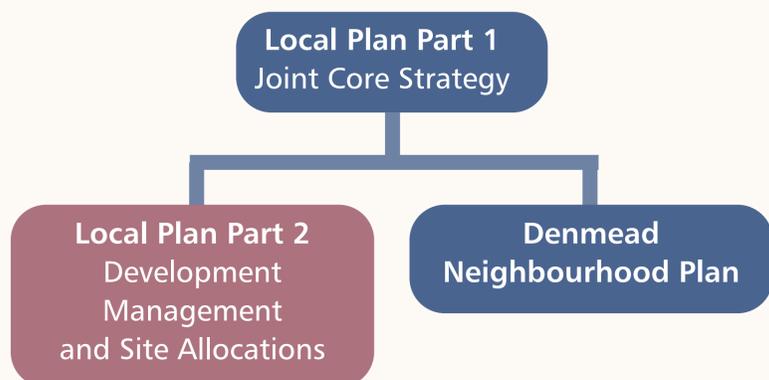


Introduction

Purpose of the Plan

The Local Plan Part 2:

- forms part of the Local Plan for Winchester District, covering the area outside of the South Downs National Park
- allocates sites for housing, employment and other development to meet the needs set out in the Core Strategy (Local Plan Part 1), except for Denmead (which is covered by the Denmead Neighbourhood Plan)



- includes policies setting out the factors that will be taken into consideration when planning applications for different types of development are received
- protects the environment in and around the District's settlements.

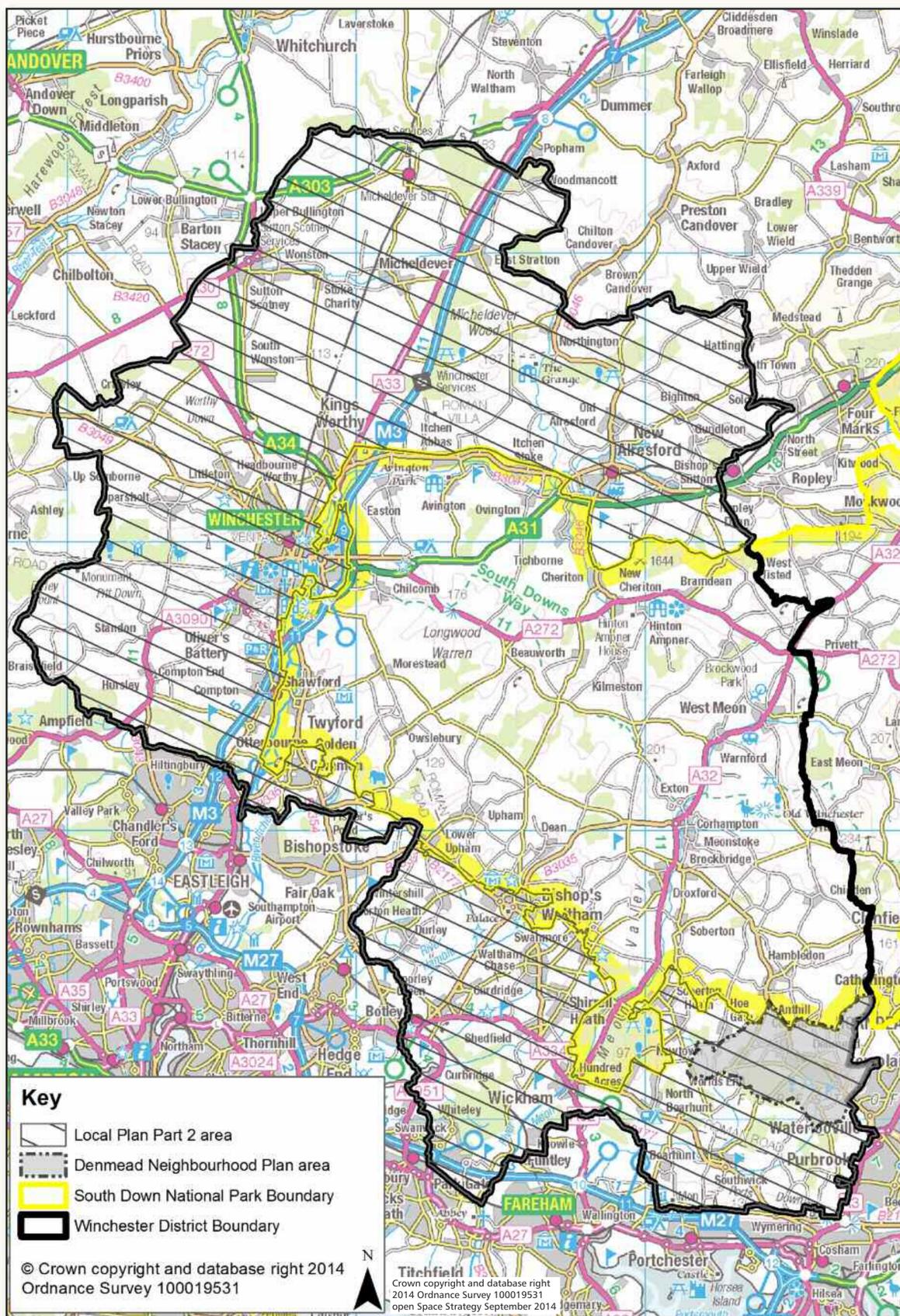
Once the Local Plan Part 2 is adopted, it will replace the remaining saved policies in the Winchester District Local Plan Review (2006) for the area outside the South Downs National Park.

Evidence Base

The Plan is based on and supported by data, background papers and other documents on a number of topics including:

- High Quality Places Supplementary Planning Documents – this design guide is published as a Consultation Draft (Oct-Dec 2014) and can be commented on separately from the Local Plan.
- Sustainability Appraisal / Strategic Environmental Assessment – checks the extent to which the Plan's policies achieve social, environmental and economic objectives.
- Habitats Regulations Assessment – the impact of the Plan's policies on protected sites of international conservation importance.

Area covered by by the Local Plan Part 2



- Settlement Boundary Review.
- Housing Site Assessment Methodology.
- Winchester Station Approach Development Assessment.
- Open Space Strategy (update).
- Traveller site assessment (in progress).



Getting Involved

Community Engagement

Notices indicating the start of Plan Preparation were published in December 2012. Since then Winchester City Council has been engaging with local communities through the Parish Councils, Winchester Town Forum and other organisations to consider and compare potential development sites for inclusion in the Plan and to produce the 'development management' policies.

The Market Towns and Larger Villages:

- Community events & evidence gathering (Jan - Jul 2013)
- Site selection workshops (September 2013)
- Consultation on preferred sites or options (October 2013 - February 2014)

Winchester Town:

- Initial stakeholder consultation & evidence gathering (January – December 2013)
- Town Forum vision group (January 2014)
- Ward-level exhibitions and drop-in events (February / March 2014)

This consultation on the draft Local Plan forms the next stage and enables anyone with an interest in the Plan, its proposals, and supporting information to comment.



How to Comment

Representations on the Plan must be in writing, by email or letter, or by using the form available online that can be submitted electronically, or downloaded and posted – www.winchester.gov.uk/planning-policy/local-plan-part-2

By post to: Head of Strategic Planning
Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LJ

Email to: lpp2@winchester.gov.uk

All consultation responses must be received no later than **12.00 midday on 5 December 2014** and should:

- specify which part of the Plan you are commenting on;
- set out how you think the Plan should be changed, including revisions to policies or maps.

What Happens Next

Plan Stage	Date(s)
Consideration of comments, report comments to Councillors and amend the Plan	December 2014 – May 2015
Publication ('Pre-Submission') Draft Plan	June 2015
Consultation on the Publication Plan (6 weeks)	June/July 2015
Submission to Secretary of State for Examination	November 2015
Examination Hearings	February/March 2016
Inspector's Report	June 2016
Adoption of the Plan	July 2016

Meeting Development Needs

The Local Plan identifies locations for employment, retail, community facilities and public open space but its allocations are mostly for new homes.

Housing Requirements

The Local Plan Part 1 (Core Strategy) sets the Housing Provision for the Plan Period 2011-2031 of 12,500 homes, based on an assessment of the needs of the District to 2031.

8,000 of the total will be in the strategic allocations at North Winchester – Barton Farm (2,000), West of Waterlooville (2,500) and North Whiteley (3,500).

The remaining 4,500 must be provided by the Local Plan Part 2 policies and site allocations in Winchester Town (2,000) and the Market Towns and Larger Villages (2,500).



Plan Area	New Homes Needed (Set in LPP1)	Already Allocated In LPP1	Local Plan Part 2 to allocate
Winchester Town	4,000	2,000	2,000
South Hampshire Urban Areas	6,000	6,000	0
Market Towns & Rural Area	2,500	0	2,500
Total dwellings	12,500	8,000	4,500

Finding Suitable Sites for New Homes

Many sites have been put forward for consideration by landowners and developers in and around Winchester and the market towns and larger villages. Account has been taken of the number of homes already built or permitted since 2011 and consideration given to the potential of other identified sites and the likelihood of “windfalls” (unidentified sites).

In Winchester, these and other commitments (including sites in planning frameworks) can account for the remaining 2,000 homes which are needed. It has not, therefore, been necessary to identify any new greenfield allocations around Winchester, or to assess the suitability of the various sites promoted.

In the Market Towns and Larger Villages - Bishop’s Waltham, Colden Common, Denmead, Kings Worthy, New Alresford, Swanmore, Waltham Chase and Wickham - new sites outside the existing settlements are needed. All potential sites have been assessed for suitability to meet the needs of these villages. In Denmead this process was carried out by producing the Denmead Neighbourhood Plan.

Site Selection Process

Sites were subject to assessments for their constraints and opportunities. Many attributes, issues and impacts were considered, including:

- transport and accessibility
- historic environment
- trees and planting
- power cables and pipelines
- defined gaps between settlements
- capacity of services
- landscape sensitivity
- natural designations
- water courses and flooding
- open space
- physical capacity
- availability for development

How the sites rated in community consultations was also an important consideration.

Review of Settlement Boundaries

The boundaries of the market towns and larger villages have been reviewed and extended as necessary to accommodate the new development allocations and include recent developments. The boundary of Winchester Town has been amended to take account of former Local Plan “reserve sites” that have now been (or are being) built.



Market Towns & Rural Area

Development needs

Policies setting the context for the Market Towns and Rural Area are included in the Local Plan Part 1: Core Strategy.

That Plan sets the requirements for the number of new homes needed in the market towns and larger villages, to be allocated in the Local Plan Part 2:

- about 500 at Bishops Waltham and New Alresford;
- about 250 at Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham.

Housing at Denmead is dealt with in the Denmead Neighbourhood Plan.

