uncertainties over the long term prospects for the local economy, particularly in the light of the Government's policy of rebalancing the economy away from the public to the private sector, an updated economic study was completed in 2011, drawing on previous studies and the Council's Economic Strategy. This provides a review of employment prospects, employment land and demographic projections⁴⁹. This Study anticipates that employment in the District will grow by 9,270 jobs between 2009- 2031. This is less than the previously predicted (10,770 jobs up to 2026) and acknowledges that the composition of the workforce will change over that period, with fewer workers employed in agriculture, manufacturing, and public administration.
- 6.11 The biggest growth sector for the local economy is expected to be in 'business services', which is projected to provide around 39% of all new jobs created. This sector includes knowledge based and creative industries and the growth in these jobs is expected to be dispersed across the District.

⁴⁸ Retail and Town Centre Uses Study update - NLP 2010

⁴⁹ Review of Employment Prospects, Employment Land and Demographic Projections; - DTZ August 2011.

- 6.12 Other sectors which should see growth include distribution and retail; hotels and catering; health; and other services, which includes arts, entertainment and recreation. During the same period employment in manufacturing and public administration is projected to decline, although the Study notes that manufacturing output has grown while at the same time employment in this sector has decreased.
- 6.13 The Study also highlights the importance of self employment, which currently stands at around 14% of all employment and is a sector which has increased over the past few years. This is above the Hampshire average of 9% self employed and suggests that the Winchester workforce is highly entrepreneurial. This sector needs to be encouraged and sustained.
- 6.14 Because of the reduced prospects for employment growth, and also due to the fact that modern business practices have increased worker floorspace densities, which means employment floorspace ~~is in~~ now used more productively, there is a reduction in the amount of new employment floorspace likely to be required across the District throughout the Plan period. Across all employment Use Classes the prediction is that a further 15.7 hectares of land will need to be found, with the expectation that this will be spread around the three spatial areas.
- 6.15 It should be stressed that these predictions are trend based and there could be a strong qualitative argument for allocating more employment floorspace to ensure that the District is in a strong position to respond to emerging opportunities and to ensure that the risks identified in the study do not materialise. In addition, the Study looked at the 'indigenous' needs of the District for additional employment land. However, part of the District is also within the Partnership for Urban South Hampshire (PUSH), where the promotion of economic development and growth is a priority.
- 6.16 The South East Plan set employment floorspace targets for the PUSH area, sub-divided into the eastern and western parts (with Winchester falling within the eastern PUSH area). PUSH adopted a Policy Framework for Employment Floorspace in 2008, which apportions the required floorspace between the various local authorities. For Winchester, the floorspace requirements are substantial (totalling 199,500 sq m for all the 'business' use classes), but are based largely on existing commitments at Solent Business Park and Segensworth (Whiteley) and at West of Waterlooville. A small amount of additional warehousing and distribution land was needed and it was expected that this could be provided ~~by~~ varying the allocations at West of Waterlooville or by reallocating industrial land.
- 6.17 PUSH has since updated its economic strategy but continues to give priority to enabling economic growth, including provision of adequate land. The PUSH spatial strategy is also being updated, but it is expected that the employment floorspace requirements for Winchester District will continue to be based on implementing land already allocated/committed for business development at Whiteley and West of Waterlooville. This Plan's spatial policies for the South Hampshire Urban Areas are consistent with this approach.

- 6.18 Therefore, although there is no need to allocate any further strategic employment sites in this Plan, the Council considers that it is important to retain existing employment sites and premises to ensure an adequate supply of all types of employment floorspace. While the Council would not wish to prevent employment land and floorspace which is clearly surplus to requirements being put to more sustainable uses, it does wish to maintain a range of employment opportunities to encourage growth across all economic sectors. In considering whether to retain employment floorspace the Council will determine the proposals against the criteria set out in policy CP9.
- 6.19 The following policies aim to provide a framework for the necessary expansion and diversification of the economy across the District, in accordance with the Economic Strategy adopted by the City Council, which is the means by which the economic vision and plans will be turned into practical outcomes for local people and businesses.

Policy CP8 - Economic Growth and Diversification

The Local Planning Authority will support economic development and diversification across Winchester District, in accordance with the spatial strategies for the District, through the retention, regeneration and intensification of previously developed land and by allocating land as necessary to support employment growth at sustainable locations,

The Local Planning Authority will support development within the District's five key economic sectors of public administration and business services, land based industries, tourism and recreation, knowledge and creative industries and retail. This will be achieved through the retention of appropriate premises and, where feasible and consistent with the spatial strategy, new development to ensure that there is an adequate supply of land and premises, suitable to maintain a diverse and successful local economy.

The Local Planning Authority will support measures to promote self employment and working from home, consistent with other policies of this Plan, including the development of live-work accommodation and ensuring good access to modern communications technology. Appropriate opportunities to expand the economic base and foster innovation of the District will also be encouraged, in particular the promotion a low carbon economy and the emerging 'green collar' industries.

- 6.20 The Council will maintain an up to date employment land review, and reflect Government advice that this should be aligned with strategic housing land availability assessments and should include a reappraisal of the suitability of previously allocated land. Employment uses may be relocated if they can be re-provided in a location which is at least as suitable and accessible and if proposals for the re-use of vacated land and premises are also acceptable. The Council will also encourage proposals for comprehensive mixed use redevelopment of sites to come forward. In determining whether a site in employment use should be retained the following policy will be applied.

Policy CP9 - Retention of Employment Land and Premises

In order to retain a mix of employment land and premises in the District, the Local Planning Authority will resist the loss of existing *or allocated* employment land and floorspace within Use Classes B1, B2 or B8. Losses will only be permitted where retaining a business use would not be reasonable having regard to the following:

- the redevelopment potential for other employment uses *or a mix of uses* including the scope for intensifying or providing an effective use of the site or building, and the potential to improve and extend the range of modern employment floorspace;
- whether the building or use meets or could meet a specific local requirement, such as providing low cost start up accommodation;
- the environmental impact of business use on neighbouring uses;
- the access arrangements for the site/buildings, by road and public transport;
- strength of local demand for the type of accommodation;
- the benefits of the proposed use compared to the benefits of retaining the existing use.

Transport

- 6.21 Transport provision varies considerably across the District, with relatively good accessibility in Winchester Town, ranging to very poor accessibility in some of the more remote rural areas. The main transport issues relate to road safety, accessibility, congestion and pollution. The biggest challenges in accommodating development will be in relation to ensuring the development generates as little new traffic movement as possible and providing the necessary infrastructure to accommodate traffic and ensure access to services.
- 6.22 The Hampshire Local Transport Plan 2011-2031 sets out a long-term vision for the transport requirements for Hampshire and specific areas, including the Winchester Town Access Plan, and provides the context for the Core Strategy.
- 6.23 The Local Transport Plan has 3 main priorities:
- to support economic growth by ensuring safety, soundness and efficiency of the transport network;
 - to provide a safe, well maintained and more resilient road network as the basic transport infrastructure of the County on which all forms of transport directly and indirectly depend and the key to continued casualty reduction;
 - to manage traffic to maximise efficiency of the existing network capacity, improving journey time reliability and reducing emissions thereby supporting the efficient and sustainable movement of people and goods.

and further policy objectives structured under 5 themes :-

- supporting the economy through resilient highways
- management of traffic
- the role of public transport
- quality of life and place
- transport and growth areas

- 6.24 This Plan promotes a development strategy which will accommodate much of the development required in the District through large-scale extensions to the existing urban areas of Winchester, Whiteley and Waterlooville. This will ensure that development is of a sufficient scale to incorporate all the necessary facilities within the site and through off-site improvements, and ensure that it is located in the most sustainable locations, helping to reduce the need to travel.

Policy CP10 - Transport

The Local Planning Authority will seek to reduce demands on the transport network, manage existing capacity efficiently and secure investment to make necessary improvements. Development should be located and designed to reduce the need to travel. The use of non-car modes particularly walking and cycling should be encouraged through travel plans, management and improvements to the existing network, and improvements to accommodate additional traffic should be undertaken (or funded) where necessary.

- 6.25 *Whilst this Plan does not include detailed parking standards these are set out in the Councils Residential Parking Standards Supplementary Planning Document adopted in 2009. It may be necessary for these to be reviewed and updated during the life of this Plan, and further details will be set out as relevant in Local Plan Part 2.*

7.0 HIGH QUALITY ENVIRONMENT

- 7.1 The Community Strategy recognises that the District has a wealth of resources that contribute to its distinctiveness and, under its High Quality Environment Group, there are specific fora such as the Climate Change Programme Board, Natural Environment Forum and the Transport Forum which are developing focused action plans. An identified project is to ensure that this Local Plan specifically includes policies to address climate change, which has been achieved through close joint working between officers and stakeholders, who have been involved in developing this Plan's policies and preparing a 'Sustainable *Buildings* Development Guidance Document for Planning Applications'.⁵⁰
- 7.2 The following section therefore includes policies on climate change, design and effective use of land, green infrastructure, biodiversity, flooding and the water environment, settlement gaps, heritage and landscape and the South Downs National Park.

Meeting the Challenge of Climate Change

- 7.3 Mitigation of and adaptation to the future impacts of climate change are key drivers for change in the District. Winchester District has one of the highest per capita carbon footprints in the South East – 14.10 tonnes CO₂ per year compared to a South East average of 13.17 tonnes and the UK average of 12.10 tonnes (2006 Resources Energy Analysis Programme figures). Environment Agency assessments show the District to be in an area that is seriously water-stressed.
- 7.4 Significant CO₂ reductions are required to mitigate climate change and this Plan's policies should perform a key role in this mitigation. The high carbon footprint of the District and the severity of water stress in the area, require actions to address levels of CO₂ emissions and water use in advance of the national requirements for these issues. The Council's climate change target⁵¹ aims for a 30% CO₂ emissions reduction (on 2004 levels) by 2015. Policy CP11 takes account of this and other evidence⁵² to achieve energy and water efficiency levels in advance of national requirements.
- 7.5 In planning new developments, it is recognised that the ideal solution is likely to vary according to the type and scale of development and its location. There may be occasions where wider schemes will be more appropriate than on-site measures, particularly with larger developments, or where off-site provision/contributions are the only practical option.
- 7.6 The City Council also recognises that there may be particular circumstances of a development's location where it may not be practical or viable, or in the

⁵⁰ Sustainable ~~Development~~ *Buildings* Guidance ~~Document~~ for Planning Applications – 2011 WCC

⁵¹ Live for the Future: Tackling Climate Change – WCC 2008

⁵² Low Carbon Planning Policy Viability Study Element Energy - February 2010,

interests of conserving character in sensitive areas, to incorporate all the measures required by Policy CP11. The City Council will take account of all site-specific circumstances, including whether the site is located in sensitive areas such as conservation areas or affects the setting of historic buildings or sensitive landscapes or is within the South Downs National Park.

- 7.7 Proposals will be expected to provide evidence of the measures that are being taken to achieve carbon reduction to the expected standards. A Standard Assessment Procedure (SAP energy rating for dwellings) rating and water calculator reading, or a BREEAM certificate provided by an accredited assessor, should be provided as appropriate and would also assist in compliance with relevant Building Regulations requirements.
- 7.8 If proposals include measures that do not accord with the suggested energy hierarchy or a percentage of offsetting, they should justify their approach and outline appropriate compensatory measures. Examples of 'Allowable Solutions' are the provision of on or off-site low-carbon energy generation measures or a financial contribution to carbon reduction measures. These measures may include the development of district heating systems or retro-fitting of existing buildings, subject to any unacceptable adverse impacts on sensitive environments.

Policy CP11 - Sustainable Low and Zero Carbon Built Development

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Specifically, the Local Planning Authority will *expect* require:

- **new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes (CSH) and Level 4 for the water aspect of the CSH from adoption of this Plan. It will allow for up to 30% of regulated emissions⁵³ to be provided *by means of 'Allowable Solutions'* ~~off-site or through a financial contribution;~~**
- ***in addition to the above*, from 2016 onwards, all housing must meet *any higher* ~~the~~ national standard for Zero Carbon Homes ; and**
- **non-residential development that requires an Energy Performance Certificate to meet 'BREEAM Excellent' standard from adoption of this Plan and 'BREEAM Outstanding' standards from 2016,**

In meeting these requirements developments should follow the hierarchy below, except where it can be demonstrated that it would be more practical and achieve greater carbon reductions, to utilise measures further down the hierarchy:

⁵³ Regulated emissions refer to those related to space heating, hot water provision, fixed lighting and ventilation. Unregulated emissions are those related to cooking and plug-in appliances. Unregulated emissions are not counted for the purposes of calculating carbon compliance.

- be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings, making full use of passive heating and cooling systems as far as is practical;
- connect to existing combined heat and power (CHP) and District Heating/Cooling networks, or contribute to their future development;
- use renewable energy technologies to produce required energy on-site;
- make use of Allowable Solutions to deal with any remaining CO2 emissions up to the relevant Code for Sustainable Homes/Zero Carbon Homes level.

7.9 Generation of renewable and decentralised energy will help to contribute to national targets and the sub-regional objective for the PUSH area of the District to increase the percentage of renewable energy generation. Such measures will assist in moving towards a green economy and the Council's target for CO2 emissions reduction.

7.10 A Renewable Energy Study was undertaken for the Council⁵⁴ and forms part of the evidence base of the Local Plan. This Study calculated a target potential for renewables equating to 17% of current energy demand. A large proportion of this potential is from large-scale wind. However, it is recognised that there are landscape and other environmental constraints to large-scale wind developments. The Renewable Energy Study also identified that combined heat and power (CHP) and district heating/cooling networks are the most cost-effective way to meet the higher Code for Sustainable Homes levels. Biomass is potentially a major source of renewables in the District, accounting for 50% of the target potential.