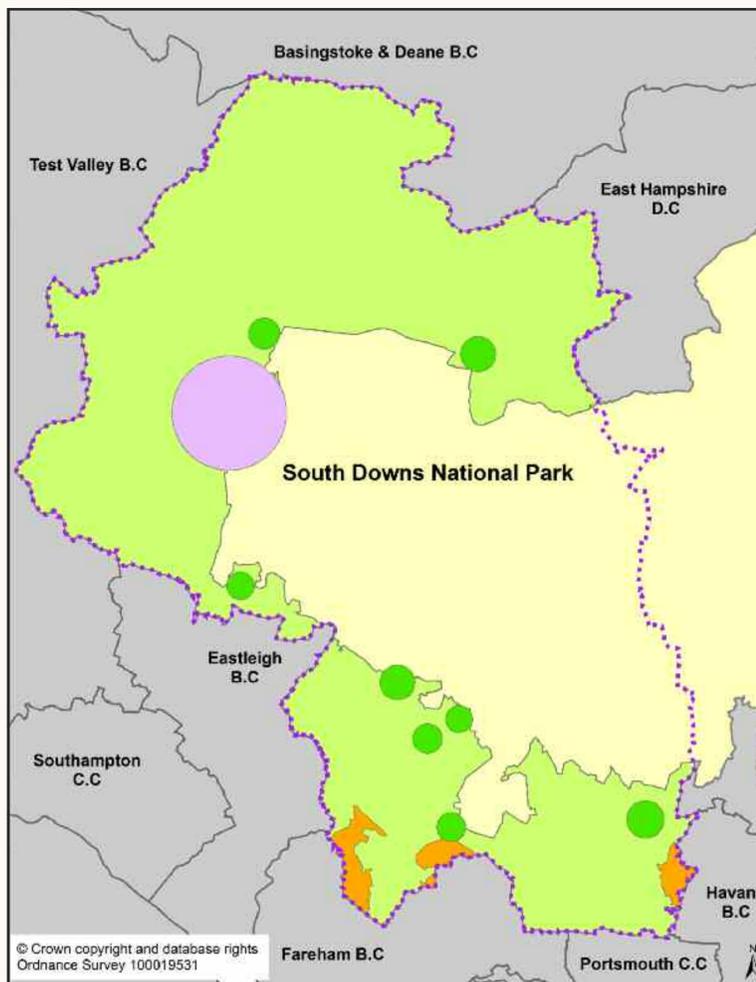
Separate boards set out the details for Bishop's Waltham, Colden Common, Kings Worthy, New Alresford, Swanmore, Waltham Chase and Wickham.

Other settlements (smaller villages) in the rural area

The LPP1 makes no specific requirement for housing or other types of development in the smaller villages, but allows for development to "meet local needs". The LPP2 does not cover the South Downs National Park but allows for development in the following smaller villages:

- Within villages with defined settlement boundaries: Compton Down, Hursley, Knowle, Littleton, Micheldever, Micheldever Station, Old Alresford, Otterbourne, South Wonston, Southdown, Southwick, Sparsholt, Sutton Scotney;
- Within villages with no settlement boundaries, as infilling: Bighton, Bishops Sutton, Compton Street, Crawley, Curbridge, Curdrige, Durley, Durley Street, East Stratton, Gundleton, Headbourne Worthy (part), Hundred Acres, Newtown, North Boarhunt, Northbrook, Northington and Swarraton, Otterbourne Hill, Shawford, Shedfield, Shirrell Heath, Soberton Heath, Stoke Charity, Wonston, Woodmancott.

The LPP2 does not need to allocate any sites for development at the smaller villages. Therefore no changes are proposed to their settlement boundaries. Affordable housing may be allowed, however, in exceptional circumstances by policy in LPP1.



Rural area – the countryside

The area outside all the settlements is defined as "countryside" and subject to policies which generally protect the landscape and only allow for very limited development under particular circumstances. Please see the boards on Development Management Policies for more information.

Botley bypass

The LPP2 does not currently safeguard land for a Botley bypass as there is no commitment or resources from the Highway Authority to provide this road link. This situation is being kept under review, however.

Bishop's Waltham 1

Development Needs

Of the 500 new homes required by the LPP1: Core Strategy, 122 have already been identified.

Only a small proportion of the required dwellings have already been identified within the settlement boundary and studies show a lack of potential for unidentified ('windfall') sites to be developed during the plan period.

This leaves about 378 homes to be provided on new greenfield sites.

Category	No. of dwellings
a. Requirement (2011 - 2031)*	500
b. Net Completions 1.4.2011 to 31.3.2013	16
c. Outstanding permissions at 31.3.2013	37
d. Significant permissions since 1.4.2013	14
e. SHLAA sites within settlement boundary	55
f. Windfall allowance	0
g. Total supply (b+c+d+e+f)	122
Remainder to be allocated (a - g)	378



*LPP1: Policy MTRA 2

Site Selection Process

The sites considered are from the 'Strategic Housing Land Availability Assessment' (SHLAA), which was compiled following a 'Call for Sites' exercise.

Winchester City Council, together with Bishop's Waltham Parish Council, considered the merits of sites taking account of constraints and opportunities and using the results of several technical and evidence studies and the results of a number of community consultation exercises.

Several 'SHLAA' sites were excluded for the following reasons:

Sites **357, 852, 1712, 2459** are in the settlement boundary where there is a presumption in favour of development. These sites do not need to be formally allocated in LPP2, but are included as a component of the housing land supply (see table above).

Sites **2522, 2525, 2571** (shown in blue) are within the South Downs National Park which is outside the Local Plan Part 2 area.

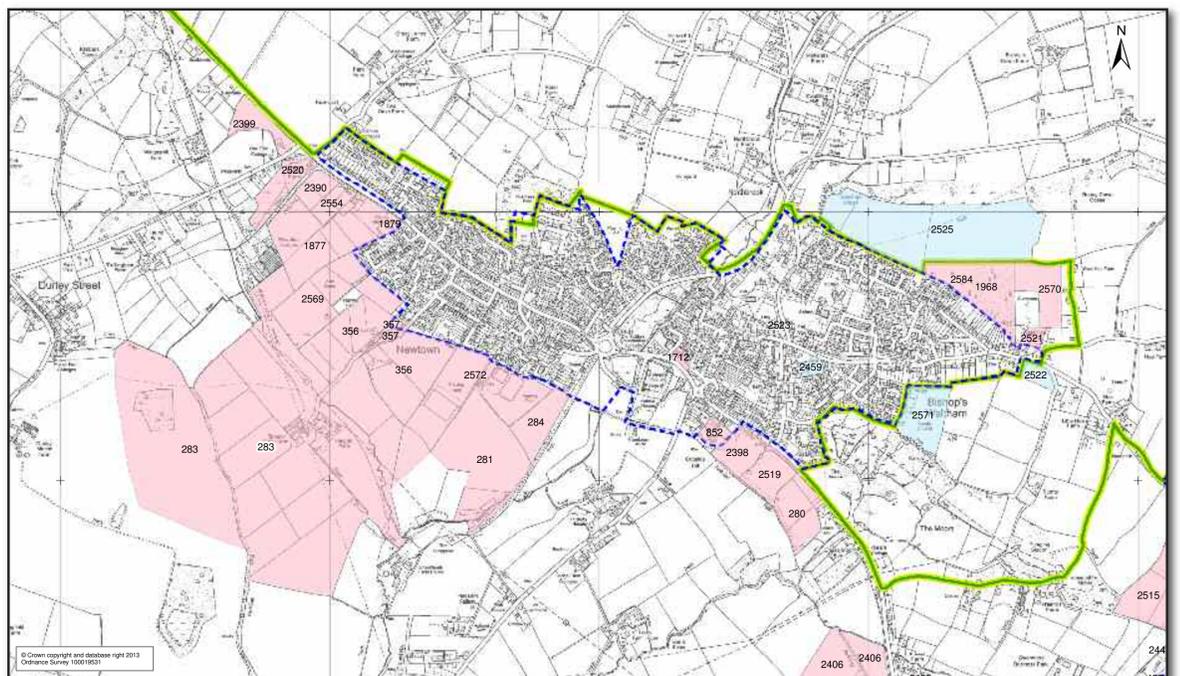
The Landscape Assessment identifies sites **280, 283, 1968, 2525, 2584, 2521, 2570** to be 'most' or 'highly' sensitive (site 280 is also within a defined settlement gap).

The Transport Assessment raised accessibility or access issues with sites **283, 1968, 2399, 2521, 2525, 2570, 2584**.

Sites **281, 283, 2399** are distant from the built-up area of the settlement and are therefore less well related to existing facilities and services.

The Historic Environment Assessment raised issues regarding archaeological constraints and/or impacts to the historic environment on sites **280** and **283**.

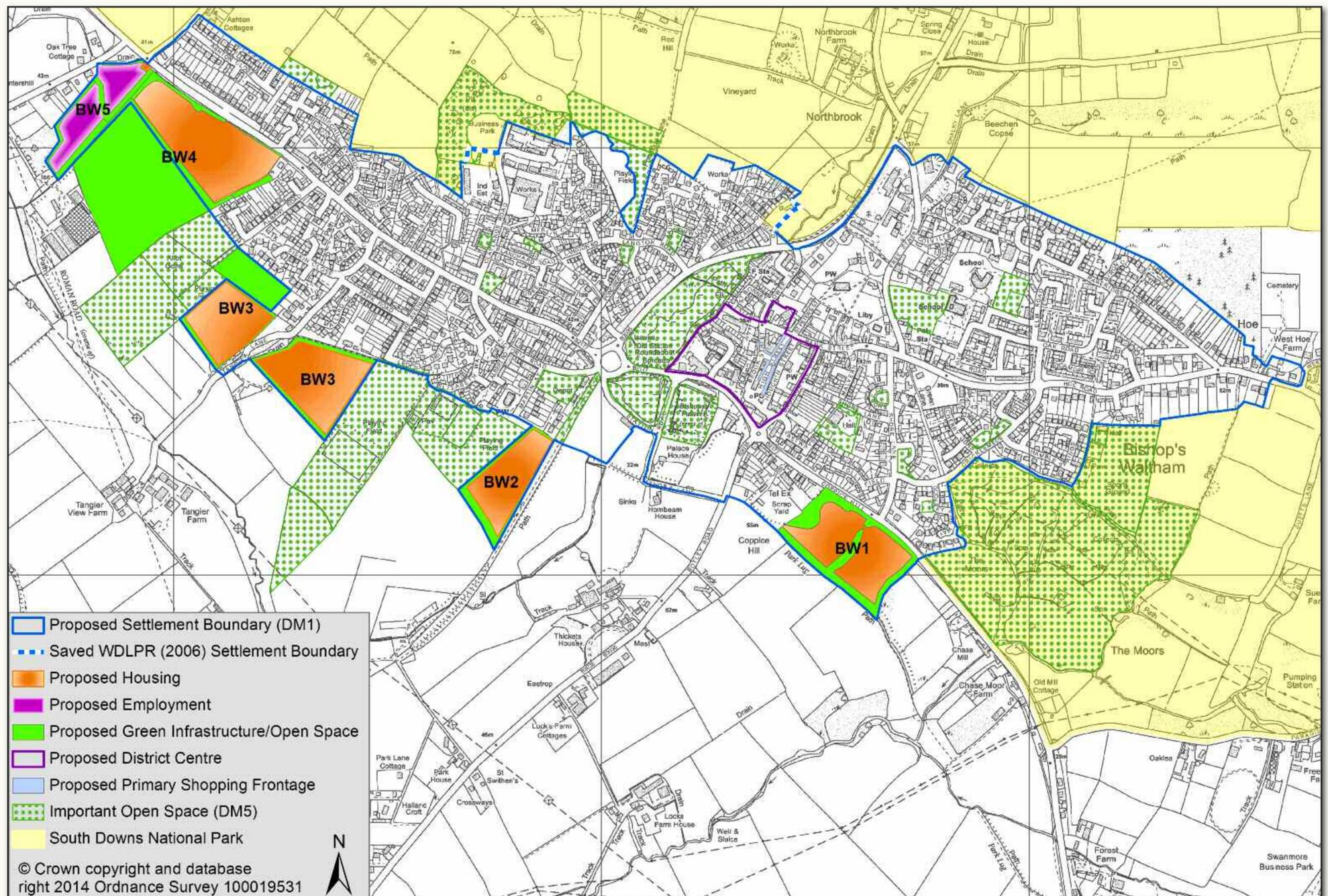
Sites **280, 281, 283, 1968, 2584, 2399, 2569, 2570, 2572** were less supported by the local community than other sites.



Bishop's Waltham 2

Summary of LPP2 Policies

- The proposed sites are on the southern edge of Bishop's Waltham away from the South Downs National Park.
- 4 sites for new homes are proposed (380 dwellings total).
- The sites spread the impact of development but are large enough to provide infrastructure, facilities and community benefits.
- All developments for new homes will be expected to contribute to the expansion of Bishop's Waltham Infants and Junior Schools.
- 1 employment site is allocated to the west.
- The Plan protects existing open spaces and allocates new green infrastructure in conjunction with development sites.
- There are no sites proposed for travellers although a study is still underway to look at potential sites within the District.