Policy CP12 - Renewable and Decentralised Energy

The Local Planning Authority is supportive of the generation of renewable and decentralised energy in the District. It will support the creation of CHP/district heating/cooling systems and the development of larger-scale renewable energy developments, especially where there is a strong degree of community benefit and/or community ownership. When assessing proposals for large-scale renewable energy and decentralised energy schemes, account will be taken of:

- impact on *areas designated for their local or national importance, such as Gaps and the South Downs National Park* environmentally sensitive locations, including the South Downs National Park, conservation areas and heritage assets, including their setting;
- contribution to national, regional & sub-regional renewable energy targets and CO2 savings;

⁵⁴ Renewable Energy Study for Winchester District ESD December 2008

- **potential to integrate with new or existing development, whilst avoiding harm to existing development and communities;**
- **benefits to host communities and opportunities for environmental enhancement;**
- **proximity to biomass plants, fuel sources and transport links;**
- **connection to the electricity network;**
- **effect on the landscape and surrounding location.**

Securing High Standards of Design

- 7.11 The ~~draft~~ NPPF⁵⁵ places great importance on securing high standards of design in the built environment. It states that good design is inseparable from good planning. One of the government's prime objectives for the planning system is to promote good design that ensures attractive, usable, and durable places. This is seen as a key element in securing sustainable development.
- 7.12 The built environment within the District is diverse and of a generally high quality. It includes the historic town of Winchester, the historic market towns and villages, newer settlements within the District, and other development within the countryside. The fundamental objective is therefore to ensure that new development, wherever it is located within the District, should be of the highest quality, which respects its context and enhances local character.
- 7.13 Good design is an inseparable aspect of creating sustainable communities, and is an important part of ensuring that the District makes the most effective and efficient use of developable land. It is a key indicator in assessing a community's quality of life.
- 7.14 The District is facing significant growth over the next 20 years, and a number of major developments are planned, especially around Winchester town and in the south of the District. These offer the opportunity to ensure that the highest standards of sustainable design are achieved, and that quality places are created.
- 7.15 While an individual design response will be determined by the local context, it is essential that all new development should aspire to meet the highest standards of sustainable design. In order to achieve this a coherent and coordinated approach is required to ensure that the following objectives are achieved:
- new development should create a sense of place with a distinctive character, which clearly demonstrates how it has responded to its local context. Many communities have produced Village or Neighbourhood Design Statements which help to define the character of the locality and identify important local features. Establishing local design standards could form an integral part of future Neighbourhood planning;

⁵⁵ ~~Draft~~ National Planning Policy Framework - DCLG, *March 2012* ~~July 2011~~.

- new development (which includes hard and soft landscaping) should connect seamlessly to surrounding development in terms of layout, scale, form, enclosure, space and materials and, where appropriate, take the opportunity to enhance the public realm;
- the public realm should be designed to ensure that well connected, safe and attractive environments are created for the community, giving priority to pedestrians and cyclists and not motor vehicles *where appropriate*;
- the built and natural environment should be properly integrated. The design process should therefore be holistic to ensure a well-defined transition from built-up to natural areas, particularly on the edges of settlements;
- new development should *complement but* not seek to mimic existing development *and* ~~but~~ should be of its time. The Council will encourage a contemporary approach to new designs which respect and respond positively to the context, local distinctiveness and sense of place in terms of layout, scale, form, space and materials;
- measures to minimise carbon emissions, promote renewable energy and manage water effectively should be an integral part of the design solutions;

7.16 Developers and their agents should carry out contextual surveys and analyse their findings in accordance with the urban design principles set out in the 'By Design' documents⁵⁶ and other relevant guidance. The analysis should inform the design concept and applicants should be able to demonstrate how the urban design principles above have informed the detailed design in terms of its character, continuity and enclosure, quality of the public realm, ease of movement, adaptability and diversity.

Policy CP13 - High Quality Design

New development will be expected to meet the highest standards of design⁵⁷. In order to achieve this all proposals for new development (excluding small domestic applications and changes of use) should be accompanied by a design and access statement which clearly sets out:

- **how an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context;**

⁵⁶ By Design : DETR (CABE) 2000

1.1 ⁵⁷ This policy sets out the high level design principles that all new built development will be expected to comply with. More detailed design standards and guidance will be developed through the *Local Plan Part 2 Development Management DPD*, which may include the potential for producing locally derived internal space standards.

- **how the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character;**
- **how the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings, including walking and cycling routes to and within the development, to encourage their use**
- **how the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity;**
- **how measures to minimise carbon emissions and promote renewable energy and reduce impact on climate change form an integral part of the design solutions.**

- 7.17 The Local Planning Authority will ensure that a site's development potential is maximised, and higher densities will be encouraged on sites which have good access to facilities, services and public transport. High density development can also assist in reducing energy usage and promoting centralised sources of renewable energy. However, density is only one factor to be taken into account and in maximising a site's potential the density will need to be balanced against the quality of the design and how well it responds to the existing character of the site and wider contextual setting will be a very important consideration.

Policy CP14 – The Effective Use of Land

In order to ensure that scarce development land is used effectively, the Local Planning Authority will support higher densities within the urban areas, particularly on sites which have good access to facilities and public transport. The development potential of sites **should be** is maximised, and **this** will be balanced against the need to promote high quality design. How well the design responds to the general character of the area will be the final determinant of the acceptability of the scheme.

Green Infrastructure

- 7.18 Green Infrastructure (GI) describes all of the natural and managed green spaces, features and water bodies that together make up a multifunctional network **or grid** across rural and urban areas. The **GI** network includes **five key elements:- spaces, links and features such** ~~green spaces such as parks and gardens (on private or public land), and green links between spaces such as hedgerows and rights of way, green roofs/walls and as well as features such as blue corridors' such as rivers, green roofs/walls and ponds.~~
- 7.19 Together these all provide environmental, economic and quality of life benefits which underpin the principles of sustainability. GI has many benefits, from encouraging people to walk or cycle along routes of local significance bringing local communities together, to increasing health and well being, enhancing landscapes and protecting cultural heritage, providing ecosystem services and

linking spaces for biodiversity, managing natural resources sustainably and facilitating adaptation to climate change.

- 7.20 Well designed GI can also add value to properties and attract investment in an area by enhancing its character and local distinctiveness.
- 7.21 Key green infrastructure assets and opportunities within the District include:-
- river corridors, tributaries and valleys of the Itchen, Meon, Hamble, Wallington and Dever which are of considerable biodiversity, landscape and recreation value;
 - disused railway corridors (e.g. at Bishops Waltham, Meon Valley, Winchester);
 - important public rights of way such as the South Downs Way, Itchen Navigation Heritage Project, and Keats Walk, Winchester;
 - The South Downs National Park which covers a large part of the eastern section of the District;
 - natural and semi-natural urban greenspaces such as chalk downlands e.g. at St Catherine's Hill and Old Winchester Hill National Nature Reserve;
 - areas of accessible and/or ancient woodland, including the those of the Forest of Bere (e.g. West Walk, Creech Woods, Whiteley Pastures);
 - farmland which makes up around 73% of the District, which is predominantly arable land in the north and downlands and pasture in the south and along the river valleys;
 - historic parks and landscape features such as park pales, veteran trees, and sunken lanes;
 - formal and informal recreation areas such as Farley Mount.
- 7.22 Some communities within the District currently do not have access to enough quality natural green spaces⁵⁸ across the District, particularly close to settlements for casual walking and dog exercise. This is also hindered by gaps in the Rights of Way network, for example to the west and north of Winchester, which prevent easy access to many areas. There is also a deficit in informal greenspaces within the District such as Local Nature Reserves, and there is some deficit in formal greenspace provision, for example in the Kings Worthy, Shedfield, Wickham and Denmead areas. The cumulative effect of development could also result in an additional requirement for new open space and recreation areas.
- 7.23 Well-planned green infrastructure should be incorporated into development proposals integrating and building upon the existing green network. It should contribute to high quality development and economic prosperity by making places attractive to residents and businesses and improving the health and

⁵⁸ Green Infrastructure Study WCC 2010

well-being of the local and wider community. It should respect and respond to local landscape character and integrate with sustainable transport and green tourism initiatives expanding upon existing provision.

- 7.24 The City Council ~~has produced a Green Infrastructure Study~~ *in 2010⁵⁹ which, alongside the* and PUSH ~~has a Green Infrastructure Implementation Strategy (2010), makes recommendations for developing~~ *which identify various proposals to improve GI network across the District and South Hampshire area, which will be* supported by the following policy.
- 7.25 Policy CP15 supports provision of suitable and sufficient green infrastructure incorporating green spaces and features for recreation, amenity and biodiversity and provision of routes and pathways to link with the existing network, thereby contributing to sustainable transport provision. The aim is to deliver both sufficient quality and quantity of green infrastructure *supported by the standards set out in Policy CP7* in association with proposed development.

Policy CP15 - Green Infrastructure

The Local Planning Authority will support development proposals which:-

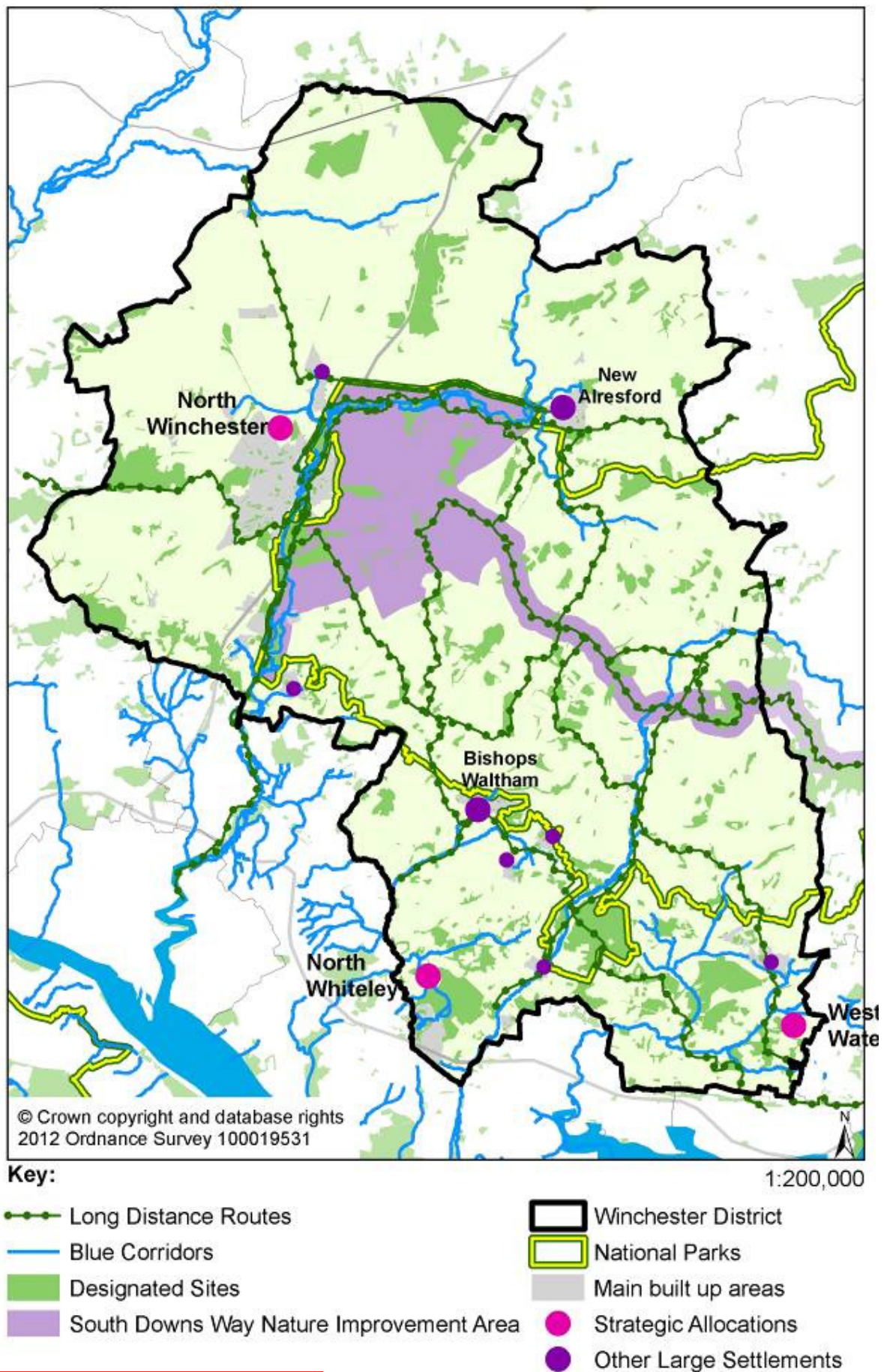
- maintain, protect and enhance the function or the integrity of the existing green infrastructure network identified at a District and sub regional level, including strategic blue and green corridors and spaces, *as illustrated on Map 9* particularly where the proposal allows for the enhancement of GI both on-site and in the immediate area.
- *Provide a netw gain contribute towards* of well managed, multifunctional green infrastructure, *in accordance with the categories and standards specified in Policy CP7 and* appropriate for the scale of development, through on-site provision which :-
 - addresses deficits in local green infrastructure provision where appropriate;
 - integrates with the green network/grid identified at the District and sub-regional level (as illustrated on ~~the~~ *Map 9 Green Links and Blue Corridors plan*);
 - provides a high quality public realm for the local community;
 - encourages public access to and within the natural environment where appropriate;
 - allows for adaptation to climate change;
 - is well planned to allow cost effective ongoing management of the GI.
 - links areas of biodiversity

⁵⁹ *PUSH Green Infrastructure Strategy, PUSH 2010*

- is provided at the earliest feasible stage.

Where on-site provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site by site basis.

Map 9. Illustrative Green Network



Amend map to relate more closely to policy and illustrate the Green Network more clearly.

Biodiversity

- 7.26 Winchester District has many areas which are noted for their natural beauty and biodiversity value. These areas also support a wide variety of species and habitats, and form an important part of the network of biodiversity sites within the wider environment. They include the Itchen chalk river, the Upper Hamble Estuary and Woods and coastal habitats of the Solent and Southampton Water. The importance of these areas is recognised by statutory protection afforded through European Directives (Special Areas of Conservation (SAC), Special Protection Areas (SPA), and Ramsar wetland sites) and National legislation (Sites of Special Scientific Interest (SSSI)). Plans or projects proposing development that is not directly connected with the management of European sites, but that is likely to have a significant effect on them, will require Habitats Regulations Assessment (HRA) to ensure that effects are avoided or adequately mitigated. If adverse effects on site integrity cannot be avoided or mitigated then reasons of overriding public interest must be demonstrated and compensation measures provided.
- 7.27 Winchester is a predominantly rural district with around 40% of the area now forming part of the South Downs National Park (SDNP). Wildlife sites and habitats within this area and across the District that are of regional and local importance include 17 SSSIs, almost 600 Sites of Nature Conservation (SINCs) and 9 Local Nature Reserves (LNRs). These sites support important natural assets, such as ancient woodlands, grasslands and chalk rivers. These sites will be protected, with opportunities for enhancement encouraged.
- 7.28 Sites that lie outside designated areas provide valuable corridors and networks for habitats and species *and can include irreplaceable habitats such as ancient woodlands. These* and they are key to the overall integrity of the District's biodiversity interest. Maintaining and enhancing the network of natural sites, and the linkages between them, is integral to supporting the aims of the District's Biodiversity Action Plan (BAP). The Winchester BAP identifies that 14% of the area covered by the plan supports BAP priority habitats that include broadleaved woodland, pasture woodland, wetlands and unimproved calcareous neutral grassland. The Biodiversity Opportunity Areas identify the areas with the greatest potential for enhancing biodiversity within Hampshire.
- 7.29 The Community Strategy identifies the protection and enhancement of the District's rich biodiversity and habitats as a strategic outcome for Winchester. The strategy aims to maintain, protect and enhance the biodiversity within the District, working in partnership with neighbouring authorities and other relevant bodies. A specific study⁶⁰ is in progress to identify the recreational impacts of development on designated European sites around the Solent, which includes land in the south of the District. The Council will *continue to support this project and will ensure that* ~~seek to implement the findings of this study where relevant to Winchester District, to ensure that any appropriate strategic avoidance and/or mitigation measures~~ *are secured as necessary through* ~~proposed are considered in the planning process.~~

⁶⁰ Solent Disturbance and Mitigation Project – Solent Forum 2011 (in progress)

Policy CP16 - Biodiversity

The Local Planning Authority will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity, and has regard to the following:

- protecting sites of international, European, and national importance, and local nature conservation sites, from inappropriate development.
- supporting habitats that are important to maintain the integrity of European sites.
- new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering BAP targets and enhancing Biodiversity Opportunity Areas.
- new development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.
- maintaining a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond and adapt to the impacts of climate change.
- supporting and contributing to the targets set out in the District's Biodiversity Action Plan (BAP) for priority habitats and species.