Bishop's Waltham 3

Policy BW1 – Coppice Hill Housing Allocation

Development of about 80 dwellings is proposed and will be subject to:

- A single access from Coppice Hill, new and improved pedestrian and cycle access, including a link through the site to the Park Lug.
- Reinforced landscaping, particularly along the Park Lug.
- On-site open space including a local equipped area for play.

Policy BW2 – Martin Street Housing Allocation

Development of about 60 dwellings is proposed and will be subject to:

- Improvement of Martin Street and its junction with Victoria Road.
- Provision of new/improved pedestrian and cycle access to the Station Roundabout, and across the site from the Botley railway trail to Priory Park.
- Provision and strengthening of landscaping.
- On-site open space including a multi use games area and informal open space.

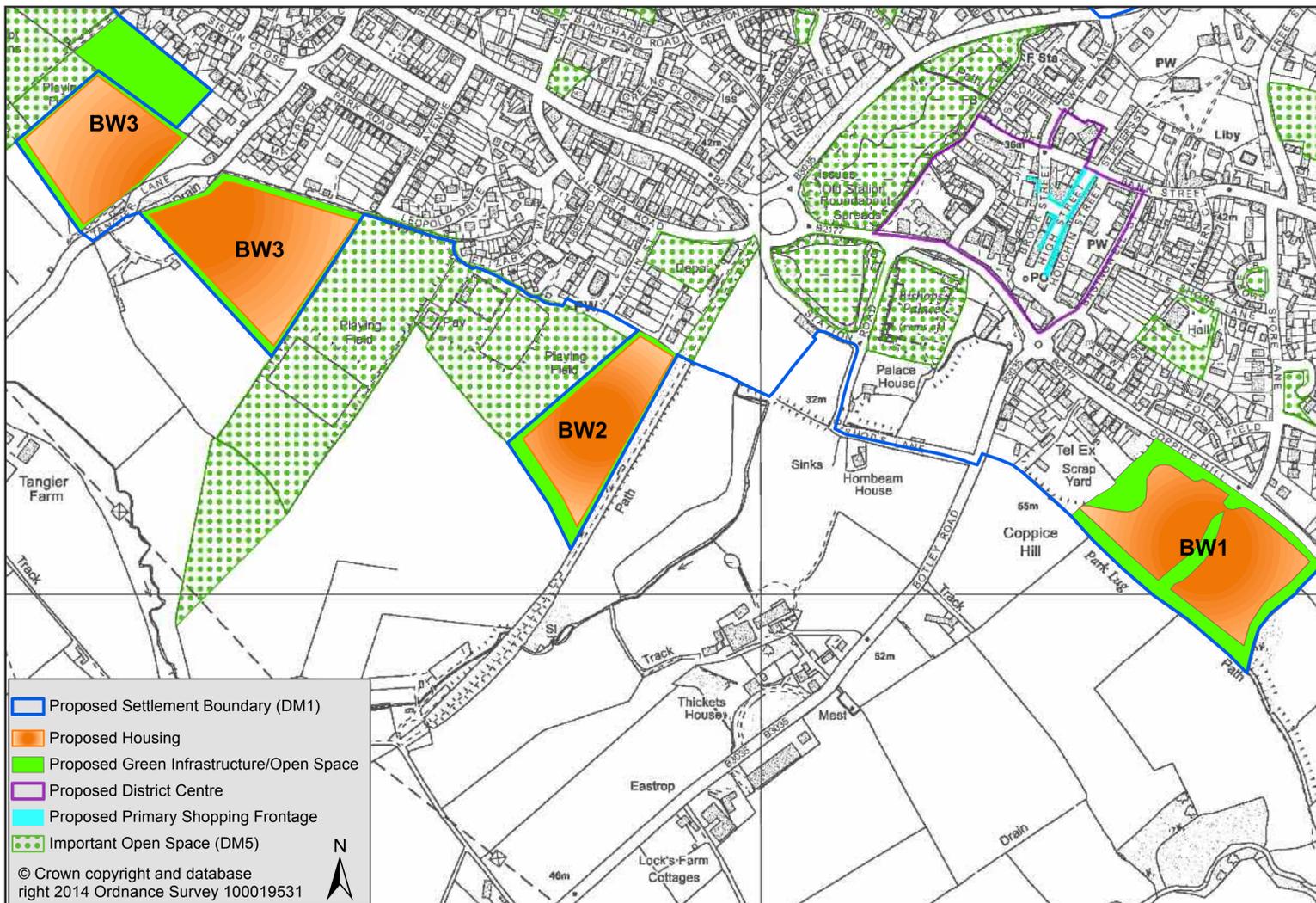
Please note: Since the last public consultation (January – March 2014) was carried out the size of the site has been reduced by 20 dwellings (replaced at The Vineyard) as some land at Priory Park that was to be included is no longer available.

Policy BW3 – The Vineyard/Tangier Lane Housing Allocation

Development of about 120 dwellings is proposed and will be subject to:

- Dual access points via Albany Road and The Avenue.
- A new/improved footpath cycleway as part of a route along the southern edge of Bishop's Waltham.
- Substantial landscaping to create a new settlement edge to the south and west.
- On-site open space including a local equipped area for play.
- Minimise impact on the Site of Importance for Nature Conservation and managing it as natural green space.

Please note: Since the last public consultation (January – March 2014) was carried out the size of the site has been increased by 20 dwellings to compensate for the reduction at Martin Street.



Bishop's Waltham 4

Policy BW4 – Albany Farm Housing Allocation

Development of about 120 dwellings is proposed and will be subject to:

- An agreed masterplan setting out the disposition of land uses.
- Safe vehicle, pedestrian and cycle access from Winchester Road.
- A new/improved footpath cycleway through the site, linking the Tollgate Sawmill site, housing, open space and the Vineyard site.
- Landscaping to protect the Park Lug and to create a new settlement edge to the south.
- On-site open space including a substantial area of informal open space and a local equipped area for play.

Policy BW5 – Tollgate Sawmill Mixed Use Allocation

Development for employment use is proposed, also limited market housing enabling the restoration of Tollgate House, and will be subject to:

- Improvements to the existing access onto Winters Hill.
- Provision of a footpath / cycleway linking to the housing and open space at the Albany Farm development.
- Landscaping to protect the Park Lug and provide a buffer between the employment uses and existing housing.

Town Centre

The overall boundary of the town centre (Policy DM7 relates) remains unchanged.

The 'Primary Shopping Frontages' (Policy DM8) have been reviewed. These are where most shop uses are concentrated, and will be retained, with changes proposed to:

- Exclude areas in the High Street now primarily in service use, and
- Include frontages in Cross Street and Southbrook Mews.



Colden Common 1

Development Needs

Of the 250 new homes required by the LPP1: Core Strategy, 85 have already been identified.

A proportion of the required dwellings have already been identified within the settlement boundary, including sites at Clayfield Park and between Clayfield Park and Avondale. However studies show a lack of potential for unidentified ('windfall') sites to be developed during the plan period.

This leaves about 165 homes to be provided on a new greenfield site.

Category	No. of dwellings
a. Requirement (2011 - 2031)*	250
b. Net Completions 1.4.2011 to 31.3.2013	0
c. Outstanding permissions at 31.3.2013	30
d. Significant permissions since 1.4.2013	0
e. SHLAA sites within settlement boundary	55
f. Windfall allowance	0
g. Total supply (b+c+d+e+f)	85
Remainder to be allocated (a - g)	165

There is a 'Site of Importance for Nature Conservation' on a significant area of sites 2389, 2500 (part) and 2511.

Sites 2401, 2499, 2501-2503 and 2511 are below the size threshold for allocation in LPP2,

Sites 1870, 1874 are underlain by mineral reserves and there are concerns over the deliverability of site 2497.

Site Selection Process

The sites considered are from the 'Strategic Housing Land Availability Assessment' (SHLAA), which was compiled following a 'Call for Sites' exercise.

Winchester City Council, together with 'Commonview' (on behalf of Colden Common Parish Council) considered the merits of sites taking account of constraints and opportunities and using the results of several technical and evidence studies.

Sites were excluded for the following reasons:

Sites 888, 889 and 2501-2503 are in the settlement boundary where there is a presumption in favour of development. These sites do not need to be formally allocated in LPP2, but are included as a component of the housing land supply (see table above).

*LPP1: Policy MTRA 2

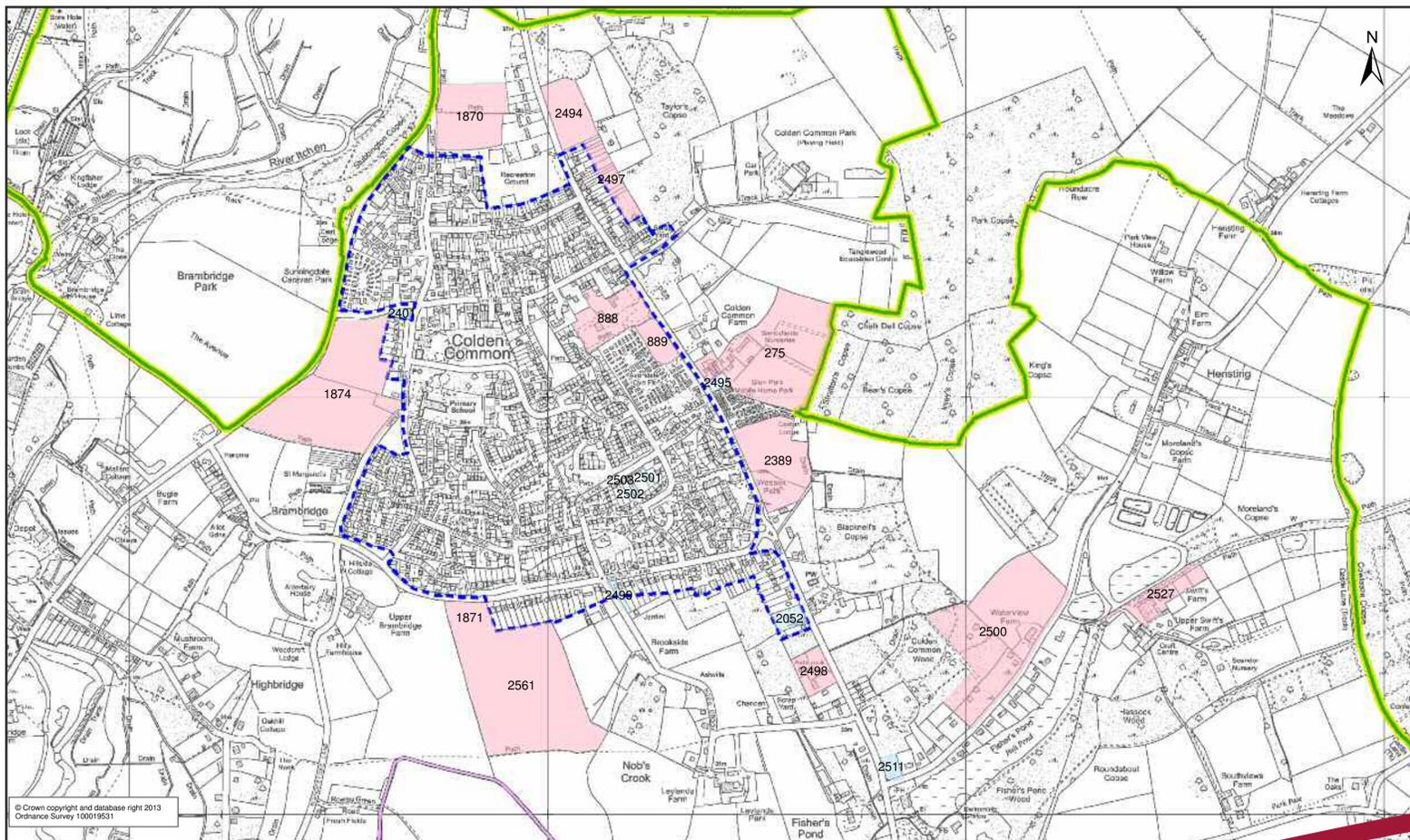
The Landscape Assessment indicated sites 1871, 2561, 1874, 2389, 2494, 2498, 2500 to be 'most' or 'highly' sensitive.