Planning proposals that have the potential to affect priority habitats and/or species or sites of geological importance will be required to **take account of evidence and** ~~undertake the relevant assessments or surveys.~~

Flooding and the Water Environment

- 7.30 The water environment within Winchester District is hugely important as a natural resource and recreational facility, and plays a key part in shaping the District's historic and natural landscape. The geology of the District means that the area plays an essential role in supplying water for the District and neighbouring areas, not only for public use but also for many local economic sectors which rely heavily on the water environment. These include farming, watercress production, fisheries, tourism and water based recreation activities. The water environment is not only a key element of the wider eco-system of the District, it is also a key part of the green infrastructure network providing links and space for recreation and leisure (as well as other functions, as set out in policy CP15).
- 7.31 Water for commercial uses and to supply domestic properties comes mainly from the District's underground aquifers, but also from surface waters such as

the Rivers Itchen and Test. These rivers and the Meon, which originate from the chalk ridges, are of high ecological importance, as are the upper reaches of the Hamble Estuary which flows through the District (as set out in policy CP16 biodiversity). The River Itchen and the Upper Hamble form part of the Natura 2000 network of sites designated under the Birds and Habitats Directives which are also covered by the Water Framework Directive (WFD), with the main objective of bringing all water bodies up to 'good ecological (surface waters), quantitative (groundwater) and chemical (all) status' through the sustainable use of water as a natural resource.

7.32 The most important groundwater resources in the District are currently at 'poor' status under the WFD. Ground water resources in the District are amongst the most sensitive in the region and are highly vulnerable to pollution. 80% of the District is underlain by principal aquifer and 46% of the District is within Source Protection Zones (covering the abstraction points). These zones exist to protect public drinking water supplies and suitable pollution prevention measures are focused in these areas.

7.33 Policy CP17 seeks to ensure that development and changes in land use within the District will:-

- protect and use opportunities to enhance the water environment;
- protect the quality and quantity of drinking water;
- ensure that development is permitted only where there is adequate infrastructure to provide and treat water; and
- protect people and properties from flood risk,

recognising that development may also have an impact on the water environment which reaches beyond district boundaries.

7.34 Like much of South East and East of England, both Portsmouth Water and Southern Water abstraction areas which cover Winchester District are "seriously water-stressed"⁶¹. This Local Plan therefore seeks to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments and encourages high standards of water efficiency, to reduce water use (policy CP11 Sustainable Development⁶²) to protect the District's role in supplying water within and to neighbouring Districts.

7.35 It is important that there is adequate capacity both on and off the site to serve a development and that it would not lead to problems for existing users⁶³. Where

⁶¹ This means that the amount of water available per person is low and the water demand per person is a high proportion of effective rainfall Areas of water stress: final classification. Environment Agency 2007

⁶² Currently this requires Code for Sustainable Homes Level 4 for water

⁶³ In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure.

there is a capacity problem and no improvements are programmed by the water company, the Council will require the developer to fund appropriate improvements which must be completed prior to occupation of the development.

- 7.36 The District is affected by fluvial flooding from the many rivers and tributaries flowing through the District, groundwater flooding from natural springs and winterbournes fed by the underground aquifers, and surface water flooding where water can not drain away quickly enough. The relevant Strategic Flood Risk Assessments (SFRA) and the updated fluvial and coastal flood risk maps from the Environment Agency show the flood risk across the District from these sources. Hampshire County Council is the designated Lead Local Flood Authority for Hampshire under the Flood and Water Management Act and, along with District Councils, must contribute to the achievement of sustainable development when carrying out flood risk management functions. *Together these local authorities are developing a Local Flood Risk Management Strategy for Hampshire.*
- 7.37 Policy CP17 therefore seeks to avoid flood risk to people and property where possible, and manage any residual risk through location, layout and design, taking account of the impacts of climate change on changing flood risk as identified in the SFRA. This includes making space for water by directing development to areas at lowest flood risk first, protecting sites required for flood risk management and the use of sustainable drainage systems (SuDS) where appropriate.
- 7.38 All planning applications, except those within Zone 1, *on sites less than 1 hectare*~~which are below 1 hectare in size~~ and not in a critical drainage area⁶⁴ will require a flood risk assessment. Applications will be assessed using the sequential test in national policy which requires new development to be located in zones of the lowest probability of flooding first (Zone 1)⁶⁵. Alternative sites with higher probability of flooding (Zone 2 and then Zone 3) will only be considered where there are no reasonably available alternative sites. The vulnerability of the proposed land use to the flood risk will then also be taken into consideration by applying the 'Exceptions Test' if required. This will consider proposals for vulnerable development inappropriate to the flood zone. These proposals will need to demonstrate: that there are no suitable alternative sites; that the development provides wider sustainability benefits to the community that outweigh flood risk; and that the development will be safe *for its lifetime, taking account of the vulnerability of its users* without increasing flood risk elsewhere, where possible reducing flood risk overall.
- 7.39 Within each Flood Zone, new development should be directed to areas of lowest probability of flooding first and then to areas suited to the vulnerability of the proposed use *(the most vulnerable development must be located in areas of lowest flood risk unless there are overriding reasons to prefer a different*

⁶⁴ which has been notified to the Local Planning Authority by the Environment Agency

⁶⁵ As defined by the Environment Agency *or in an area with drainage problems identified through a SFRA.*

location). Development within the functional floodplain⁶⁶ must be avoided to retain access for maintenance and a suitable buffer to watercourses and flood defence structures, as well as for transferring and storing flood water. The SFRA considers the impact of climate change on flooding events and sets the criteria to be used to identify areas where flood risk may increase. Within these areas, the future vulnerability of the proposed use should be considered.

Policy CP17 - Flooding, Flood Risk and the Water Environment

The Local Planning Authority will support development which meets all the following criteria:-

- **avoids flood risk to people and property by:-**
 - **applying a ~~s~~Sequential approach ~~Test~~ to the location, and ~~applying the Exception Test if required, and applying the sequential approach at the site level~~⁶⁷;**
 - **managing flood risk from new development to ensure risk is not increased elsewhere and that opportunities to reduce the causes and impacts of flooding within the District through development are taken;**
 - **safeguarding land and designated structures and features from development that is required for current and future flood management;**
 - **including sustainable water management systems such as Sustainable Drainage Systems (SuDS) which should be designed to meet the relevant standards so as to gain approval by the SuDS Approval Body;**
- **does not cause unacceptable deterioration to water quality or have an unacceptable impact on water quantity (including drinking water supplies) by:-**
 - **protecting surface water and groundwater through suitable pollution prevention measures;**
 - **using opportunities to improve water quality where possible;**
 - **optimising water efficiency;**
- **is located at a sufficient distance from existing wastewater treatment works to allow adequate odour dispersion, or takes appropriate odour control measures.**

⁶⁶ land with an annual probability of flooding of 0.5% (or 1 in 20) in any one year

⁶⁷ *As set out in the National Planning Policy Framework*

- **ensures that water supply, surface water drainage and wastewater infrastructure to service new development are provided and connect to the nearest point of adequate capacity.**

The Local Planning Authority will support the development or expansion of water supply, surface water drainage and wastewater treatment facilities where they are needed to serve existing or new development or in the interests of securing long term supply, provided that the need for such facilities is consistent with other policies such as the development strategy, flood risk, contamination and protection of the natural and built environment.

Settlement Gaps

- 7.40 Across the District there are a number of areas of undeveloped land which help to define and retain the separate identity of settlements, an aspect highly valued by many communities, and the concept of gaps is an established spatial planning tool locally. It is also an important element sub-regionally and the Partnership for Urban South Hampshire (PUSH) has specifically produced guidance to ensure a consistent approach is taken across the sub-region in terms of criteria for designation - 'Policy Framework for Gaps' PUSH, December 2008 (www.push.gov.uk).
- 7.41 In summary, the PUSH Framework advocates the following criteria for use by local planning authorities to select locations for the designation of gaps:-
- the open nature/sense of separation between settlements cannot be retained by other policy designations;
 - the land to be included within the gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence;
 - in defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements should be included having regard to maintaining their physical and visual separation.
- 7.42 The Framework states that it will be individual LDFs that will identify the location of gaps and include policies to set out the types of development which will be permitted, based on the following principles :-
- it would not diminish the physical and/or visual separation of settlements; and
 - it would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.
- 7.43 In addition to this specific guidance for the sub-region, there is recognition that the scale of development proposed at the Strategic Development Area at North Fareham requires the inclusion of a gap to prevent coalescence of the SDA with neighbouring settlements of Wickham, Funtley and Knowle. In order to protect the separate identity of these individual settlements, the South East

Plan requires areas of open land to be identified and maintained between the SDA and adjoining settlements.

- 7.44 The precise extent of this gap will be determined as part of the preparation of an Area Action Plan (*for land within Fareham Borough*), and policy SH4 of this Plan establishes the extent of the open land (*within Winchester District*) to be retained to the north of the Fareham SDA.
- 7.45 Within the District, there are a number of Local Gaps already defined by the adopted Local Plan Review, in accordance with criteria similar to those above:-
- Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath
 - Denmead – Waterloooville
 - Kings Worthy - Abbots Worthy
 - Otterbourne – Southdown
 - Winchester – Compton Street
 - Winchester – Kings Worthy/Headbourne Worthy
 - Winchester – Littleton
- 7.46 The Local Plan Review 2006 also defines the 'Meon Strategic Gap' between Whiteley and Fareham.
- 7.47 Gaps provide a key opportunity to provide green infrastructure around the District, in addition to shaping and maintaining the settlement pattern. They are a valuable tool and the principle of maintaining gaps in these locations is retained. Any detailed review of the boundaries of these gaps will be undertaken in future DPDs or Neighbourhood Plans, in accordance with the principles contained in the PUSH Policy Framework for Gaps.

Policy CP18 - Settlement Gaps

The Local Planning Authority will retain the generally open and undeveloped nature of the following defined settlement gaps:

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

- Winchester – Littleton
- Whiteley – Fareham/Fareham Western Wards (the ‘Meon Gap’)

Within these areas only development that does not physically or visually diminish the gap will be allowed.

To protect the individual character and identity of those settlements adjoining the proposed SDA at North Fareham, an area of open land is identified as a Gap to be maintained between the SDA and Knowle and Wickham (see Policy SH4). Development which would threaten the open and undeveloped character of this area will be resisted and the land should be managed to secure the long-term retention of its rural character.

The South Downs National Park

- 7.48 40.4% of the area of Winchester District now falls within the South Downs National Park. Within this area the landscape is characterised by rolling downland, notably large grass and arable fields, and small pockets of woodland. The chalk Rivers Itchen and Meon flow through the area adding to the variety and form of the landscape. *Within the District key chalk sites of the South Downs National Park were designated as a Nature Improvement Area in 2012. ‘The South Downs Way Ahead’, will restore 1,000 hectares of chalk grassland to encourage the return of butterflies and farmland birds.*
- 7.49 The settlements within the area have developed in a way which follows the natural forms of the landscape. The traditional vernacular buildings reflect local building styles and materials of the area. The National Park’s boundary is adjacent to a number of urban areas, most notably Winchester itself and the larger settlements of New Alresford and Bishops Waltham. Development in these areas has the potential to impact on the landscape and amenity of the National Park and must be carefully managed and mitigated.
- 7.50 The two statutory purposes of the South Downs National Park are:
- to conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
 - to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- 7.51 In delivering the National Park’s purposes the National Park Authority has a duty to seek to foster the economic and social well-being of the local communities within the National Park.

Policy CP19 - South Downs National Park.

New development should be in keeping with the context and the setting of the landscape and settlements of the South Downs National Park. The emphasis should be on small-scale proposals that are in a sustainable location and well designed. Proposals which support the economic and

social well being of the National Park and its communities will be encouraged, provided that they do not conflict with the National Park's purposes.

Development within and adjoining the South Downs National Park which would have a significant detrimental impact to the rural character and setting of settlements and the landscape should not be permitted unless it can be demonstrated that the proposal is of over-riding national importance, or its impact can be mitigated.

Heritage and Landscape Character

- 7.52 The District has a diverse heritage which underpins its special character, including over 100 ancient monuments, 2000 listed buildings, 10 historic parks and gardens, more than 30 conservation areas and a historic battlefield which now lies within the South Downs National Park. Their retention and enhancement is essential for the conservation of the District's unique sense of place and can bring wider social, cultural, economic and environmental benefits.
- 7.53 In addition, the District's distinctive landscape character, which derives from a combination of natural and man-made assets, contributes to its special qualities. The importance of the landscape, both as a whole and locally-important features as identified in the Winchester District Landscape Character Assessment and the Winchester City and its Setting study, highlight the necessity for these special qualities to be retained and respected in planning for growth and change.
- 7.54 Designated and protected features should not be seen as a constraint to change, but as a catalyst for regeneration and diversification, bringing economic, cultural and educational benefits. In addition to the many formally designated sites and buildings within the District, it is often the additional numerous undesigned heritage assets and the setting of such areas that makes them special and even small changes can have an adverse impact. It is critical that, when development proposals are considered, these assets are given due consideration at the design stage to ensure that any adverse impacts are either avoided or can be fully mitigated.

Policy CP20 - Heritage and Landscape Character

The Local Planning Authority will support new development which recognises, protects and enhances the District's distinctive landscape and heritage assets *and their settings*. These may be designated or undesigned and include natural and man made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic battlefields and archaeology.