The Transport Assessment raised accessibility or access issues for sites 2500, 2527.

The Historic Environment Assessment raised issues regarding archaeological constraints and/or impacts to the historic environment on site 2527.

Sites 2498, 2500, 2511, 2527 are distant from the built-up area of the settlement and are therefore less well related to existing facilities and services.

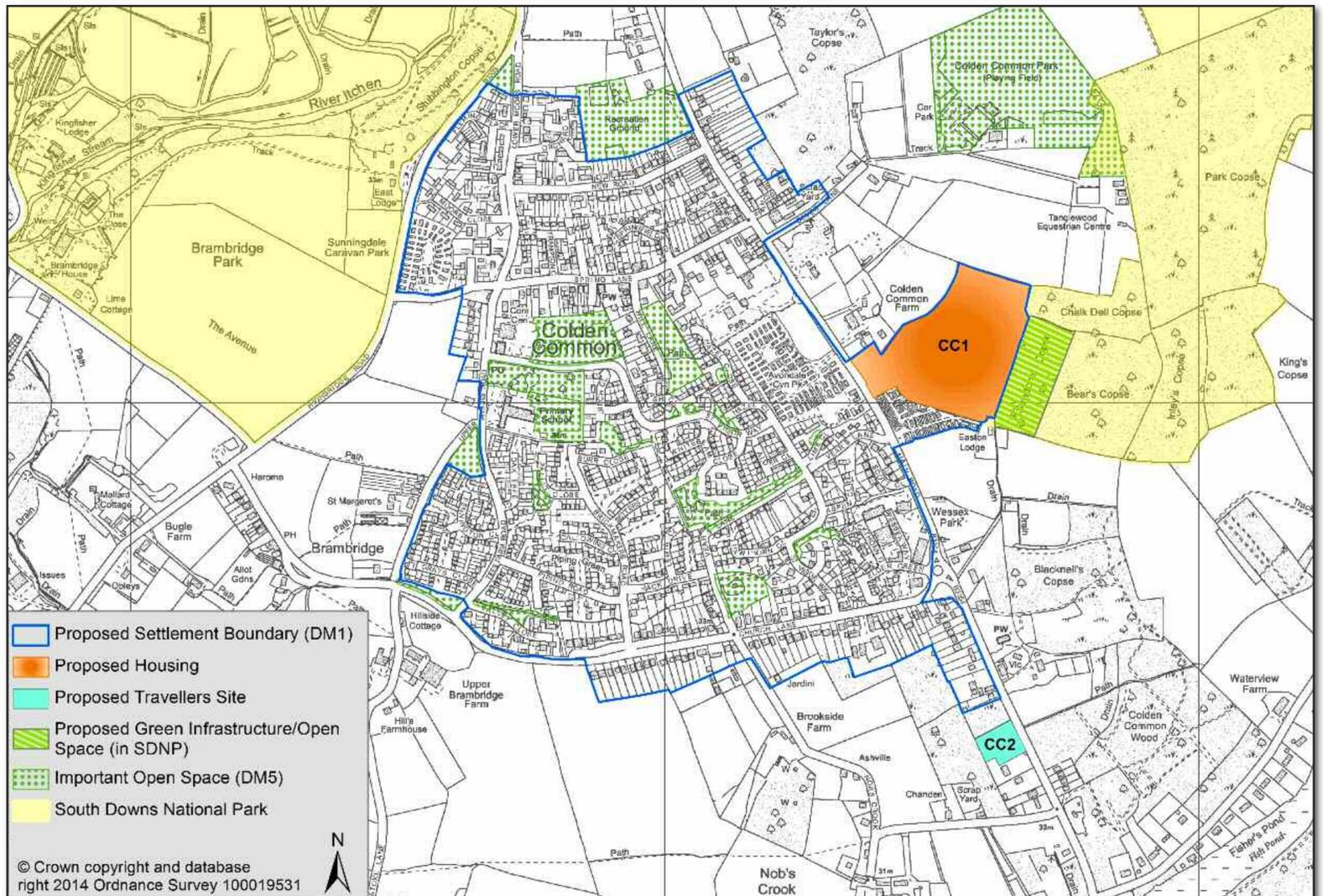
The preferences of residents responding to the public consultation exercises, where sites to the east of the village were favoured, have also influenced the final site allocation. Sites 1870, 2561 (including 1871), 1874, 2500, 2511, and 2527 received less support from the local community than other sites assessed. Although not suitable for housing, site 2498 is proposed as a traveller site allocation for permanent pitches.



Colden Common 2

Summary of Policies

- 1 housing site is proposed (165 dwellings) to the east
- A traveller site is proposed to the south



Policy CC1 – Main Road Housing Allocation

Land at Sandyfields Nurseries and fronting Main Road is proposed for about 165 dwellings and will be subject to:

- A single access junction from Main Road for vehicles, pedestrians and cyclists with a crossing point.
- A footpath through the site to woodland at Stratton's Copse and possible future links to Colden Common Park.
- Retention and reinforcement of boundary landscaping.
- On-site provision of open space – informal open space and a local equipped area for play.
- Contribution to the expansion of Colden Common Primary School.

Please note: since the last public consultation (October – November 2013) further work and liaison with the developer's agents indicates that the full outstanding dwelling requirement can be accommodated on this site. As a result, site 2494 (which was proposed for 35 dwellings at that time) is not allocated for new housing.

Policy CC2 – Travellers' Site

Land at Ashbrook Stables, Main Road, is proposed for permanent gypsy and traveller accommodation and will be subject to:

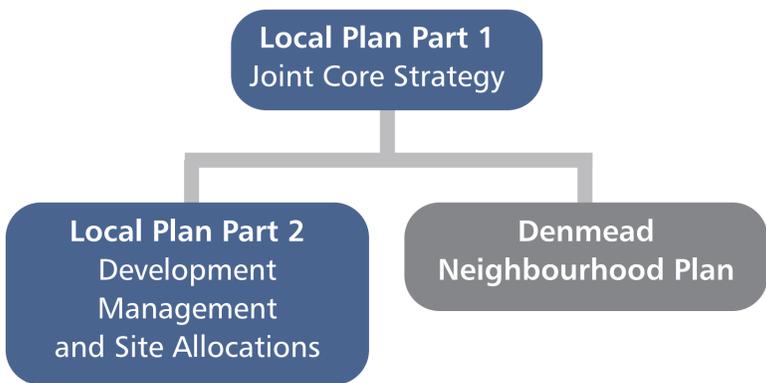
- Safe vehicle, pedestrian and cycle access from Main Road.
- Adequate space on site for parking, turning and manoeuvring vehicles.
- Retention and reinforcement of boundary landscaping.
- On-site provision of open space – a local equipped area for play.
- Infrastructure provision.

There is a requirement to find sites for a total of 33 permanent pitches for gypsy and traveller accommodation across the LPP2 area. Sites have therefore been sought in and around various settlements. Although less suitable for housing, this site has locational and environmental advantages for permanent gypsy and traveller accommodation and may accommodate approximately 8 pitches.

Denmead 1

How Local Plan Part 2 relates to the Denmead Neighbourhood Plan

Denmead Neighbourhood Plan is a separate document that sits alongside the Local Plan Part 2. If passed by the Examiner, supported by 51% of the votes at a referendum and agreed by the City Council, the Neighbourhood Plan will form part of the Local Development Plan for the Winchester District



Issues dealt with by the Neighbourhood Plan, including the allocation of sites for development, are therefore **not** included, or open for comment, on the Local Plan Part 2.

The period for comments on the Neighbourhood Plan closed on 11th November 2014.

How to Comment on the LPP2

Representations on the Plan must be in writing, by email or letter, or by using the form available online that can be submitted electronically, or downloaded and posted – www.winchester.gov.uk/planning-policy/local-plan-part-2

By post to:

Email to:

Head of Strategic Planning
Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9UJ

LPP2@winchester.gov.uk

All consultation responses must be received no later than 12.00 midday on 5 December 2014 and should:

- ❖ specify which part of the Plan you are commenting on;
- ❖ set out how you think the Plan should be changed, including revisions to policies or maps.

Area covered by the Local Plan



Plan Stage	Date(s)
Consideration of comments, report comments to Councillors and amend the Plan	December 2014 – May 2015
Publication ('Pre-Submission') Draft Plan	June 2015
Consultation on the Publication Plan (6 weeks)	June/July 2015
Submission to Secretary of State for Examination	November 2015
Examination Hearings	February/March 2016
Inspector's Report	June 2016
Adoption of the Plan	July 2016



Denmead 2

What the Local Plan Part 2 says about Denmead

The LPP2 includes 34 Development Management policies that will also be used in addition to those in the Local Plan Part 1 Core Strategy and the Neighbourhood Plan when considering and determining planning applications for development at Denmead.

These Development Management policies include heritage and environmental protection policies and in particular:

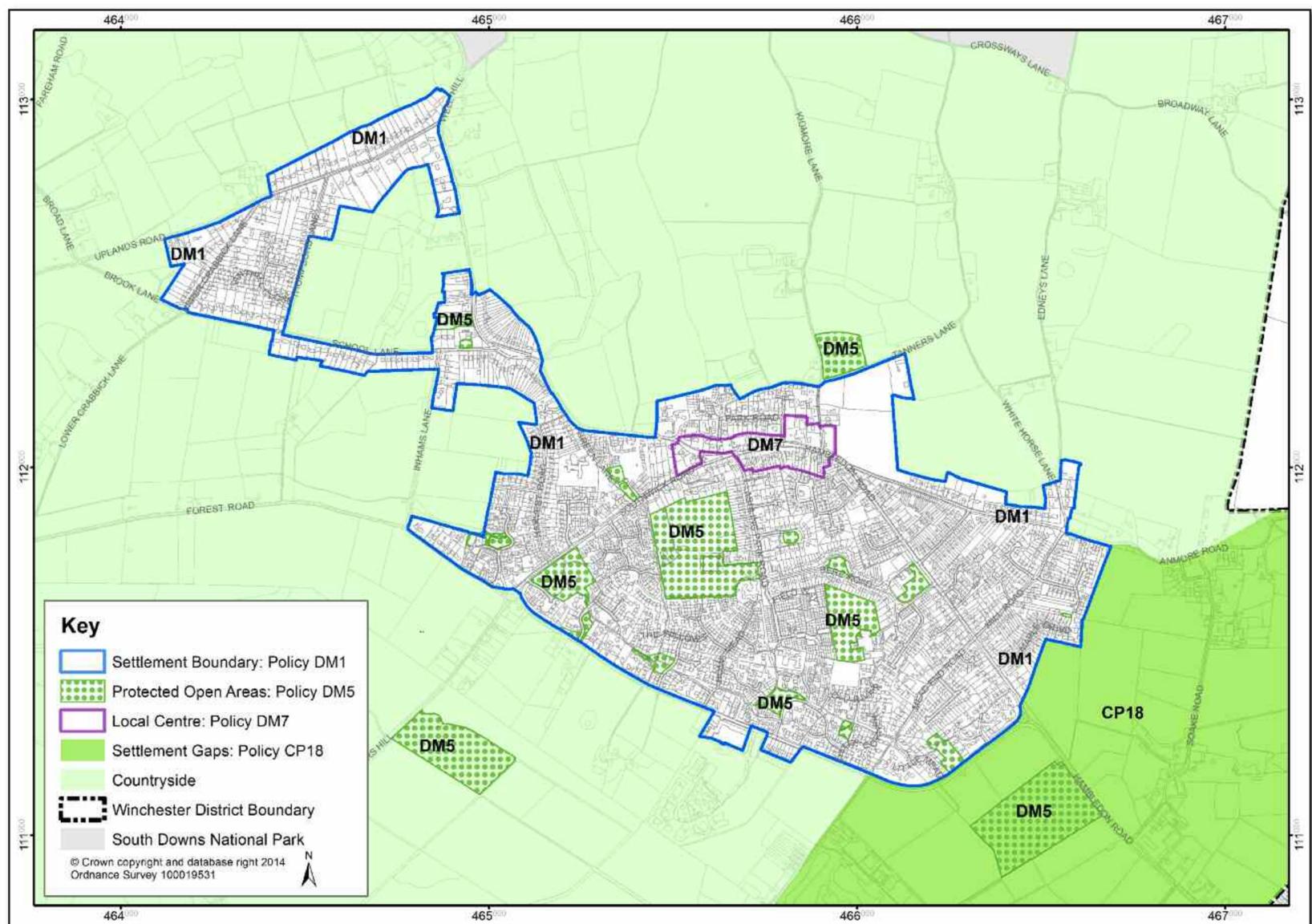
- **Policy DM5:** Protecting Open Areas. The Open Space Strategy has identified open areas with an important amenity, biodiversity, heritage or recreational value to be protected from development.



- **Policy DM7:** Town, District and Local Centres – Denmead has a defined “local centre” and this policy aims to retain the types of uses – retail, community facilities and leisure - that are important within this community hub.

Once the Local Plan Part 2 is adopted, it will replace the remaining saved policies in the Winchester District Local Plan Review (2006).

Denmead Policies in the Local Plan Part 2



Kings Worthy 1

Development Needs

Of the 250 new homes required by the LPP1: Core Strategy, many have already been identified.

Studies show that there is potential for some unidentified ('windfall') sites to be developed during the plan period.

This leaves about 22 homes to be provided on a new greenfield site.

Category	No. of dwellings
a. Requirement (2011-2031)*	250
b. Net Completions 1.4.2011 to 31.3.2013	51
c. Outstanding permissions at 31.3.2013	23
d. Significant permissions since 1.4.2013	0
e. SHLAA sites within settlement boundary	84
f. Windfall allowance	70
g. Total supply (b+c+d+e+f)	228
Remainder to be allocated (a – g)	22

*LPP1: Policy MTRA 2

Site Selection Process

The sites considered are from the 'Strategic Housing Land Availability Assessment', which was compiled following a 'Call for Sites' exercise.

Winchester City Council, together with Kings Worthy and Headbourne Worthy Parish Councils considered the merits of the sites taking account of constraints and opportunities and using the results of several technical and evidence studies.

3 of the sites were excluded for the following reasons:

Site 364 -

Land east of Lovedon Lane:

- Lovedon Lane forms a clear settlement edge and development to the east would be poorly related to the pattern of development;
- Site too large for the number of dwellings required within it with no obvious subdivision;
- Sensitive in landscape terms.

Site 500 -

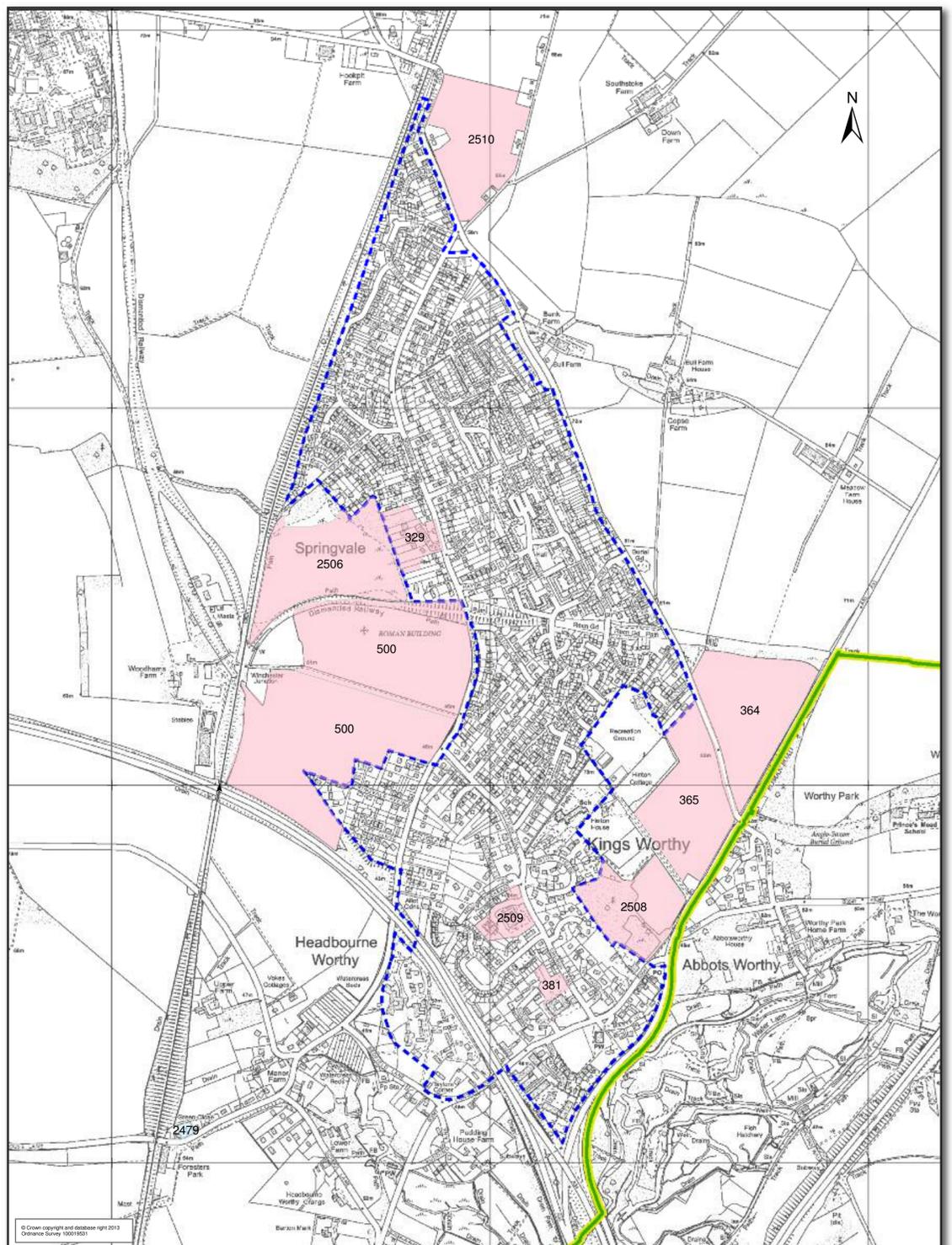
Land at Woodlands Farm:

- Most of site is sensitive in landscape terms;
- Site too large for the number of dwellings required within it with no obvious subdivision;
- Impact on the Scheduled Ancient Monument.

Site 2510 -

Land at Down Farm, Lovedon Lane:

- Remote from facilities and services;
- Poorly related to the pattern of development.



Kings Worthy 2

Shortlisted Sites

Following the assessment of the sites, the remaining 3 sites were subject to consultation with the local community from November 2013 to January 2014:

- Land off Lovedon Lane/Basingstoke Road (SHLAA site 365);
- Former Kings Worthy House (SHLAA site 2508); and
- Land off Hookpit Lane (SHLAA site 2506).

The promoters of each site displayed potential proposals for the development of 25-50 homes on their sites and people were asked to rank the sites against a number of criteria. In the responses to the public consultation the site at Lovedon Lane received most support for all of the criteria except for proximity to services, although it still has good accessibility to facilities.

Although clearly supported by the public, there was potential for this site to impact on the Kings Worthy/ Abbots Worthy settlement Gap and it proposed limited open space compared to other sites. Therefore, discussions were held with the developer to discuss the whole site and how it could help improve open space provision within Kings Worthy and protect the Gap.

Policy KW1 – Lovedon Lane Housing and Open Space Allocation

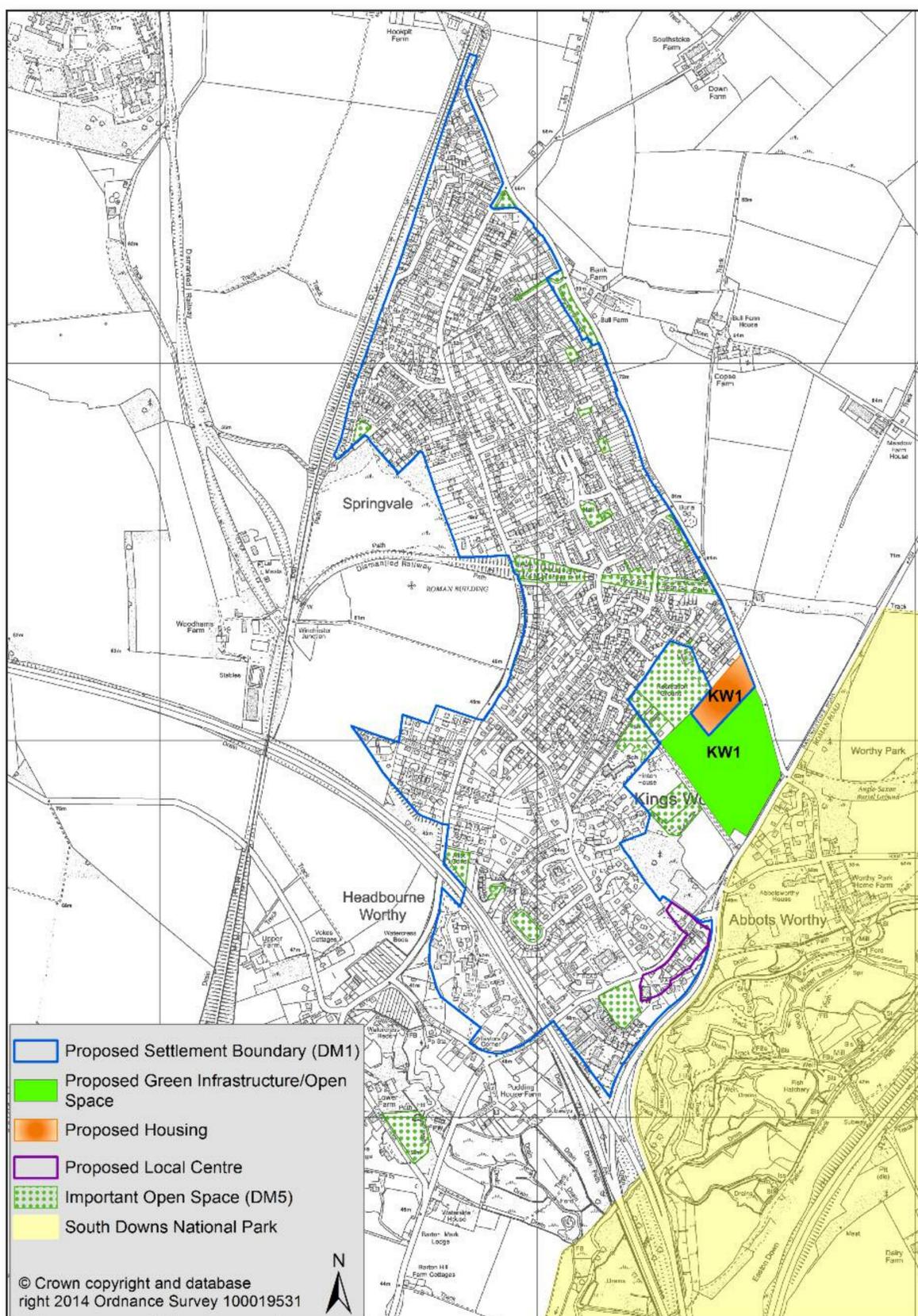
The draft Local Plan's policy KW1 proposes the development of up to 50 dwellings, subject to:

- A masterplan showing the location of the various uses (including open space and affordable housing) over the whole site;
- Safe vehicle access from Lovedon Lane;
- Footpaths through the site to the village centre, school and countryside;
- Retention and reinforcement of landscaping;
- Provision of informal open space, a local equipped area for play, replacement sports pitches, natural greenspace and allotments;
- Any other infrastructure required.