Particular emphasis should be given to conserving:

- **recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;**
- **local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.**

Infrastructure and Developers' Contributions

- 7.55 As the District changes to accommodate additional development, new or improved infrastructure will be needed to ensure that the communities within it can function effectively. The Community Strategy recognises that sustainable communities can only be achieved with the timely provision of the full range of infrastructure required.
- 7.56 The types of infrastructure needed will cover a wide range of local facilities and services, including 'soft' infrastructure *and should include facilitation to ensure establishment of the followings* ~~such as setting up facilities, including:~~
- Transport, including public and community transport
 - Affordable and specialist housing, including gypsy and traveller sites
 - Education provision
 - Health facilities and social services
 - Green infrastructure, including recreation provision *and measures necessary to protect European sites*
 - Public and utility services, including water supply, waste management and energy provision (including renewables)
 - Social Infrastructure, including community facilities, creative industries, arts and culture.
 - Emergency Services
 - Flood defences
 - Communications infrastructure, including *mail delivery infrastructure and* high speed internet connections
 - *Measures necessary to avoid or mitigate harm to areas designated for their local or national importance*
- 7.57 This Local Plan requires the delivery of three key strategic sites to deliver the bulk of the District's housing requirement up to 2031. Large developments such as these sites require a significant amount of early planning and preparation through community consultation and technical studies to assess impact and prepare mitigation measures. The City Council and its partners, where relevant, will work with the developers to ensure that the best outcomes for the District and local communities are achieved. The strategic sites, in particular,

will necessitate the delivery of specific items of infrastructure as set out in Policies WT2, SH2 and SH3.

- 7.58 National policy places significant emphasis on the need for local plans to ensure that the necessary social, physical and green infrastructure is provided to deliver sustainable communities and support economic growth and regeneration. This Local Plan also needs to support the provision of infrastructure and natural resources for economic development based on a robust assessment of need. A separate Infrastructure Delivery Plan has been produced which sets out the infrastructure improvements required to support the proposed development in the District, their anticipated costs, when they will be needed, and who will be responsible for providing them.
- 7.59 New development creates a need to provide new infrastructure and facilities, and to mitigate the effect of the development on the surrounding area. Developers are therefore required to provide or fund infrastructure improvements associated with development for the types of infrastructure set out above.
- 7.60 On-site provision or, where this is not possible, financial contributions will be sought from developers, to combine with public funding to deliver the necessary facilities and infrastructure. The infrastructure requirements and contributions will vary depending on the scale, nature and location of the development. References in this Plan to ‘developer contributions’ are intended to cover physical provision of infrastructure (on or off-site) or financial contributions. These may be secured by planning obligations/agreements (known as S106 obligations) and the Local Planning Authority plans to introduce the Community Infrastructure Levy (CIL) in due course. This will introduce a charge on new developments across the District, the monies from which can be used to fund local infrastructure projects where development occurs. Where it is possible to identify specific provision needed by a development, for example in larger developments, this should normally be achieved through physical provision on-site or a dedicated financial contribution.
- 7.61 The City Council plans to introduce a Community Infrastructure Levy by ~~late 2013~~^{April 2014}. Until this 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. This approach will be informed by the Infrastructure Delivery Plan which draws on strategies and investment plans of the local authority and other organisations. Contribution levels will be based on the overall costs of provision, but will take into account the availability of other sources of funding.
- 7.62 Any requirement to secure funding via developer contributions will be subject to the necessary assessments and compliance mechanisms to ensure that the contributions are appropriately calculated and legal. Infrastructure will need to be provided at the right time to support development; this is not always in advance of development and phasing and trigger mechanisms will be needed to ensure that the right facilities come forward at the right time. The Council will also work with the service and infrastructure providers to ensure that relevant infrastructure is provided in a timely way, in conjunction with development.

- 7.63 There are particular infrastructure issues affecting the District and future development proposals, as set out in the Infrastructure Delivery Plan. These infrastructure needs will also require on-site delivery, or where not possible/suitable, financial contributions and requirements are set out in more detail in other Local Plan policies, including transport, water infrastructure, open space and green infrastructure.
- 7.64 The policy below seeks to ensure that appropriate and necessary infrastructure is provided to support development proposals and that future developments contribute to resolving any pressures they may generate.

Policy CP21 - Infrastructure and Community Benefit

The Local Planning Authority will support development proposals which provide or contribute towards the infrastructure and services needed to support them, which should be delivered using the following approach:-

- **testing the capacity of existing infrastructure and where there is insufficient capacity securing the timely provision of improvements or additional provision;**
- **infrastructure provision or improvements should be provided on-site as an integral part of a development, wherever possible and appropriate;**
- **where off-site measures are needed, or on-site provision is not possible, planning obligations will be needed to secure the necessary provision or a financial contribution towards provision;**
- **where a contribution towards other infrastructure improvements or provision is needed and viable this will be achieved through planning obligations, or the Community Infrastructure Levy when introduced.**

Any on-site provision or financial contribution should:-

- **meet the reasonable costs of provision to support the development or offset its impact; and**
- **be related to the size and type of each development and the nature of the improvements required; and**
- **take account of the cumulative impact of requirements on the viability of development, especially where the development meets a particular local need or provides particular benefits.**

The Local Planning Authority will support the improvement or development of locally and regionally important infrastructure where needed to serve existing or new development required through this Plan, or to secure long term supply, provided that the need for such facilities are consistent with other policies within this Plan.

8.0 IMPLEMENTATION AND MONITORING

- 8.1 An essential element of ensuring the effectiveness of the policies and proposals set out in this Plan is to measure how well they are being implemented. The spatial strategy and policies will be implemented through the investment of private and public resources, together with the City Council working in partnership with a range of organisations. *Much of the policy framework will be implemented through planning applications and the development management process.*

7.1

- 8.2 This requires a monitoring framework that identifies indicators and targets for the Plan to be measured against. This will be achieved through the *Council's LDF Annual Monitoring Report (AMR)*, which will allow the City Council to measure how well the Plan is being implemented and whether the objectives identified are being achieved. This mechanism of ensuring that outcomes match and deliver objectives provides a systematic and robust means of identifying if certain matters are failing to deliver and to take alternative action if required, *including the need to initiate a review of the Plan. All policies and proposals in this Plan are positively and flexibly expressed to ensure that changes in circumstances can be addressed.*

- 8.3 *At some point the Plan will need to be reviewed, either to roll it forward beyond its current end-date, to deal with any serious shortfalls or unintended consequences identified through monitoring, or if it becomes inconsistent with national policy. It is expected that a roll-forward of the Plan will be commenced roughly mid-way through the Plan period, unless previously triggered by monitoring or other substantial external changes. Smaller-scale allocations and adjustments to policy can be made through the production and review of other Development Plan Documents, in particular the Local Plan Part 2.*

- ~~8.3.4~~ A Monitoring Framework is set out at Appendix D and has been derived using a number of existing targets and indicators already monitored either through the Core Strategy, Local Authority Agreement/PUSH Multi Area Agreement, Annual Monitoring Report or the Sustainability Appraisal, which require input from both *by* the City Council and its partners. *Some* A number of targets and indicators may apply to more than one policy and these are highlighted where relevant.

7.4

- 8.5 *A housing 'trajectory' is included at Appendix F and sets out the expected rate of housing development from various sources over the Plan period. This will be monitored to ensure an adequate supply of housing District-wide. The Plan does not seek to phase housing provision or artificially hold back development, so if market demand is strong delivery may progress more quickly than expected in the trajectory. Alternatively, if key sites are being delayed, the Council will assess the reasons for this and investigate measures to overcome any constraints. However, it may be that other sources of supply will offset the delay and enable adequate housing provision to be maintained, or that there is expected to be an adequate District-wide land supply despite delays on a*

particular site. If not, it may also be necessary to bring forward additional sites for housing purposes in accordance with the development strategy established in this Plan, through the production of Local Plan Part 2 or subsequent reviews.

APPENDIX A

SAVED POLICIES

APPENDIX A – Saved Policies

2006 Local Plan Policies to be retained or replaced by Joint Core Strategy (Local Plan Part 1 policies)

Policies shaded not saved from 2006 Local Plan

WDLPR Policy No.	WDLPR 2006 Policy Topic	WDLPR Policy replaced by Joint Core Strategy (Local Plan Part 1)	WDLPR Policy to be retained ⁶⁸
DP1	Design Statement requirement		No – delete
DP2	Master Plan requirement for large sites		Yes
DP3	General Design Criteria		Yes
DP4	Landscape and the Built Environment		Yes
DP5	Design of Amenity Open Space		Yes
DP6	Efficient Use of Resources		
DP7	Aerodrome Safety		No - delete
DP8	Flood Risk.		
DP9	Infrastructure for New Development	DS1, WT1, SH1, MTRA1, CP21	
DP10	Pollution Generating Development		Yes
DP11	Unneighbourly Uses		Yes
DP12	Pollution sensitive development		Yes
DP13	Development on Contaminated land		Yes
DP14	Public Utilities		Yes
DP15	Renewable Energy Schemes		
CE1	Strategic Gaps	CP18	
CE2	Local Gaps	CP18	
CE3	Development in Gaps	CP18	
CE4	Essential Services	CP6	
CE5	Landscape character	CP20	
CE6	AONB	CP19	
CE7	Nature Conservation – International Sites		
CE8	Nature Conservation – National Sites	CP16	
CE9	Nature Conservation – Locally Designated Sites	CP16	
CE10	Other Sites of Nature Conservation Interest	CP16	

⁶⁸ Policies which are retained will continue to be ‘saved’ as statutory planning policies until replaced by future Development Plan Documents.

WDLPR Policy No.	WDLPR 2006 Policy Topic	WDLPR Policy replaced by Joint Core Strategy (Local Plan Part 1)	WDLPR Policy to be retained ⁶⁸
CE11	New and Enhanced Sites of Nature Conservation Value	CP16	
CE12	Agricultural Land Quality		
CE13	Essential rural development	MTRA4	
CE14	Agri-industry Agri-distribution	MTRA4	
CE15	Fish Farms	MTRA4	
CE16	Farm diversification	MTRA4	
CE17	Re-use of non-residential buildings in the countryside		Yes
CE18	Existing Employment Uses	MTRA4	
CE19	Housing for Essential Rural Workers		Yes
CE20	Housing for Essential Rural Workers (permanent dwellings)		Yes
CE21	Removal of occupancy conditions		Yes
CE22	Dwellings for Other Rural Workers		Yes
CE23	Extension & Replacement of Dwellings		Yes
CE24	Conversion & changes of Use to residential		Yes
CE25	Conversion of Larger Buildings in Extensive Grounds		Yes
CE26	Staff Accommodation		Yes
CE27	Gypsies & Travelling Showpeople		
CE28	Sustainable Recreation Facilities		Yes
HE1	Archaeological Site Preservation		Yes
HE2	Archaeological Site Assessment		Yes
HE3	Historic Parks, gardens and battlefields	CP20	
HE4	Conservation Areas – Landscape Setting		Yes
HE5	Conservation Areas – development criteria		Yes
HE6	Conservation Areas – detail required		Yes
HE7	Conservation Areas – Demolition of Buildings		Yes
HE8	Conservation Areas –		Yes

WDLPR Policy No.	WDLPR 2006 Policy Topic	WDLPR Policy replaced by Joint Core Strategy (Local Plan Part 1)	WDLPR Policy to be retained ⁶⁸
	Retention of Features		
HE9	Shopfronts – Retention of Existing		Yes
HE10	Shopfronts – New Shopfronts		Yes
HE11	Signage		Yes
HE12	Blinds & Shutters		Yes
HE13	Historic Buildings – Changes of Use		
HE14	Alterations to Historic Buildings		Yes
HE15	Listed Buildings – Demolition of		
HE16	Listed Buildings – Setting of		
HE17	Re-use and conversion of historic redundant, agricultural or industrial buildings		Yes
H1	Provision for Housing Development	CP1	
H2	Local Reserve Sites	CP1	
H3	Settlement Policy Boundaries		Yes
H4	Outside Policy Boundaries	MTRA3	
H5	Affordable Housing	CP3	
H6	Rural Exception Sites	CP4	
H7	Housing Mix and Density	CP2 & CP14	
H8	Special Needs Housing		
H9	Mobile Homes (New)		No – delete
H10	Mobile Homes (Loss)		Yes
E1	Employment Strategy	DS1, WT1, SH1 MTRA1, CP8	
E2	Loss of Employment	CP9	
E3	Winchester Office Development – Town Centre		
E4	Winchester Office Development - Outside Town Centre	DS1, WT1	
SF1	Town Centre Development - New		Yes
SF2	Town Centre Development - Loss		Yes
SF3	Town Centre Development – Food & Drink		Yes
SF4	Town Centre Development – Residential		
SF5	Primary Shopping Area		Yes

WDLPR Policy No.	WDLPR 2006 Policy Topic	WDLPR Policy replaced by Joint Core Strategy (Local Plan Part 1)	WDLPR Policy to be retained ⁶⁸
SF6	New Facilities and Services	CP6	
SF7	Loss of Facilities and Services	CP6	
SF8	Further & Higher Education	MTRA5	
RT1	Important Amenity Areas		Yes
RT2	Important Recreational Space		Yes
RT3	Smaller Important Open Spaces	CP7	
RT4	Recreational Space for New Housing Development	CP7	
RT5	Site Allocations for Recreation		Yes
RT6	Children's Play Facilities	CP7	
RT7	Public Use of Private Facilities		
RT8	Formal Recreational Facilities in Countryside		
RT9	Recreational Routes	CP15	
RT10	Meon Valley Bridleway		
RT11	Equestrian Development		Yes
RT12	Golf related development		Yes
RT13	Noisy Sports		Yes
RT14	Indoor Leisure Uses	DS1, WT1, SH1, MTRA1	
RT15	Facilities for tourism in the settlements	DS1, WT1, SH1, MTRA1, CP8	
RT16	Tourism & Leisure Facilities in the Countryside		Yes
RT17	Camping/ Caravanning Sites		Yes
RT18	Permanent Short-Stay Tourist Accommodation in Countryside		Yes
RT19	Enabling Development with Tourism, Recreation & Leisure Developments in Countryside		
T1	Development Location	DS1, WT1, SH1, MTRA1, CP10	
T2	Development Access		Yes
T3	Development Layout		Yes
T4	Parking Standards		Yes
T5	Off-Site Transport Contributions	CP21	
T6	Integrated Transport Infrastructure	CP10	

WDLPR Policy No.	WDLPR 2006 Policy Topic	WDLPR Policy replaced by Joint Core Strategy (Local Plan Part 1)	WDLPR Policy to be retained ⁶⁸
T7	Re-use of railway lines		
T8	Footpath cycling etc networks improvements		
T9	Freight Facilities		Yes
T10	Traffic Management B3354/B2177		
T11	New Road Schemes		No - delete
T12	Safeguarded Land (Botley By-pass & Whiteley Way)		Yes
W1	Winchester's Special Character	WT1	
W2	Town Centre, Shopping & Facilities - Broadway/Friarsgate		Yes
W3	Recreation - Bushfield Camp	WT3	
W4	Park and Ride		Yes
W5	Town Centre Traffic Management	WT1	
W6	Parking Controls & Servicing – New Public car parks		Yes
W7	Parking Controls & Servicing – Parking Standards		Yes
W8	Parking Controls & Servicing – Service Vehicles		
W9	Environmental Traffic Management	WT1	
W10	New Footpath Proposals		Yes
W11	New Bridleway Proposal		Yes
MDA1	Proposals for West of Waterlooville	SH2	
MDA2	Proposals for Winchester City (north)	WT2	
S1	Bishop's Waltham – Ponds		Yes
S2	Bishop's Waltham - Malt Lane		Yes
S3	Bishop's Waltham – Abbey Mill	CP9	
S4	Bishop's Waltham – Pondside		Yes
S5	Bishop's Waltham – transport		
S6	Cheriton – Freeman's Yard	CP9	
S7	Curdridge – Hilsons Road		Yes
S8	Denmead – centre		
S9	Kings Worthy – footpaths	CP15	

WDLPR Policy No.	WDLPR 2006 Policy Topic	WDLPR Policy replaced by Joint Core Strategy (Local Plan Part 1)	WDLPR Policy to be retained ⁶⁸
S10	Proposals for land at former station yard Sutton Scotney		Yes
S11	Whiteley – Whiteley Farm		
S12	Proposals at Whiteley Green		Yes
S13	Whiteley – Solent 1		
S14	Whiteley – Solent 2		Yes
S15	Whiteley – Little Park Farm		Yes
S16	Pegham Coppice (Wickham)		

APPENDIX B

GLOSSARY

APPENDIX B - Glossary

	Term	Explanation
	Affordable Housing	<p><i>Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:</i></p> <ul style="list-style-type: none"> <i>– Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.</i> <i>– Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.</i> <p>Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:</p> <ul style="list-style-type: none"> — Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. — Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
	Affordable Rented Homes	<p>Rented housing with a minimum tenancy term of five years let by <i>local authorities or private</i> registered providers of social housing to households who are eligible for social rented housing with rents set at a level agreed with the Council, having regard to local incomes, to ensure homes are genuinely affordable to eligible households, but in any event not more than 80 per cent of the local market rent (<i>including service charges</i>).</p>
AQMA	Air Quality Management Area	Areas where air pollution levels do not meet national air quality objectives. Air pollution is addressed in Air Quality Action Plans, or through Local Transport Plans
	Allowable Solutions	A range of measures available for achieving zero carbon beyond the minimum carbon compliance requirements. These could include the development of energy-saving measures nearby to the site, the off-site provision of renewable energy generation, or a financial contribution to carbon reduction measures
AMR	Annual Monitoring Report	Part of the Local Development Framework, this assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully applied.

AAP	Area Action Plan	A Development Plan Document which provides a planning framework for a specific geographical area where change is needed or anticipated. Area Action Plans focus on implementation and are a primary means of delivering planned growth areas.
	Biodiversity	The range and diversity of life (including plants, animals and micro-organisms), ecosystems and ecological processes.
	Biomass	A fuel derived from biological material including both plant and animal derived material. A wide range of biomass can be used to generate electricity and/or heat and to produce transport fuel.
	Blueprint	Winchester City Council's community engagement toolkit focused around Localism. It is aimed at helping local people to decide what communities need now and in the future by asking them to consider the requirements of different people; how their needs may be supported; and how things may need to change so that planning policies reflect local requirements.
	Blue Corridors	Describes the seas, rivers, their tributaries and floodplains and can include canals and ponds where they form linked corridors for wildlife or movement through the District.
	Blueprint	<i>Winchester City Council's community engagement toolkit focused around Localism. It is aimed at helping local people to decide what communities need now and in the future by asking them to consider the requirements of different people; how their needs may be supported; and how things may need to change so that planning policies reflect local requirements.</i>
	Brownfield Land/ Sites	See 'Previously Developed Land'
BREEAM	Building Research Establishment's Environmental Assessment Method	BREEAM is used to assess the environmental performance of new and existing non-residential and mixed use buildings. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management.
	Carbon compliance	Improvements in the fabric efficiency of a building taken together with onsite low/zero carbon energy generation to reduce the carbon emissions from a building to a prescribed level. Can cover all types of emissions, but current government definition is for 'regulated' emissions only.
	Carbon neutral	A development that achieves no net carbon emissions from all types (regulated and unregulated) of energy use on an annual basis. The calculation can include carbon offsets to achieve neutrality.
	Climate change	A change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is, in addition to natural climate variability, observed over comparable time periods.
CfSH	Code for Sustainable Homes	A national environmental standard which measures the environmental sustainability performance of new homes to ensure they deliver improvements in key areas such as carbon dioxide emissions and water use reduction.

CHP/ CCHP	Combined Heat and Power or Combined Cooling, Heat and Power	CHP is the simultaneous generation of usable heat and power in a single process, therefore producing less waste.
CIL	Community Infrastructure Levy	The Community Infrastructure Levy (CIL) is a levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods want.
	Comparison Shopping	The retailing of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
	Convenience Shopping	The retailing of everyday essential items including food, drinks, newspapers and confectionery.
	Community Strategy	The high level visioning document for the District produced by the Winchester District Strategic Partnership (WDSP), dealing with wide social, economic and environmental issues that affect the District. This document guides the direction of the Local Development Framework.
	<i>Convenience Shopping</i>	<i>The retailing of everyday essential items including food, drinks, newspapers and confectionery.</i>
DEFRA	Department for Environment Food and Rural Affairs	Defra is the government department responsible for policy and regulations on the environment, food and rural affairs
	Development Plan	This refers to the statutory planning documents covering the District, currently the South East Plan, the Minerals and Waste Development Framework and the Development Plan Documents in the Winchester Local Development Framework.
DPD	Development Plan Document	Development Plan Documents are the parts of the LDF which are adopted following independent examination and which provide the statutory planning guidance for the District.
	Economic Strategy (2010-2020)	The Economic Strategy for 2010-2020 is the principal means by which the City Council's economic vision and plans will be turned into practical outcomes for people and businesses throughout the District.
EIA	Environmental Impact Assessment (EIA)	A process by which information about the environmental effects of a project is collected, by the developer or others, and taken into account by the local planning authority in determining planning applications. Project types which should be subject to an EIA are listed in the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

EqIA	Equality Impact Assessment	A procedure adopted by the City Council to examine the impact of draft policies on gender, age, race, disability and health, sexuality, religion and belief together with other, more specific categories such as those on low incomes, with caring responsibilities or living in rural areas.
	Evidence Base	The information gathered by the City Council to support the preparation of a range of documents that are covered by the LDF and other policies produced by the Council. It includes both quantitative (numerical values) and qualitative (feelings and opinions) data.
	Extra Care Housing	Provides vulnerable people with the housing, care and support to enable them to remain in a home of their own, and maintain their independence for as long as possible. Within Extra Care housing developments, housing support and domiciliary care can be available 24 hours a day, 7 days a week.
	Flood Zone	Depicts how flood risk varies over different areas of land. For rivers, Flood zone 3 has a 1 in 100 probability of flooding or greater in a year; Flood Zone 2 has between a 1 in 100 and 1 in 1000 annual chance of flooding in a year; Flood Zone 1 has the lowest chance of flooding (less than 1 in 1000).
	Green Collar industries	A relatively new and expanding sector which includes a range of jobs, skills and eco-technologies servicing both environmental and sustainable industries.
GI	Green Infrastructure	Green Infrastructure describes all of the natural and managed green spaces, features and water bodies that together make up a multifunctional network across rural and urban areas. The network includes green spaces such as parks and gardens on private or public land, and green links between spaces such as hedgerows and rights of way, as well as features such as blue corridors (defined above), green roofs/walls and ponds.
	Greenfield Land/Sites	Land or sites which have not previously been developed or which were developed but have now blended back into the landscape.
HRA	Habitats Regulations Assessment	The European Habitats Directive (92/43/EEC) requires 'appropriate assessment' of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on sites designated under this Directive.
	Informal Open Space	These are spaces open to free and spontaneous use by the public. They are not laid out or managed for a specific function (e.g. as a park, public playing field or recreation ground) and are not managed as a natural or semi-natural habitat.
	Infrastructure	Services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
	Intermediate affordable housing	Housing at prices and rents above those of social rent but below market price or rents at an affordable price including Intermediate Rented Affordable Units and Shared Ownership Units.

	Issues and Options	The views, aspirations and concerns expressed about the Winchester District arising from a consultation period at the outset of the LDF process.
	Knowledge based industries	Industries with over 20% of the workforce educated to degree level or above.
	Lifetime Homes	Consists of standards that have been developed to ensure that any home is flexible, adaptable and accessible and that there is added comfort, convenience and safety for tenants and visitors.
	Localism Act	An Act which aims to shift power from Central Government into the hands of individuals, communities and Councils, for specific matters and projects.
	Local connection	<i>A person shall be taken to have strong local connection to a parish if he or she satisfies any one or more of the following criteria:</i> <ul style="list-style-type: none"> (i) <i>he or she is ordinarily resident in the Parish at the date of allocation</i> (ii) <i>he or she was previously ordinarily resident in the Parish prior to the date of allocation and has family who ordinarily reside there</i> (iii) <i>he or she has a demonstrable need to live in the Parish by reason of:</i> <ul style="list-style-type: none"> a. <i>his/her current employment in the Parish</i> b. <i>his/her taking up permanent employment in the Parish</i>
LDD	Local Development Document	A collective term given to the Development Plan Documents and Supplementary Planning Documents.
LDF	Local Development Framework (LDF)	The name for the portfolio of Local Development Documents. These consist of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports, produced by the Local Planning Authority.
LDS	Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
LEP	Local Enterprise Partnership	Locally-owned partnerships between local authorities and businesses set up to determine local economic priorities and undertake activities to drive economic growth and create local jobs
	Local Plan Part 1/ Core Strategy	The Development Plan Document which sets out the spatial vision and objectives for the future of the Winchester District up to 2031, with the strategic policies necessary to deliver that vision.
LTP	Local Transport Plan	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport anticipated in the District and links land use changes with transport planning.
	Localism Act	<i>An Act which aims to shift power from Central Government into the hands of individuals, communities and Councils, for specific matters and projects.</i>

MDA	Major Development Area	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed-use development (2000 or more homes).
	National Equality Framework	A performance improvement and benchmarking tool for equality in Local Government.
	Natural Greenspace	Natural England (formerly, English Nature) has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside, riverside walks and woodlands.
	National Park	An area designated under the National Parks and Access to the Countryside Act 1949 (as amended). Part of Winchester District lies within the South Downs National Park.
NPPF	National Planning Policy Framework (draft)	The National Planning Policy Framework (NPPF) will set ^s out the Government's priorities for planning in England. It will replace ^d the previous ^{current} raft of planning policy guidance notes and statements (PPGs and PPSs).
	Natural Greenspace	<i>Natural England (formerly, English Nature) has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside, riverside walks and woodlands.</i>
	Neighbourhood Plans	Under the Localism Act local communities are given new rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods. These must have regard to national planning policy; be in general conformity with strategic policies in the development plan; and be compatible with EU obligations and human rights requirements. Neighbourhood plans will not take effect unless they are supported by evidence, have been independently examined and majority support is acquired through a local referendum.
	Open Book Process	A method of analysis, for instance using the Homes and Communities Agency Development Appraisal Tool that is used to assess the viability of development proposals where the costs and returns associated with a development are shared with the local planning authority by promoters of a scheme.
	Open Space	Defined in the Town and Country Planning Act 1990 as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. Certain types of open space are defined in this Plan and, subject to this, it should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.
	Open Space Strategy	The City Council currently prepares, each year, an Open Space Strategy for the District which specifies the amount and types of facility currently available, together with an assessment of levels of deficiency.

	Parish plan/ Community plan	Parish plans outline how a community would like to change and usually include an action plan detailing how development can be achieved. Unlike Neighbourhood Plans, parish/community plans may deal with a range of issues and are not subject to formal tests before adoption.
PUSH	Partnership for Urban South Hampshire	A sub-regional Partnership of 10 local authorities from Test Valley in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire.
	Plans for Places	A document which considered the responses to the Blueprint exercise and suggested how these are translated into a development strategy for the Winchester District up to 2031. It set out in non-technical terms what the City Council considered the likely policies for the Core Strategy to cover.
	Preferred Option	Leading on from the Issues and Options consultation, the Core Strategy Preferred Option was published in May 2009.
PDL	Previously Developed Land	Also known as 'Brownfield Land' The definition for PDL is set out in <i>in the National Planning Policy Framework:- Planning Policy Statement 3: 'Previously developed land is that Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. The definition includes defence buildings, but This excludes:</i> <ul style="list-style-type: none"> – Land that is or has been occupied by agricultural or forestry buildings. – Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures. – Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed. <i>— a And</i> – Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings)'
	Priority Housing Need	<i>Those identified as falling within the Reasonable Preference categories as set out in S167 Housing Act 1996; generally those in the highest Bands on the Council's housing register, including those seeking family accommodation.</i>
	Proposals Map	A map which illustrates on an Ordnance Survey map base the policies and proposals within the Local Development Framework or Local Plan
	Ramsar site	These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands.
RS(S)	Regional (Spatial) Strategy	This sets out the region's strategic policies, in relation to the development and use of land and forms part of the development plan for each local planning authority area. For the South East Region the RS is the South East Plan .