This site offers a great opportunity to extend Eversley Park and could provide for different types of open space, possibly pitches, courts, allotments, a community orchard, a country park area, or other facilities. The site promoters have prepared some ideas for open space and housing development on the following boards.

Please tell us what you think.

As a result the amount of housing has been increased to the upper end of the 25-50 dwelling range, in order to secure substantial open space provision on the rest of the site, and the retention of the settlement Gap. This would use a small part of Eversley Park so as to limit the impact on the settlement Gap, but it provides over 6 hectares (15 acres) of new open space which will replace an existing playing field at Eversley Park, help meet Kings Worthy's current and future open space needs, and retain the Gap in open uses with Parish Council ownership.



New Alresford 1

Development Needs

Of the 500 new homes required by the LPP1: Core Strategy, most need to be identified and allocated through the Local Plan Part 2.

Only a small proportion of the required dwellings have already been identified within the settlement boundary. Studies show a lack of potential for unidentified ('windfall') sites to be developed during the plan period.

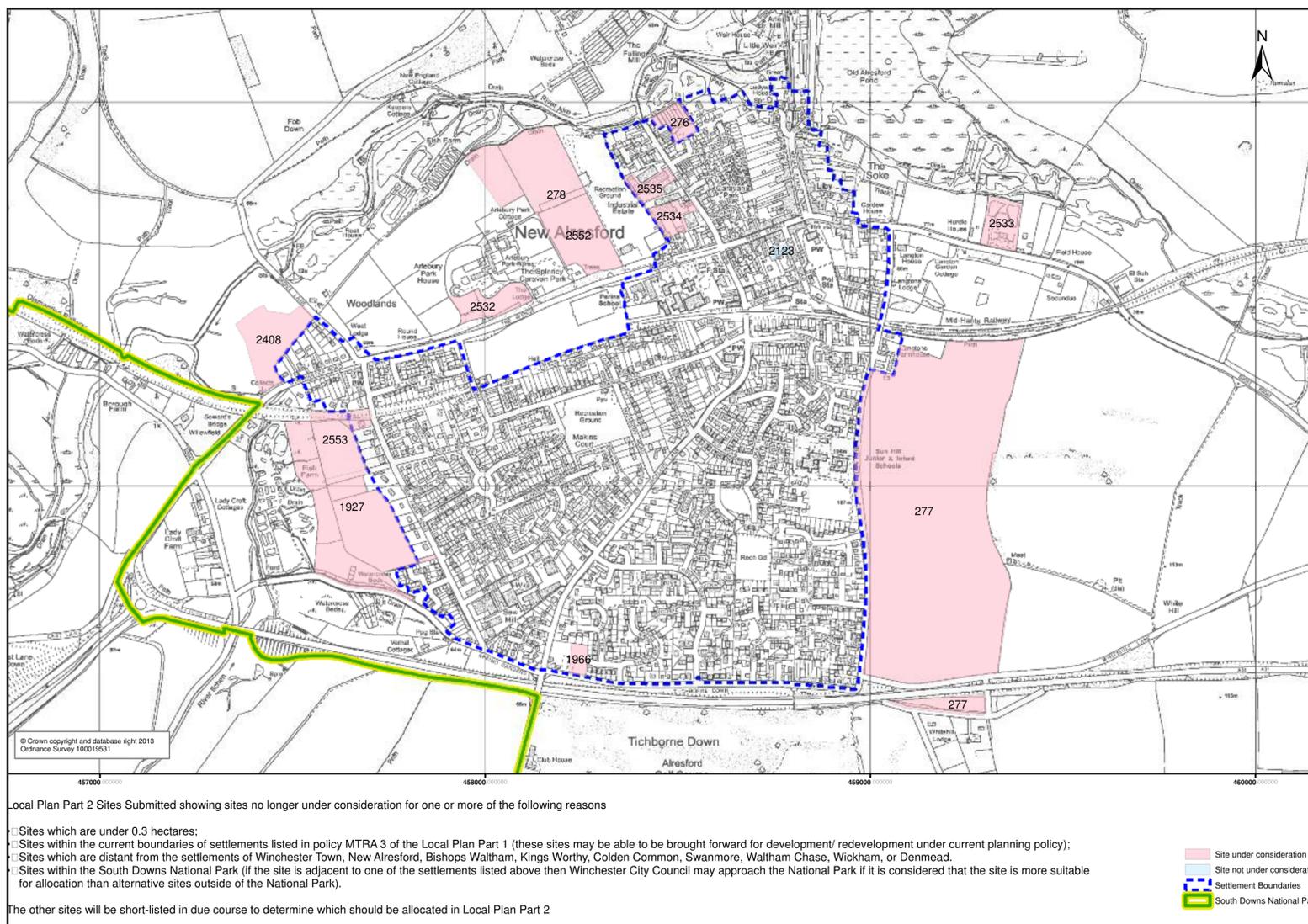
This leaves about 386 homes to be provided on sites to be allocated in the LPP2.

Category	No. of dwellings
a. Requirement (2011-2031)*	500
b. Net Completions 1.4.2011 to 31.3.2013	2
c. Outstanding permissions at 31.3.2013	78
d. Significant permissions since 1.4.2013	12
e. SHLAA sites within settlement boundary	22
f. Windfall allowance	0
g. Total supply (b+c+d+e+f)	114
Remainder to be allocated (a – g)	386

*LPPI: Policy MTRA 2

Site Selection Process

The sites considered are from the 'Strategic Housing Land Availability Assessment', which was compiled following a 'Call for Sites' exercise.



Winchester City Council, together with New Alresford Town Council, considered the merits of sites taking account of constraints and opportunities and using the results of several technical and evidence studies,

including the outcome of work undertaken by the Town Council's 'Needs Groups'. This was done in conjunction with a series of public consultation events and meetings held during 2013 and 2014.

New Alresford 2

Issues considered included:

- Is the site adjacent to the existing settlement boundary and well related to the pattern of development?
- Are there physical constraints on the site e.g. is it in a flood zone?
- Are there national or local policy designations on the site e.g. Site of Special Scientific Interest?
- Is the site close to Alresford's facilities & services?
- Is there good access onto the site?
- What will be the impact of development on the landscape of the site and the surrounding area?

Many other factors were also taken into consideration including:

- the need to provide land for new employment and the relocation of existing businesses in updated premises, with good access to the major road network,
- the ability of sites to achieve other infrastructure and facilities such as open space and a burial ground,
- the need for sheltered housing or extra care accommodation,
- the importance of safeguarding existing public car parking and increasing public parking where possible.



Two alternative approaches were also considered:

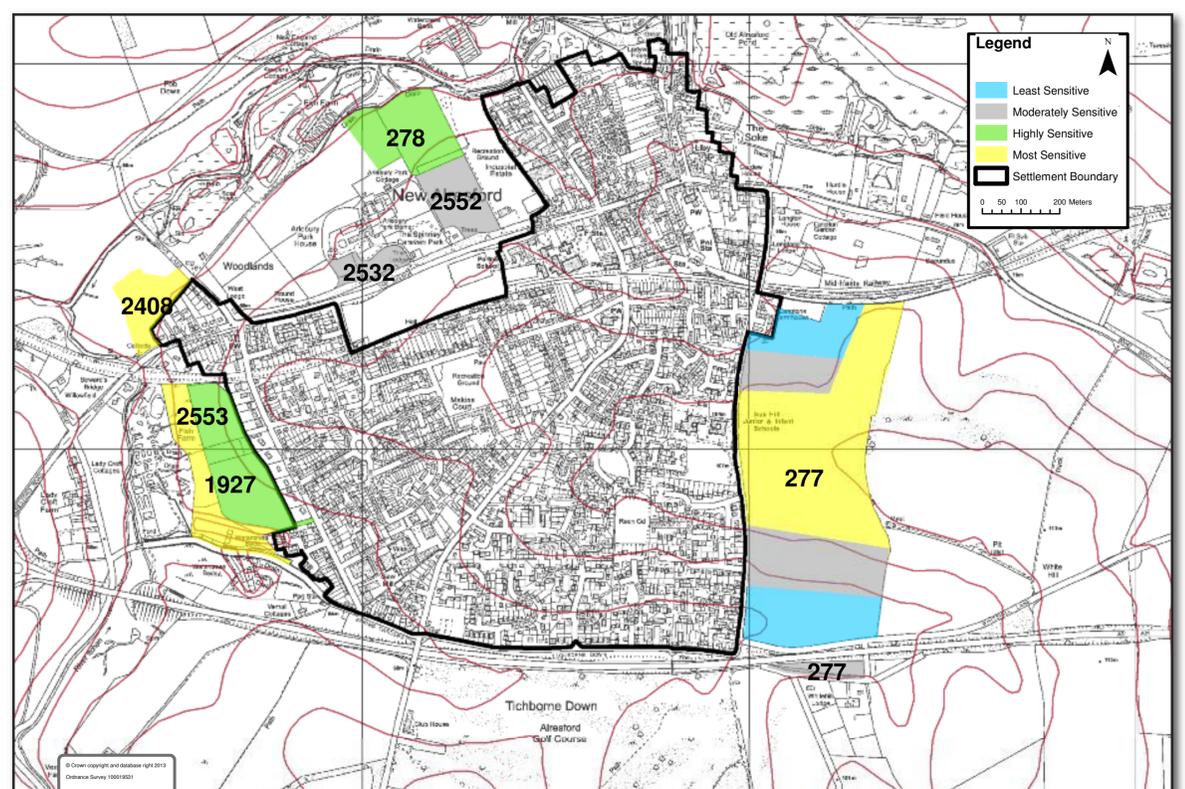
- Locating most development on a large mixed-use site, or
- Spreading development around several smaller sites.

The landscape assessment indicated that sites 2408, 1927, 2553 and 278 are 'highly' or 'most' sensitive. The central part of site 277 is also 'most' sensitive but large areas within the northern and southern parts of the site are 'least' or 'moderately' sensitive in landscape terms.

The transport assessment indicated the accessibility of most sites to be at least 'adequate', with sites within the built-up area and 2552 having 'good' or 'excellent' overall accessibility.

On balance, a combination of smaller sites was not considered by the City and Town Councils to meet all the above requirements, including the total number of new homes, additional employment land, proximity to town centre and various community facilities and delivering the infrastructure necessary to support the needs of residents and businesses. For these reasons the site at Sun Lane, together with redevelopment at The Dean, are proposed for allocation in the LPP2.

Taking account of the various site assessments and opportunities, the Sun Lane site has been identified as the best solution to meet long terms needs of New Alresford. Consultation has identified a number of valid concerns. The Council and the Sun Lane promoter are committed to working with the local community to address these, and, introducing measures to manage those pressures, in particular vehicular movement and access issues.



The site east of Sun Lane offers a great opportunity to provide for Alresford's future needs for housing, employment and different types of open space. The promoters of the site have produced some broad ideas and options for its development covering various matters, including transport. They are available to discuss these and answer your questions and would welcome your comments.

Please tell us what you think.