	Registered Provider	<i>Any body which is from time to time included in the Council's list of Registered Providers with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body or eligible to be so registered and approved by the Council (such approval not to be unreasonably withheld) and shall include any Landlord providing social housing whose status and functions are similar to a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA</i>
	Renewable energy	Those energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass.
	Sequential Test	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites or town centre retail sites before out-of-centre sites.
	Settlement Gap	An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements
SINC	Sites of Importance for Nature Conservation	These are sites that have high nature conservation importance but are not covered by statutory national and international designations. These sites are identified by Hampshire County Council.
SSSI	Sites of Special Scientific Interest	The country's very best wildlife and geological sites, which are of importance as they support plants and animals that find it more difficult to survive in the wider countryside.
	Social Rent	<i>Rented housing owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</i>
	South East Plan	The Regional Strategy for the South East. The policies within the LDF must be in accordance with this plan.
	Spatial Planning	An approach to planning that goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of a place and how it functions. The aim is to provide a planning framework for delivering the aims of other key strategies and plans, which shape the future of a local area.
SAC	Special Area of Conservation	Sites which are strictly protected through designation under the EC Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

SPA	Special Protection Area	Areas identified as being of international importance for breeding, feeding, wintering or migration of rare and vulnerable bird species found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.
SCI	Statement of Community Involvement	Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in Planning Management decisions.
SEA	Strategic Environmental Appraisal	A generic term used to describe environmental assessment, as applied to plans, policies and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.
SFRA	Strategic Flood Risk Assessment	A SFRA should be carried out by the local planning authority to inform the preparation of its Local Development Documents (LDDs), having regard to catchment-wide flooding issues which affect the area. Policies in LDDs should set out the requirements for site-specific Flood Risk Assessments (FRAs) to be carried out by developers and submitted with planning applications in areas of flood risk identified in the plan.
SHLAA	Strategic Housing Land Availability Assessment	A key component of the evidence base needed to support the delivery of the Core Strategy. The study provides detailed information on potential housing sites and land supply and aims to identify sufficient land to accommodate the District's housing need.
SHMA	Strategic Housing Market Assessment	A report which considers the local housing markets. The assessment looks at a number of key factors, including: the supply and demand for housing; housing and planning policies; the need for affordable housing; and the affordability of the local housing market.
SPD	Supplementary Planning Document	A type of Local Development Document that provides guidance on the implementation of planning policies and proposals. SPDs are non-statutory and carry less weight than Development Plan Documents.
SA	Sustainability Appraisal	A process for the evaluation and refinement of policy options, to ensure that emerging policies and proposals will be the most sustainable and deliverable for the District
SUDS	Sustainable Drainage Systems	An approach to managing rainwater runoff from buildings and hardstandings. A benefit of the system is to reduce the quantity and rate of surface water flow running directly to rivers via stormwater networks.
VDS/ NDS	Village/ Neighbourhood Design Statements (VDS/ NDS)	A document which informs or influences decisions on design and development. A VDS/NDS should provide a clear statement of the character of a particular village or town against which planning applications may be assessed. Local residents who are familiar with the character of an area are best placed to formulate these statements, which are adopted as SPD.

	Water Framework Directive	This European Directive (2000/60/EC), together with emerging River Basin Management Plans, looks at integrated management of water resources, taking account of abstraction, water quality and flooding.
WDSP	Winchester District Local Strategic Partnership	The Winchester District Strategic Partnership (WDSP) is made up of all partnerships working in the District towards implementation of the Sustainable Community Strategy, overseen by a few key partners.
	Winchester Town Forum	The forum is made up of the 18 councillors who cover the unparished area within Winchester Town. These are: St Bartholomew; St John and All Saints; St Michael; St Luke; St Barnabas and St Paul
	Zero carbon	<p>The Zero Carbon Hub's current definition is the elimination of all the regulated emissions from a development, by a combination of energy efficiency and the on-site generation of low zero carbon heat and power generation up to the required level of carbon compliance, together with allowable solutions for the remaining regulated emissions. Regulated emissions cover carbon dioxide emissions from energy use through space heating, fixed lighting, hot water and ventilation.</p> <p><i>The government have announced that unregulated emissions (such as those</i> It does not cover emissions <i>related to energy use from cooking or from plug-in appliances such as computers) will not fall under the definition of zero carbon.</i></p>

APPENDIX C

EVIDENCE BASE

APPENDIX C – Evidence Base

All documents can be viewed on the Councils web site www.winchester.gov.uk. The various studies and reports have been broadly categorised according to the outcomes of the Community Strategy.

Active Communities

- [WCC Informal Scrutiny Group Final Report – Allocation of Gypsy and Traveller Sites, 2011](#)
- [Open Space Strategy, WCC, 2011](#)
- [Strategic Housing Land Availability Study, WCC, 2011](#)
- [Housing Technical Paper, WCC, 2011](#)
- [Infrastructure Study, WCC, 2011](#)
- [Market Towns and Rural Area Development Strategy Background Paper, WCC, 2011](#)
- [Winchester Town Access Plan, WCC and Hants CC, 2011](#)
- [Winchester District Strategic Housing Market Assessment update, DTZ, 2010](#)
- [The Affordable Housing Viability Study, Adams Integra, 2010](#)
- [The Local Connections Housing Study, Adams Integra, 2010](#)
- [Winchester District Older People's Well-Being Strategy Action Plan, WDSP, 2010](#)
- [Settlement Hierarchy covering the Market Towns and Rural Area Topic Paper May, WCC, 2009](#)
- [Winchester District LDF Transport Assessment \(Stage 1\), WSP, 2008](#)
- [Winchester District LDF Transport Assessment \(Stage 2\), MVA, 2009](#)
- [Open Space, Sports and Recreation Study, WCC 2008](#)
- [The Affordable Housing Viability Study, DTZ, 2008](#)
- [Winchester District Housing Strategy, WCC, 2008/09 – 2012/13](#)
- [Rural Housing Development Action Plan, WCC, 2008/09 – 2012/13](#)
- [Housing Market Assessment, DTZ, 2007](#)
- [Hampshire Gypsy and Traveller Accommodation Assessment, Hants CC, 2006](#)
- [Urban Capacity Study, WCC, 2001](#)

High Quality Environment

- [Sustainable Development Guidance Document for Planning, WCC, 2011](#)
- [The Green Infrastructure Study, Enfusion, 2010](#)
- [Low Carbon Planning Policy Viability Study Element Energy, 2010](#)
- [Habitat Regulations Assessment \(Appropriate Assessment Screening\), Enfusion, 2009](#)
- [Core Strategy Preferred Option Sustainability Appraisal/SEA Report, Enfusion, 2009](#)
- [Live for the Future: Tackling Climate Change, WCC, 2008](#)
- [Core Strategy Issues and Options Sustainability Appraisal and Strategic Environmental Appraisal, Enfusion, 2008](#)
- [Renewable Energy Study for Winchester District, ESD, 2008](#)
- [Core Strategy Policy on Climate Change: Issues and Options, WCC, 2007](#)

- Sustainability Appraisal Scoping Report, Enfusion, 2007
- Green Infrastructure Technical Report, WCC, 2007
- Strategic Flood Risk Assessment, Halcrow, 2007
- Assessment of Countryside Recreation Supply and Demand in Winchester, Hants CC, 2007
- Vision for Winchester – Towards Our Future, Winchester Town Forum, 2007
- Winchester District Landscape Character Assessment, WCC and Hants CC, 2004
- Future of Winchester Study, WCC, 1999
- Winchester Landscape and its Setting, WCC, Hants CC and others, 1998
- Bushfield Camp Study, WCC, 1997

Prosperous Economy

- Review of Employment Prospects, Employment Land and Demographic Projections, DTZ, 2011
- The Winchester District Economic Strategy, WSDP, 2010-2020
- Retail and Town Centre Uses Study update, NLP, 2010
- PUSH Economic Development Strategy, 2010
- Winchester District Economic and Employment Land Study supplementary report, SQW, 2009
- The Winchester District Economic and Employment Land Study, SQW, 2007
- Retail and Town Centre Uses Study, NLP, 2007

Site Assessments

- Evaluation of "Knowledge Park" Proposal At Bushfield Camp, Winchester, Vail Williams, 2010
- Bushfield Camp Evaluation & Viability Study, Vail Williams, 2009
- Fareham Strategic Development Area Site Assessments
- Hedge End Strategic Development Area Site Assessments
- West of Waterlooville Allocation Assessments
- Whiteley Strategic Allocation Assessments
- Winchester Town Strategic Allocations

Community Planning

- Community Planning Documents (various see website for details)
- Winchester District Community Strategy, WDSP, 2010 - 2020

Other Evidence Sources

- Winchester District Local Plan review 2006
- Hampshire County Council – Facts and Figures www.hants.gov.uk
- Partnership for Urban South Hampshire www.push.gov.uk

APPENDIX D

MONITORING FRAMEWORK

APPENDIX D – Monitoring Framework

Policy DS1 Development Strategy and Principles		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Health, Water, Waste, Climate Change, Sustainable Construction, Biodiversity, Heritage, Landscape & Soils, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
4,000 new homes in Winchester Town	Net additional dwellings- in Winchester Town <i>Monitored in relation to trajectory at Appendix F</i>	WCC/HCC
5,500 new homes in South Hampshire Urban Areas	Net additional dwellings- in SHUA <i>Monitored in relation to trajectory at Appendix F</i>	WCC/HCC
1,500 new homes in Market Towns & Rural Area	Net additional dwellings- in MTRA <i>Monitored in relation to trajectory at Appendix F</i>	WCC/HCC
Grow economic base in knowledge, creative & media industries in Winchester Town	Knowledge, creative and media businesses in Winchester Town	ONS
Economic growth & community infrastructure in South Hampshire Urban Areas	New employment floorspace in SHUA. New businesses registered in SHUA	HCC ONS
Facilities for local needs in Market Towns & Rural Area	New services and community facilities developed in MTRA area	WCC/HCC
Efficient use of land / use of previously developed land	Average density of housing developments. % <i>dDevelopment on PDL.</i>	WCC/HCC
Sequential approach to development	% of retail and leisure development within defined town centres. <i>% of housing development on greenfield/brownfield land.</i> <i>% of housing development within settlements / countryside</i>	WCC/HCC

Policy WT1 Development Strategy for Winchester Town	
SPATIAL OBJECTIVES/ SCS OUTCOME	SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment	Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Health, Water, Waste, Climate Change, Sustainable Construction, Biodiversity, Heritage, Landscape &

		Soils, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
2,000 new homes within Winchester built-up area	Net additional dwellings in Winchester built-up area <i>Monitored in relation to trajectory at Appendix F and Policies WT1 and WT2</i>	WCC/HCC
2,000 new homes at Barton Farm ¹	Net additional dwellings -at Barton Farm <i>Monitored in relation to trajectory at Appendix F and Policy WT2</i>	WCC/HCC
Retain existing employment land/gain additional	Change of use/loss of employment land/gain of employment floorspace	WCC/HCC
Grow economic base	See DS1	ONS
Encourage start-up premises	New businesses registered Start-up premises permitted	ONS Planning permissions
Additional retail floorspace <i>as identified in updated studies</i>	New retail floorspace permitted Shop vacancies in town centre <i>Progress in relation to projections in retail study update</i>	WCC/HCC GOAD data Facilities surveys
Leisure, Culture & tourism developments encouraged in town centre	New floorspace/change of use permitted in the town centre/out of centre development (%)	WCC/HCC
<i>Open space (12ha play space & 26ha sports provision)</i>	Public open space secured through allocations & developments <i>in relation to target</i>	WCC – Open Space Strategy
Green infrastructure	Provision of new GI	HBIC WCC – Planning Obligations WCC – Open Space Strategy
WTAP & WAQMA	Progress on targets in WTAP & AQMA	HCC/WCC
Bushfield Camp ²	Development agreed (WT3)	WCC – Planning Permission
¹ See WT2 for further details		
² See WT3 for further details		

Policy WT2 Strategic Housing Allocation – Barton Farm	
SPATIAL OBJECTIVES/ SCS OUTCOME	SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment	Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Health, Water, Waste, Climate Change, Sustainable Construction, Biodiversity, Heritage, Landscape & Soils,

Built Environment, Pollution		
TARGET/DIRECTION	INDICATOR	SOURCE
Masterplan for development	Masterplan followed by acceptable planning application including specific aspects below:	WCC – Officer update & planning permissions
2,000 dwellings of which 40% affordable	Net additional dwellings. <i>Monitored in relation to trajectory following WT2 % above that are of affordable dwellings.</i>	WCC/HCC WCC – Strategic Housing
New local centre with retail, employment, pre-school & primary facilities	<i>Progress in relation to Infrastructure Delivery Plan (IDP)</i> New local centre proposed in scheme and delivered	WCC – planning permissions/obligations
Transport improvements and Park & ride scheme	Transport improvements and P&R proposed and delivered	WCC – planning permissions/obligations
Provision of publicly accessible land east of railway line	Provision of publicly accessible land proposed and delivered	WCC – planning permissions/obligations
SUDS & Habitats Regulations compliance	SUDS & Habitats Regulations compliance	WCC – planning permissions/obligations
Landscape protection, enhancement and structural landscaping	Landscape protection, enhancement, structural landscaping proposed and delivered	WCC – planning permissions/obligations

Policy WT3 Bushfield Camp Opportunity Site		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Economy & Employment, Transport, Water, Waste, Climate Change, Sustainable Construction, Biodiversity, Heritage, Landscape & Soils, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
Development proposal agreed meeting policy criteria	Acceptable planning application covering aspects in WT3	WCC – Planning permission
Habitats Regulations Assessment	Habitats Regulations compliance and any mitigation required	WCC – Planning permission
Zero/low carbon scheme	High Code for Sustainable Homes/BREEAM/national standard for zero carbon achieved	WCC – Planning permission

Policy SH1 Development Strategy for South Hampshire Urban Areas	
SPATIAL OBJECTIVES/ SCS OUTCOME	SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment	Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Health, Water, Waste, Climate

		Change, Sustainable Construction, Biodiversity, Heritage, Landscape & Soils, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
3,000 new dwellings at West of Waterlooville ¹ (2500 within Winchester District)	Net additional dwellings at West of Waterlooville <i>Monitored in relation to trajectory following SH2</i>	WCC/HCC
3,000 new dwellings at North of Whiteley ²	Net additional dwellings at North of Whiteley <i>Monitored in relation to trajectory following SH3</i>	WCC/HCC
Green infrastructure and gap around North Fareham SDA	Green infrastructure proposed and delivered and gap safeguarded	WCC – planning permissions/obligations
Provide commercial floorspace at Whiteley, Segensworth and West of Waterlooville	New floorspace proposed in relevant scheme and delivered, or protected.	ONS
Protect natural assets	Habitats Regulations compliance and any mitigation required	WCC – Planning permission
¹ See SH2 for further details		
² See SH3 for further details		

Policy SH2 Strategic Housing Allocation – West of Waterlooville		
SPATIAL OBJECTIVES/ SCS OUTCOME	SA/SEA OBJECTIVES	
Active Communities Prosperous Economy High Quality Environment	Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Health, Water, Waste, Climate Change, Sustainable Construction, Biodiversity, Heritage, Landscape & Soils, Built Environment, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
3,000 dwellings (2,500 in Winchester District) of which 40% affordable	Net additional dwellings- <i>Monitored in relation to trajectory following SH2</i> % of <i>above that are</i> affordable dwellings.	WCC/HCC WCC – Strategic Housing
Local centre with retail	Local centre with retail as part of planning application	WCC – Planning permission
23ha of employment land <i>(or updated figure)</i>	23ha of employment land proposed and delivered	WCC/HCC
<i>Community facilities & infrastructure</i>	<i>Progress in relation to IDP and planning permissions</i>	
<i>Local centre with retail</i>	<i>Local centre with retail as part of planning application</i>	<i>WCC – Planning permission</i>
New access road	New access road proposed and delivered	HCC WCC – planning permissions/obligations

2 new primary schools	2 new primary schools proposed and delivered	HCC WCC – planning permissions/obligations
Contribution to secondary schools places	Contribution to secondary schools secured.	HCC WCC – planning permissions/obligations

Policy SH3 Strategic Housing Allocation – North Whiteley		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Water, Biodiversity, Landscape & Soils, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
3,000 dwellings of which 40% affordable	Net additional dwellings. <i>Monitored in relation to trajectory following SH3 % of affordable dwellings.</i>	WCC/HCC WCC – Strategic Housing
<i>Community facilities & infrastructure</i>	<i>Progress in relation to IDP and planning permissions</i>	
Pre-school facilities, 2 new primary schools and a secondary school	Education requirements proposed and delivered	HCC WCC – planning permissions/obligations
Transport Assessment completed. Complete Whiteley Way	Transport Assessment completed with actions agreed and delivered	HCC WCC – planning permissions/obligations
Assess impacts on habitats & biodiversity	Habitats Regulations compliance and any mitigation required.	WCC – planning permissions/obligations
Green Infrastructure Strategy	Green Infrastructure Strategy agreed and implemented	HBIC WCC – planning permissions/obligations

Policy SH4 North Fareham SDA		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Building Communities Infrastructure Economy & Employment Biodiversity Landscape & Soils
TARGET/DIRECTION	INDICATOR	SOURCE
Secure open area between SDA and Knowle and Wickham	Green infrastructure/gap secured as part of planning permission	WCC – planning permissions/obligations

Policy MTRA1 Development Strategy Market Towns & Rural Areas		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities		Building Communities, Infrastructure,

Prosperous Economy High Quality Environment	Housing, Economy & Employment, Transport, Built Environment, Landscape & Soils	
TARGET/DIRECTION	INDICATOR	SOURCE
New homes to meet local housing needs (approx 1500)	Net additional dwellings- <i>Monitored in relation to trajectory in Appendix F.</i> Mix of size of housing Number & % of dwellings that are affordable housing	WCC/HCC WCC – Strategic Housing
Retention of existing / provision of additional employment land	Amount of employment land lost/gained	WCC/HCC
Retention of rural shops & community facilities / provision of additional facilities.	Number of rural shops/facilities lost/gained	WCC/HCC WCC Facilities survey

Policy MTRA 2 Market Towns and Larger Villages		
SPATIAL OBJECTIVES/ SCS OUTCOME	SA/SEA OBJECTIVES	
Active Communities Prosperous Economy High Quality Environment	Building Communities Infrastructure Housing Economy & Employment Transport Built Environment Landscape & Soils	
TARGET/DIRECTION	INDICATOR	SOURCE
400 – 500 new homes in Bishop's Waltham and New Alresford	Net additional dwellings delivered <i>Monitored in relation to trajectory in Appendix F.</i>	WCC/HCC
150 – 200 new homes in Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase & Wickham	Net additional dwellings delivered <i>Monitored in relation to trajectory in Appendix F.</i>	WCC/HCC
Retention of existing / provision of additional employment land	See MTRA1	WCC/HCC
Retention of rural shops & community facilities / provision of additional facilities.	See MTRA1. Shop vacancies in town centres	WCC/HCC GOAD data WCC facilities surveys

Policy MTRA 3 Other Settlements in the Market Towns and Rural Area		
SPATIAL OBJECTIVES/ SCS OUTCOME	SA/SEA OBJECTIVES	
Active Communities Prosperous Economy High Quality Environment	Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Built Environment, Landscape & Soils	
TARGET/DIRECTION	INDICATOR	SOURCE
Development / re-development in settlements	Net additional dwellings and other new developments	WCC/HCC WCC – facilities

listed is contained within policy boundaries	permitted within the settlements listed	surveys
Development / re-development within the settlements listed is infilling.	Net additional dwellings and other new developments permitted within the settlements listed	WCC/HCC WCC – facilities surveys

Policy MTRA 4 Development in the Countryside		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Prosperous Economy High Quality Environment		Housing, Economy & Employment, Transport, Landscape & Soils
TARGET/DIRECTION	INDICATOR	SOURCE
Housing development is for operational needs	Net additional dwellings	WCC/HCC
Affordable housing for local needs	Number of affordable dwellings provided on exception sites	WCC/HCC WCC – Strategic Housing
Re-use of buildings development for employment, tourist accommodation, or community use	Changes of use, by category	WCC/HCC WCC – planning permissions WCC – Economic Strategy
Justifiable new development of buildings for employment, tourist accommodation or community use	New developments permitted	WCC/HCC WCC – planning permissions WCC – Economic Strategy

Policy MTRA 5 Major Commercial and Educational Establishments in the Countryside		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Prosperous Economy		Economy & Employment, Transport, Landscape & soils
TARGET/DIRECTION	INDICATOR	SOURCE
Masterplans produced for major sites	Production of Masterplans and implementation via planning permissions	WCC – planning permissions

Policy CP1 Housing Provision		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities		Building communities, Housing
TARGET/DIRECTION	INDICATOR	SOURCE
Delivery of 11,000 new homes, distributed as set out in CP1	Net additional dwellings, by sub-area	WCC/HCC

Policy CP2 Housing Provision and Mix		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities		Building communities, Housing, Health
TARGET/DIRECTION	INDICATOR	SOURCE

Range of types, tenures and sizes of housing – majority 2 & 3 bed houses.	Net additional dwellings by number of bedrooms. Net additional dwellings by tenure.	WCC/HCC WCC – Strategic Housing
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Policy CP3 Affordable Housing Provision on Market Led Housing Sites		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities		Building communities, Housing, Health
TARGET/DIRECTION	INDICATOR	SOURCE
40% of new dwellings to be affordable, with 70% being for rent.	Number and % of new affordable dwellings delivered, in total and for rent / Intermediate Affordable Housing	WCC/HCC WCC – Strategic Housing
Financial contribution in lieu of on-site provision	Affordable housing financial contributions collected	WCC/HCC WCC – Strategic Housing

Policy CP4 Affordable Housing on Exception Sites to Meet Local Needs		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities		Building communities, Housing, Health
TARGET/DIRECTION	INDICATOR	SOURCE
Housing on exceptions sites to be affordable housing for rent	Number of new affordable homes delivered on exception sites	HCC/WCC WCC – planning applications & strategic housing
Exceptionally, modest other tenures (at least 70% to meet priority local need)	Numbers on sites with other tenures, % that meet priority local needs.	WCC – planning applications & strategic housing

Policy CP5 Sites for Gypsies, Travellers and Travelling Showpeople		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities		Building communities, Housing, Health
TARGET/DIRECTION	INDICATOR	SOURCE
Assessment of needs and provision of sites for gypsies, travellers & travelling showpeople	Allocation of sites (number of pitches) following needs assessment. Permission granted for adequate sites (pitches)	WCC/HCC – Needs Assessment WCC – Planning Permissions
No unacceptable loss of existing permanent authorised sites	Change of use/re-development of sites	WCC – Planning Permissions

Policy CP6 Local Services and Facilities		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Prosperous Economy		Building Communities Economy & Employment
TARGET/DIRECTION	INDICATOR	SOURCE
Retention and improvement in services and facilities	Number of new and existing facilities and services. Loss	WCC – Planning Permissions

	of existing facilities and services	WCC – facilities surveys
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Policy CP7 Open Space, Sport and Recreation		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Active Communities		Building communities, Health
TARGET/DIRECTION	INDICATOR	SOURCE
Improve provision of types of open space to the standards set out in the policy	Areas dedicated to open space uses in conjunction with development. Financial contributions for provision and how spent	WCC – Planning Permissions WCC – Open Space Strategy
Improve provision of built facilities to the standards set out in the policy	New or extended facilities provided	WCC – Planning Permissions Facilities surveys
Improve accessibility to open space and recreational facilities to standards set out in the policy	Standards per 1,000 population as set out in the policy. Walking and driving distances to facilities	Sport England HCC (accessibility modelling)

Policy CP8 Economic Growth and Diversification		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Prosperous Economy		Economy & Employment
TARGET/DIRECTION	INDICATOR	SOURCE
Bring forward adequate land to meet identified needs	Implementation of land allocated/committed for business development.	WCC/HCC
New employment floorspace	New employment floorspace by type	WCC/HCC
Growth in employment	New business start-ups	ONS/BIS/NOMIS
Growth of employment in key economic sectors	Persons employed by economic sector	ONS/BIS/NOMIS
Support self-employment and working from home	Numbers of self-employed	ONS/BIS/NOMIS

Policy CP9 Retention of Employment Land and Premises		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Prosperous Economy		Economy & Employment
TARGET/DIRECTION	INDICATOR	SOURCE
Retention of employment floorspace	Loss of 'B' Use Class floorspace by type	WCC/HCC

Policy CP10 Transport		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
Prosperous Economy		Transport, Infrastructure
TARGET/DIRECTION	INDICATOR	SOURCE
Minimise demands on transport network and improve quality of access	Travel Plans for major developments. Improvements to networks	WCC – Planning Obligations data

	secured from planning permissions	
Work towards aims of the Hampshire Local Transport Plan (LTP) and Winchester Town Access Plan (WTAP)	Implementation of measures within LTP & WTAP from planning permissions	WCC – Planning Obligations data WCC/HCC – monitoring of LTP & WTAP actions
Reduce distances travelled to work	Distances travelled to work	HCC, ONS, Census data
Increase use of sustainable modes for school trips	Mode of travel to school	HCC
Increase use of non-car modes	% of passenger share on public transport	HCC

Policy CP11 Sustainable Low and Zero Carbon Built Development		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Climate Change, Sustainable Construction
TARGET/DIRECTION	INDICATOR	SOURCE
New developments to achieve the relevant levels of sustainability required in the policy	% of new developments achieving specified levels	WCC – Planning permissions, building control data
Development of Allowable Solutions	Physical or financial contribution to Allowable Solutions	WCC – Planning Obligations data
Reduction in carbon emissions	Carbon emissions per capita	Technical Surveys
Reduction in water consumption	Average consumption per household per day	Water companies

Policy CP12 Renewable and Decentralised Energy		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Climate Change, Sustainable Construction
TARGET/DIRECTION	INDICATOR	SOURCE
Development of renewable and decentralised energy schemes	Number of schemes developed. Installed capacity / renewables generation	WCC – planning permissions DECC – renewable energy statistics

Policy CP13 High Quality Design		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Built Environment, Sustainable Construction
TARGET/DIRECTION	INDICATOR	SOURCE
Developments to meet highest standards of design	Development proposals refused under CP13. Schemes awarded design awards	WCC – Planning permissions. Building for Life Awards, Civic Trust Awards, etc

Policy CP14 The Effective Use of Land		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
High density and quality of development within urban areas	Average densities of new housing developments within various settlements	WCC/HCC

Policy CP15 Green Infrastructure		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Biodiversity, Infrastructure, Health, Landscape & Soils
TARGET/DIRECTION	INDICATOR	SOURCE
Maintain and increase the amount of green infrastructure	GI provided / lost, including in association with development	WCC – Planning Obligations data WCC – Open Space Strategy
Increase in quality of green infrastructure	Management plans for green infrastructure secured with new developments	WCC – Planning Obligations data
Improvement in quantity and quality of green infrastructure in areas identified in WCC GI Study and PUSH GI Implementation Strategy	Achievement of aims and actions in WCC & PUSH GI documents	Reporting of WCC & PUSH strategies by relevant officers

Policy CP16 Biodiversity		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Biodiversity, Landscape & Soils
TARGET/DIRECTION	INDICATOR	SOURCE
No loss in areas of biodiversity importance	Extent of areas of biodiversity importance	Natural England HBIC
Improved local biodiversity	Conditions of SSSIs. Management Status of SINC	Natural England HBIC
Delivering BAP targets and enhancing Biodiversity Opportunity Measures	Extent of BAP priority habitats Trends for BAP priority species	HBIC

Policy CP17 Flooding		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Water
TARGET/DIRECTION	INDICATOR	SOURCE
Avoiding/managing flood risk	Number of applications objected to by Environment Agency on grounds of flooding, or subsequently permitted with mitigation	Environment Agency & WCC planning permission records

	measures	
Maintaining water quality	Number of applications objected to by Environment Agency due to impact on water quality, or subsequently permitted with mitigation measures	Environment Agency & WCC planning permission records
Improvement of water bodies to 'good' status	Assessment of water quality	Environment Agency - Water Resource Management Plan

Policy CP18 Settlement Gaps		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Landscape & Soils, Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
Retain open and undeveloped nature of gaps identified in the policy	Number of new buildings developed in the gaps	WCC/HCC WCC – planning permissions

Policy CP19 South Downs National Park		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Biodiversity, Landscape & Soils , Building Communities
TARGET/DIRECTION	INDICATOR	SOURCE
Development to accord with National Park's purposes	Recommendations over-ruled by SDNP Authority	WCC – planning permissions

Policy CP20 Heritage and Landscape Character		
SPATIAL OBJECTIVES/ SCS OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Heritage, Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
Development to recognise, respect and enhance the District's landscape & heritage assets	Number of permissions refused on heritage / landscape impacts. % of appeals won on these grounds.	WCC – planning permissions WCC – Appeals data
Increase number of conservation areas with conservation area appraisal	% of conservation areas with up to date appraisals	WCC - Conservation
Increase amount of conservation areas with Management Assessment Plans	% of conservation areas with Management Assessment Plans	WCC - Conservation
Reduction in number of Buildings at Risk	Number on Buildings at Risk register	WCC - Conservation

Policy CP21 Infrastructure and Community Benefit	
SPATIAL OBJECTIVES/ SCS OUTCOME	SA/SEA OBJECTIVES

High Quality Environment		Building Communities, Infrastructure	
TARGET/DIRECTION	INDICATOR	SOURCE	
Provide necessary and timely infrastructure for developments	Infrastructure provided on-site for developments, or site-specific financial contributions received	WCC – Planning Obligations monitoring	
Ensure appropriate financial contributions	Number and amount of financial contributions / CIL	WCC – Planning / CIL monitoring	

APPENDIX E

INFRASTRUCTURE DELIVERY SUMMARY

APPENDIX E: Infrastructure Delivery Summary

Active Communities

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
Affordable housing - Particularly 3 bed rented properties. Also need for social housing for vulnerable working age adults	Across the District. The greatest need is within Winchester Town, but also need local connection homes in all Parishes.	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, CP3 Affordable Housing Provision on Market Led Housing Sites, and CP4 Affordable Housing on Exception Sites to Meet Local Needs	Delivery throughout the Core Strategy phased with the housing trajectory. Delivery is mainly through development of market-led housing sites, however, if delivery is delayed, or to meet local needs, Policy CP4 allows for the development of affordable housing on exception sites.	Through new development. This may be delivered by Developer, RSLs or through CIL, dependant upon future mechanisms for bringing forward affordable housing.
Specialist Housing - Extra Care Housing, housing for the older population	Across the District, but provision will need to be where health services are also accessible	Policies WT1 Development Strategy for Winchester Town; WT2 Strategic Housing Allocation – Barton Farm; SH1 Development Strategy for South Hampshire Urban Areas; SH2 Strategic Housing Allocation –	This will be delivered through the strategic allocations and other development. 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.	HCC/LSP; privately funded through new development.