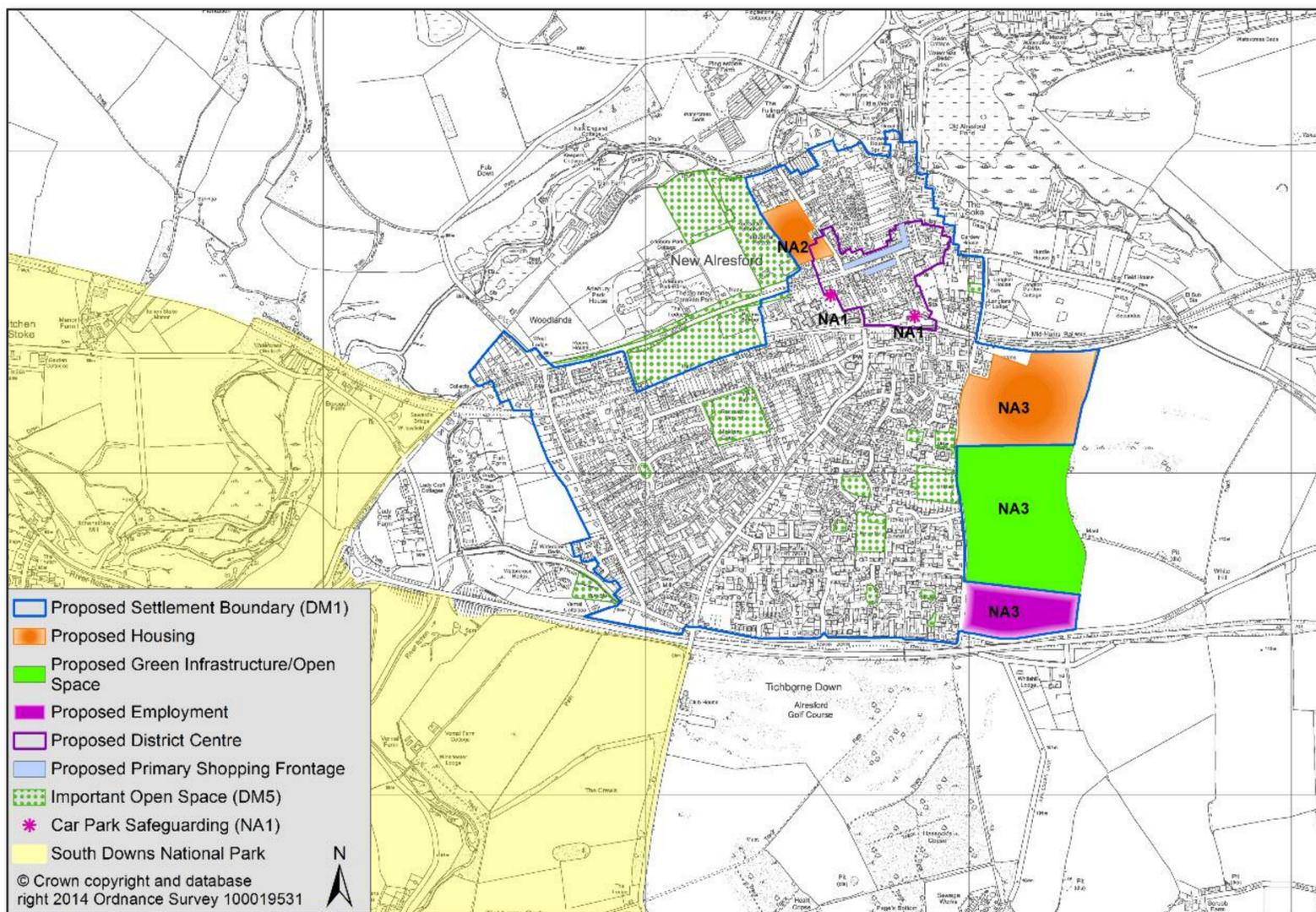
New Alresford 3

Summary of LPP2 Proposals and Policies



Policy NA1 – Car Park Provision

This policy retains the existing car parks at Alresford Station and Perins and proposes additional car parking in conjunction with redevelopment in The Dean.



Policy NA2 – The Dean Housing Allocation

Land at The Dean is allocated for about 65 new homes, commercial uses and a 50-100 space public car park. The policy also sets out requirements for safe vehicle, pedestrian and cycle access, the retention and reinforcement of landscaping, and open space provision.

This policy provides for redevelopment of commercial properties once land at Sun Lane is available for relocation. It is dependent on the provision of new land for employment, so that this area close to the town centre can be redeveloped to increase car parking provision and provide accommodation for the elderly.

Policy NA3 – Sun Lane Mixed Use Allocation

Land east of Sun Lane is allocated for about 320 new homes (on about 10 hectares), employment uses (5 hectares) and open space (15 hectares) including land for recreation and a burial ground.

The policy also sets out requirements for access, primarily from the south via a new junction onto the A31 Alresford Bypass. New and improved pedestrian and cycle access into the town centre and surrounding countryside will be required, along with a package of other transport measures to ensure satisfactory access and limit impacts on nearby residents, particularly in Sun Lane, Nursery Road and Tichborne Down.

The retention and reinforcement of landscaping is required, to provide a new urban edge and protect the amenities of existing residents. The largest central part of the site is sensitive in landscape terms and should be developed for major new 'green infrastructure', with different types of open space for the new and existing community and a local equipped area for play.

The development is also expected to contribute to the provision of additional school places at the Sun Hill Infants and Junior Schools.

Swanmore 1

Development Needs

Of the 250 new homes required by the LPP1: Core Strategy, 41 have already been identified.

Studies show that there is little potential for unidentified ('windfall') sites to be developed during the plan period.

This leaves about 209 homes to be provided on new greenfield sites.

Site Selection Process

The sites considered are from the 'Strategic Housing Land Availability Assessment' (SHLAA), which was compiled following a 'Call for Sites' exercise.

Winchester City Council, together with Swanmore Parish Council considered the merits of sites taking account of constraints and opportunities and using the results of several technical and evidence studies.

Sites were excluded for the following reasons:

Several sites are in the settlement boundary where there is a presumption in favour of development. These sites do not need to be formally allocated in LPP2, but are included as a component of the housing land supply (see table above).

Category	No. of dwellings
a. Requirement (2011-2031)*1	250
b. Net Completions 1.4.2011 to 31.3.2013	2
c. Outstanding permissions at 31.3.2013	16
d. Significant permissions since 1.4.2013	0
e. SHLAA sites within settlement boundary	23
f. Windfall allowance	0
g. Total supply (b+c+d+e+f)	41
Remainder to be allocated (a - g)*2	209

*1 LPP1 Policy MTRA2

*2 70 dwellings at Swanmore College, now permitted, see board 3 Swanmore

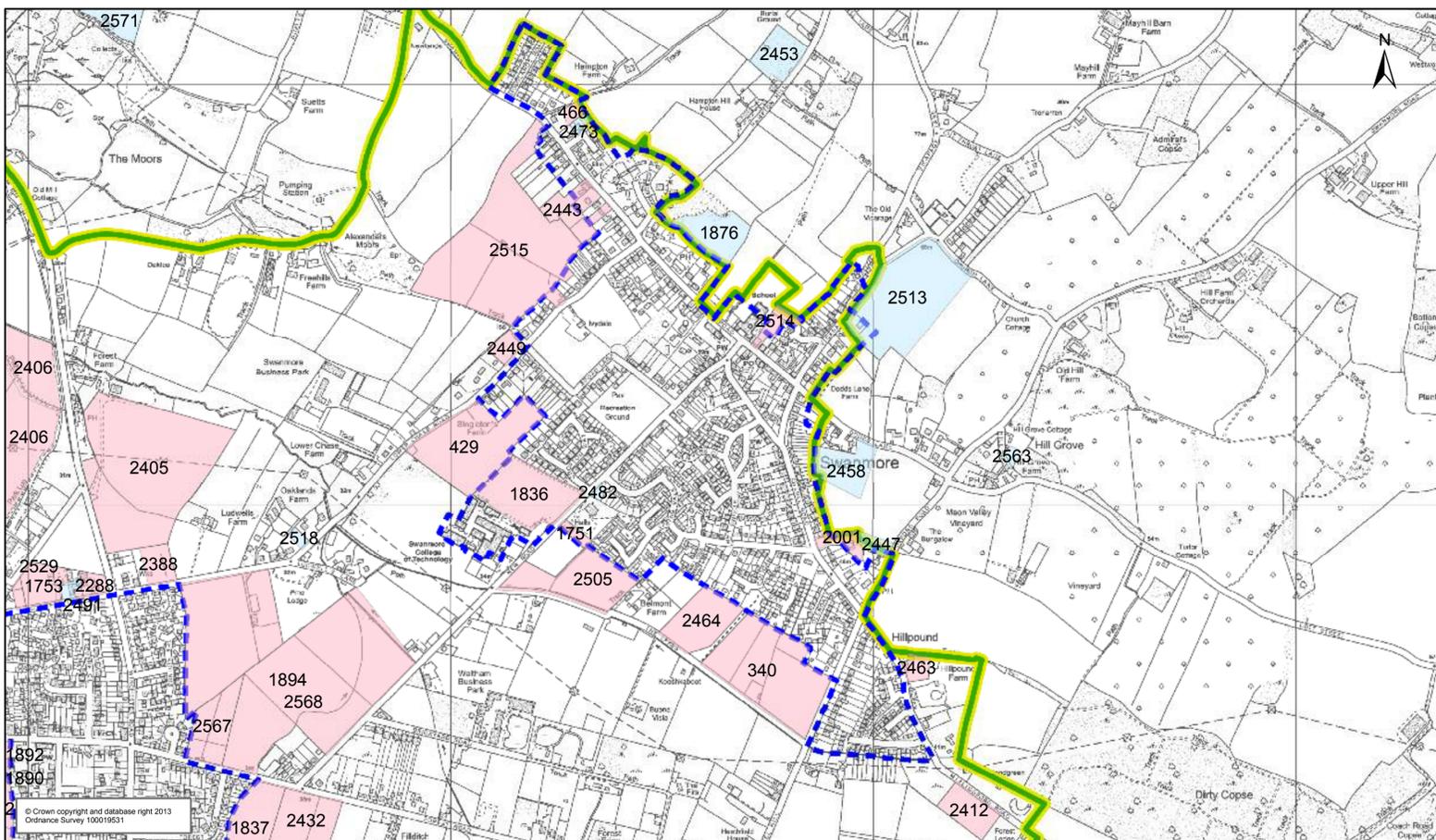
Sites 1876, 2447 (part), 2453, 2458, 2513, 2563 are within the South Downs National Park which is outside the Local Plan Part 2 area.

Sites 2473, 2482, and 2563 are below the size threshold for allocation in LPP2.

Site 2514 is no longer available.

The following sites are distant from the built-up area of the settlement and are therefore not well related to existing facilities and services. Sites: 2412, 2453, 2563.

The Landscape Assessment identifies sites 340, 2412, 2464, 2505 and 2515, as 'most sensitive', often because of their location within the gap between Swanmore and neighbouring settlements. Several other sites (shown in blue) are within the South Downs National Park.



Local Plan Part 2 Sites Submitted showing sites no longer under consideration for one or more of the following reasons

- Sites which are under 0.3 hectares;
- Sites within the current boundaries of settlements listed in policy MTRA 3 of the Local Plan Part 1 (these sites may be able to be brought forward for development/ redevelopment under current planning policy);
- Sites which are distant from the settlements of Winchester Town, New Alresford, Bishops Waltham, Kings Worthy, Colden Common, Swanmore, Waltham Chase, Wickham, or Denmead;
- Sites within the South Downs National Park (if the site is adjacent to one of the settlements listed above then Winchester City Council may approach the National Park if it is considered that the site is more suitable for allocation than alternative sites outside of the National Park).