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
Specialist Housing –Gypsy and Traveller Sites		West of Waterlooville; Policy SH3 Strategic Housing Allocation – North Whiteley, and CP2 Housing Provision and Mix.	Funding may also be sought through private funding, RPSs, 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.	
	Across the District	Policy CP5 Sites for Gypsies, Travellers and Travelling Showpeople.	Accommodation Needs Assessment <i>is being carried out</i> s need to be carried out to inform <i>Local Plan Part 2</i> The Development Management and Allocations DPD which will allocate sites as necessary for Gypsies and Travellers.	WCC / HCC
Arts facilities, museums and library floorspace	Across the District but improvements particularly needed in rural areas	Policy CP6 Local Services and Facilities	There are opportunities to develop some existing facilities which are currently not used to their capacity. <i>The Hampshire Library and Information Service will seek developer contributions for increasing capacity for any major new development around Winchester City, New Alresford and Bishops Waltham. Community facilities will also be provided through the delivery of the strategic allocations.</i> and for new/improved facilities in conjunction with development.	Developer - serviced land, facility or funding

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
Accessible community and village halls suitable to accommodate a range of sporting activities	In key rural settlements	Policy CP6 Local Services and Facilities, WT2, SH2, SH3	There are opportunities to develop some existing facilities which are currently not used to their capacity. Community facilities will also be provided through the delivery of the strategic allocations.	Developer - serviced land, facility or funding
Open Space and Sports And Recreation built facilities	Across the District.	Policy CP7 Open Space, Sport and Recreation	This will be delivered through new development, on-site wherever possible, using the Open Space Strategy to identify deficits.	Landowners / Developers; WCC; Parish Councils
Health Services-pressure on existing services from anything other than small developments	New Alresford, Bishops Waltham, Denmead, West Meon and Twyford	Policy DS1 Development Strategy and Principles; Policy CP6 Local Services and Facilities; Policy MTRA 2 Market Towns and Larger Villages; Policy MTRA 3 Other Settlements in the Market Towns and Rural Area	Solutions may vary depending on location and proximity to existing services and the opportunity for expansion, but this may need to be delivered for significant development in the market towns and certain local centres, funded through developer contributions / NHS	PCT / NHS Hampshire; Developer if new primary care facilities required through development.
Additional NHS dental services	Across the District.	Policy CP6 Local Services and Facilities.	The NHS 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.	Hampshire Community Health Care Service / Dental Service
Emergency Services - lack of facilities for local /	Periphery of the District	Policy CP6 Local Services and Facilities; Policy CP13 High Quality Design	New development should be designed using best practice such as 'Secured by Design' standards and designed to	Police / Developer / WCC

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
neighbourhood policing			create a coherent community. Where necessary, satellite facilities (such as drop-in multi-agency offices) could be provided through new significant development which would allow neighbourhood teams to be located close to local communities.	

High Quality Environment

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
Green Infrastructure - access to quality natural green spaces	Across the District	Policy CP15 Green Infrastructure which is linked to the PUSH GI Implementation Plan	Green Infrastructure should be provided as an integral part of the strategic development sites. There are opportunities to create new links with suitable, accessible natural green spaces for e.g. Forestry Commission and HCC land.	Developer and landowners such as HCC and FC
Public Transport - Access to public transport	Rural areas and market towns	Policy DS1 Development Strategy and Principles; Policy WT2 Strategic Housing Allocation – Barton Farm; Policy SH2 Strategic Housing Allocation – West of Waterlooville; Policy SH3 Strategic Housing Allocation –	Major developments will be expected to contribute towards 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.	Private bus companies, Access - - <i>Developer, Hampshire County Council</i> HCC

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
Flooding – Fluvial		North Whiteley; Policy MTRA 2 Market Towns and Larger Villages; Policy MTRA 5 Major Commercial and Educational Establishments in the Countryside; Policy CP10 Transport; Policy CP21 Infrastructure and Community Benefit		
	Winchester Town	Policy CP17 Flooding, Flood Risk and the Water Environment; Policy CP21 Infrastructure and Community Benefit	Avoid inappropriate development in areas at risk of flooding and require flood risk assessments to be submitted alongside planning applications where necessary.	WCC / Environment Agency / HCC
Flooding - Groundwater And Surface Water	Groundwater flooding at Hambledon and at Wickham and surface water flooding around the middle reaches of the R. Hamble and at Denmead.	Policy CP17 Flooding, Flood Risk and the Water Environment; Policy CP21 Infrastructure and Community Benefit	Groundwater flooding avoidance and mitigation measures incorporated at the development stage, with the emphasis on avoiding inappropriate development in areas at risk from groundwater flooding.	Developer / Environment Agency / HCC
Waste Water Treatment - additional capacity will be required to serve the level of development identified in the Core Strategy.	Capacity issues at Morestead WWTWs and Wickham WWTWs	Policy CP17 Flooding, Flood Risk and the Water Environment; Policy CP21 Infrastructure and Community Benefit	Investment to provide additional wastewater treatment capacity and treated water resources and 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	Developer / Water Companies / Environment Agency / WCC

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
Water Supply - additional capacity will be required to serve the level of development identified in the Core Strategy			round in 2014). 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.	
	Limited abstraction is possible from Lower Upham (Northbrook WTW, R. Hamble Catchment) and Newtown (Soberton WTW, R. Meon Catchment) which are 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).	CP11 Sustainable Low and Zero Carbon Built Development; Policy CP17 Flooding, Flood Risk and the Water Environment; Policy CP21 Infrastructure and Community Benefit	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. Alongside water efficiency measures being introduced through the water company management plans, CP11 will require new development to meet higher levels of water efficiency.	Water Companies / Developers / Environment Agency / LPA
Energy capacity at substations	Where local substations are nearing their ceiling capacity, major new development may require an upgrade of the substation.	Policy DS1 Development Strategy and Principles; Policy CP21 Infrastructure and Community Benefit; Policy CP11 Sustainable Low and Zero Carbon Built Development; Policy CP12 Renewable and	Where major new development requires an upgrade of the substation delivery will be at development stage.	Costs either recouped through future charges from the development, or borne by the developer

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
Waste - Existing Household Waste Recycling Centres are working near operational capacity.	Across the District – Winchester and New Alresford. Possibility of a new facility at N Whiteley to relieve pressure on facilities at Hedge End and Segensworth.	Decentralised Energy Policy CP21 Infrastructure and Community Benefit; Policy DS1 Development Strategy and Principles	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/Developer

Economic Prosperity

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
Communications - broadband	Across District, particularly rural areas	Policy MTRA1 Development Strategy Market Towns and Rural Area; Policy CP8 - Economic Growth and Diversification; Policy CP21 - Infrastructure and Community Benefit	Provided through new development and economic investment.	Partnership between the County Council, local authorities and the providers.
Affordable workspace for the creative sector	Particularly in Winchester Town	Policy CP8 Economic Growth and Diversification	There is an existing lack of workspace, which should be delivered through new development and economic investment.	Developer - serviced land, facility or funding
Education -	Winchester Town,	Policy DS1 Development	<i>Additional primary places are being</i>	Developer/ HCC

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
Insufficient primary education capacity to accommodate the predicted increased demand for school places over the next five years	Whiteley, New Alresford, West of Waterlooville	Strategy and Principles; Policy WT2 Strategic Housing Allocation – Barton Farm; Policy SH2 Strategic Housing Allocation – West of Waterlooville; Policy SH3 Strategic Housing Allocation – North Whiteley; Policy CP21 - Infrastructure and Community Benefit	<i>planned within Winchester Town and within the three Strategic Allocations. Additional development of a smaller scale may also take place in other settlements which may require additional primary school provision</i> Additional development will put increasing pressure on schools where there is already insufficient capacity, but could also help fill spaces in schools which have surplus spaces. Delivery of additional school capacity would be at the appropriate phase of development of the strategic allocations.	
Education - Some additional secondary school provision is needed to meet housing levels in the Core Strategy.	Winchester Town, West of Waterlooville (outside of the District), and Whiteley area	Policy DS1 Development Strategy and Principles; Policy WT2 Strategic Housing Allocation – Barton Farm; Policy SH2 Strategic Housing Allocation – West of Waterlooville; Policy SH3 Strategic Housing Allocation – North Whiteley; Policy CP21 - Infrastructure and Community Benefit	Additional development will put increasing pressure on schools where there is already insufficient capacity, but could also help fill spaces in schools which have surplus spaces. <i>Some additional secondary school provision is needed to meet housing levels and is being provided through the Strategic Allocations at North Whiteley and North Winchester</i> Delivery of additional school capacity would be at the appropriate phase of development for the relevant strategic allocations.	Developer/ HCC

What infrastructure is needed	Where	Delivery through Joint Core Strategy	Delivery and Phasing	Delivery Mechanism
Transport LRN - in some locations above capacity and suffers congestion during am and pm peak periods	Winchester Town and the surrounding wards; Whiteley	Policy CP10 Transport ; Policy DS1 Development Strategy and Principles; Policy WT2 Strategic Housing Allocation – Barton Farm; Policy SH3 Strategic Housing Allocation – North Whiteley; Policy CP21 - Infrastructure and Community Benefit	Transport improvement packages including demand management schemes and off-site highway improvements will be secured and implemented where required.	Developer, <i>Hampshire County Council</i>
Transport SRN - congestion along the M3 and particularly at the A34 junction with the M3; M27 junctions 3-4 and 5-9	Winchester Town and the surrounding wards; Whiteley	Policy CP10 Transport ; Policy DS1 Development Strategy and Principles; Policy WT2 Strategic Housing Allocation – Barton Farm; Policy SH3 Strategic Housing Allocation – North Whiteley; Policy CP21 - Infrastructure and Community Benefit	Transport improvement packages including demand management schemes and off-site highway improvements will be secured and implemented where required.	Developer

Delivery of the Strategic Allocations

Winchester North (Policy WT2)

Infrastructure Requirement	Requirement	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
TRANSPORT	<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/ <i>Commercial Bus Company</i> 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
AFFORDABLE HOUSING	<ul style="list-style-type: none"> Provision within each development phase, 40% of units Provision of nursing home 	R PS Ls/ developers	Developer funding/ R PS Ls/ HCA	Phased delivery	Availability of Grant funding	Take account of viability testing and other essential infrastructure costs
EDUCATION	<ul style="list-style-type: none"> Provision of pre-school facilities on site. Provision of a new primary school Provision of land to 	Developer/ HCC	Commercial/ voluntary sector/ HCC / developer	Phased		

Infrastructure Requirement	Requirement	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
	provide an extension to existing secondary school and shared community open space. A scheme to secure the provision of additional school places		contributions			
HEALTH	Provision of health practice building	Developer / PCT/ private agreement		TBA		
COMMUNITY AND RECREATION	<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
GREEN INFRASTRUCTURE	<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		
UTILITIES AND WASTE	<ul style="list-style-type: none"> Renewable Energy to relevant Code for Sustainable Homes requirement 	Energy providers/ Southern	Developer/ Water Company	All phases/ As part of the periodic	Necessary planning permissions and environmental	

Infrastructure Requirement	Requirement	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
	<ul style="list-style-type: none"> 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. 	Water/ Developer	through Periodic Review Process	review process	permits	
FLOOD DEFENCES	<ul style="list-style-type: none"> SUDs to mitigate potential flooding and to surface water sustainably 			All phases		

West of Waterlooville (Policy SH2)

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 	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

Infrastructure Requirement	Requirement details	Delivery bodies	Funding sources	Time-scale for provision/ number of dwellings to be completed before implemented	Other dependencies	Comments
	monitoring of travel plans for residential, employment, schools					
<u>AFFORDABLE HOUSING</u>	<ul style="list-style-type: none"> Provision of 40% of units – flexible approach to tenure of affordable housing being taken 	RPSLs / developers	Developer funding/ RPSLs/	Phased delivery		
<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		

Infrastructure Requirement	Requirement details	Delivery bodies	Funding sources	Time-scale for provision/ number of dwellings to be completed before implemented	Other dependencies	Comments
<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		
<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 	Developer - Grainger to lay out and equip open space provision/WCC/ HBC	Developer	Phased Approach or Phased payment once adopted		

Infrastructure Requirement	Requirement details	Delivery bodies	Funding sources	Time-scale for provision/ number of dwellings to be completed before implemented	Other dependencies	Comments
	Development Worker <ul style="list-style-type: none"> Provision for Improving Employment Skills in the area 					
<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		

North Whiteley (Policy SH3)

Infrastructure Requirement	Requirement details	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
TRANSPORT	<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 	RPS/ developers	Developer funding/	Phased delivery	Availability of Grant funding	Take account of viability testing and

Infrastructure Requirement	Requirement details	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
			RPSLs/ HCA			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 school. May be element of community access 	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.
<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

Infrastructure Requirement	Requirement details	Delivery bodies	Funding sources	Time-scale for provision	Other dependencies	Comments
<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 required. Community energy system with energy centre (biomass and/or gas CHP/boilers) 	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 Common Treatment Works.	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
<u>FLOOD DEFENCES</u>	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.

APPENDIX F

HOUSING TRAJECTORY

Winchester District Housing Trajectory

The following table and graph set out the expected delivery of the District wide requirement of 11,000 dwellings from a range of sources of housing supply. They estimate annual completions and compare these to the average annual requirement. This will be one of the factors that will be monitored to assess the effectiveness of the Plan's policies.

Local Plan Part 1 Housing Trajectory	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Commitments and SHLAA sites (within settlement boundaries)	231	224	311	218	258	208	245	138	142	58	43	43	42	42	42	7	6	6	6	6	2276
Strategic Allocations	30	75	210	300	449	535	640	789	598	750	700	650	450	370	300	250	100	100	50	0	7346
Local Plan Part 2/Windfall	0	0	0	0	0	50	60	70	98	100	100	100	100	100	100	100	100	100	100	100	1378
Total Projected Completions	261	299	521	518	707	793	945	997	838	908	843	793	592	512	442	357	206	206	156	106	11000
Cumulative Completions	261	560	1081	1599	2306	3099	4044	5041	5879	6787	7630	8423	9015	9527	9969	10326	10532	10738	10894	11000	11000
PLAN	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	11000
MONITOR - dwellings above or below cumulative allocation	-289	-540	-569	-601	-444	-201	194	641	929	1287	1580	1823	1865	1827	1719	1526	1182	838	444	0	0
MANAGE - Annual requirement using past/projected completions	550	565	580	583	588	580	564	535	497	466	421	374	322	284	246	206	169	156	131	106	0

Winchester District Housing Trajectory