The other sites will be short-listed in due course to determine which should be allocated in Local Plan Part 2



Swanmore 2

Public Preferences

The early public consultation, undertaken by Swanmore Parish Council in April 2013 through a resident's questionnaire indicated the preferred general locations for development as the south west quadrant (the area including sites 429, 1836, 2505, 2464 and 340).

Also preferred was a segment including site 2458. However that site lies within the South Downs National Park, where the Park Authority indicated it would not support development, and which is outside the area for the Local Plan Part 2.

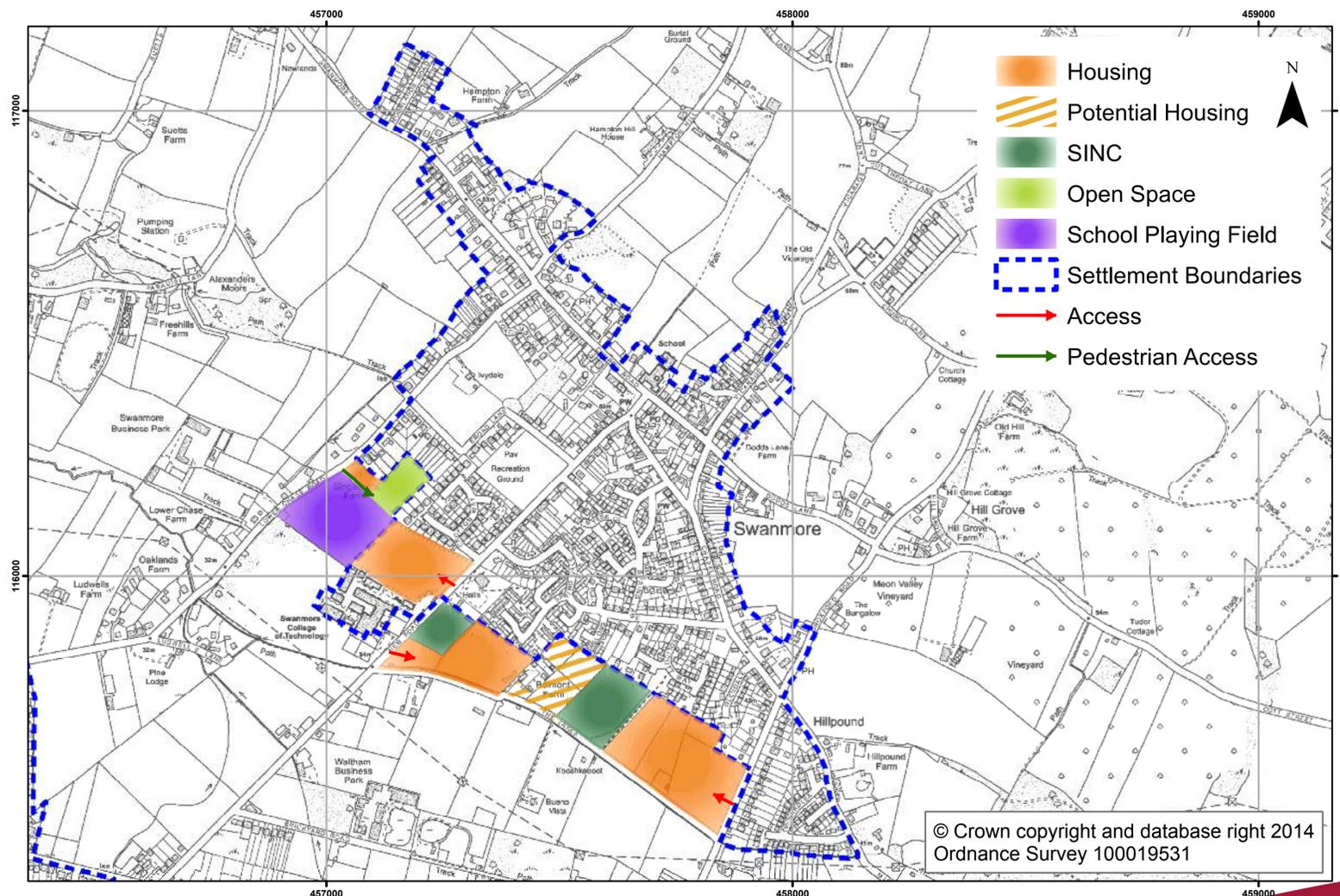
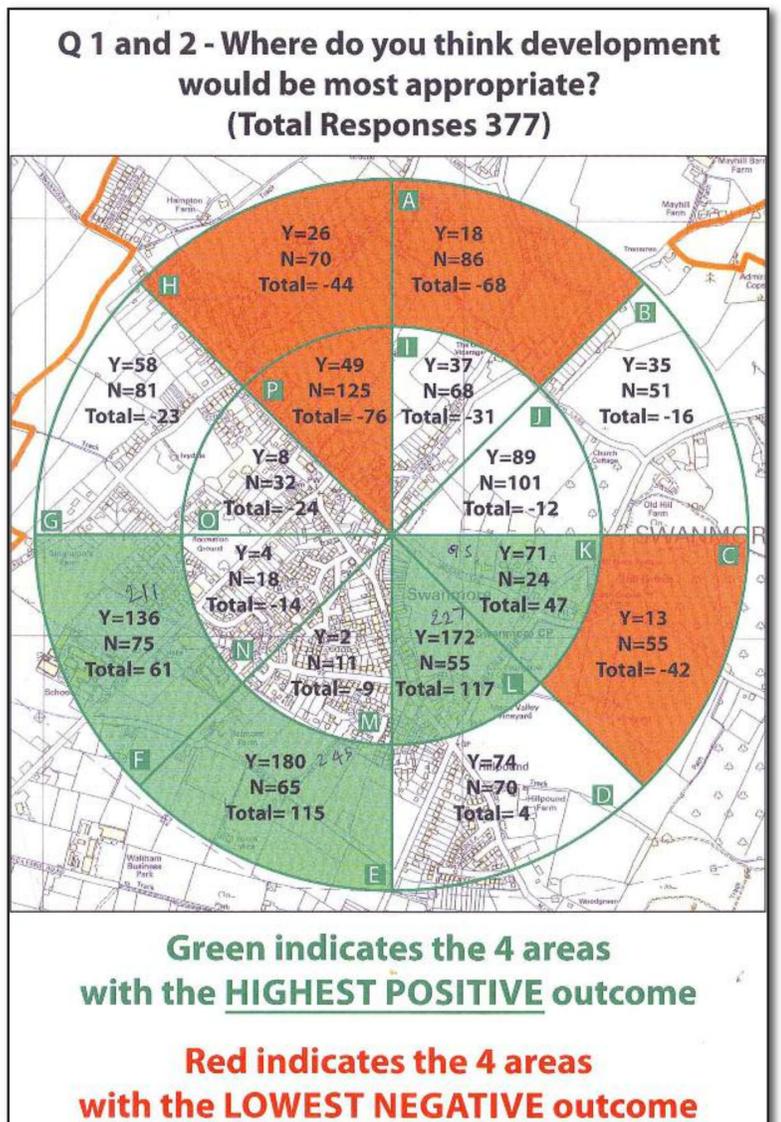
Site 1836 has since (April 2014) received planning permission for 70 dwellings as part of a scheme to relocate the Swanmore College playing fields.

Outcome of Public Consultation on Options

Further public consultation held from January to March 2014 presented 2 options for development including:

- Land to the north of The Lakes (sites 340, 2464 and 2505) and
- Swanmore College housing and open space allocations (sites 429 (part) and 1836) with
- Either Option 1 - small housing development at Lower Chase Road with open space,
- Or Option 2 - excluding the development and open space at Lower Chase Road.

There was a strong preference for Option 1 which provided for modest development on land at Lower Chase Road providing the land-locked area behind is made available as public open space.



Swanmore 3

Summary of Policies

The selected sites will meet the housing needs of the local community over the Plan period to 2031. Transport assessments indicate that the scale of development proposed in Swanmore and the wider area can be accommodated on the local road network.

The policies address site specific issues including safe access, retention and reinforcement of landscaping, open space provision and contributions towards additional school places at the Swanmore College of Technology.

Policy SW1 – Swanmore College Housing and Open Space Allocation

Development of 70 dwellings and replacement College recreation land proposed, subject to:

- Access onto New Road.
- Replacement recreation facilities to retain the open character of the gap.
- On-site open space to include a local equipped area for play.

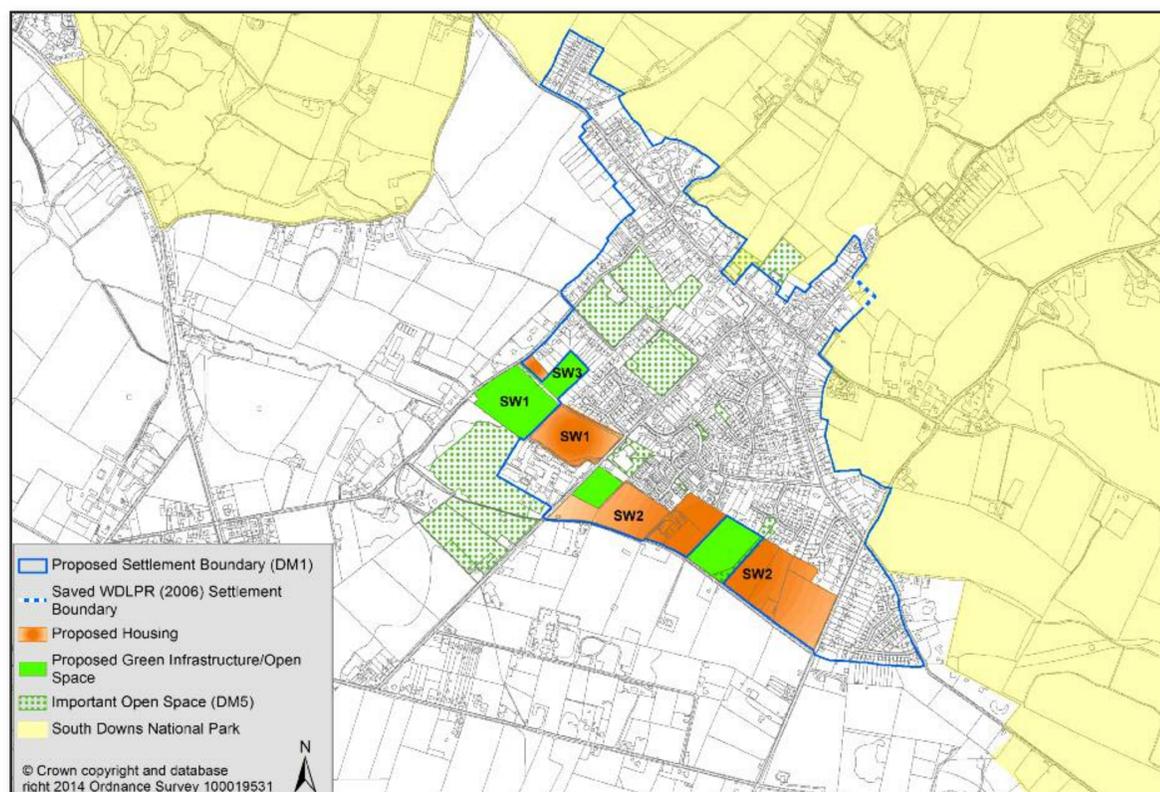
Whilst planning consent has been given, this allocation is made because the development is not yet implemented.

Policy SW2 – The Lakes Housing Allocation

Development is proposed north of The Lakes for 140 dwellings and areas of open space, subject to:

- A masterplan setting out the disposition of land uses across the whole area to be agreed in advance.
- Access to New Road and Hillpound, including footpath/cycleway links through the site.
- Substantial landscaping to provide a new settlement edge and minimise intrusion into the settlement gap.
- Retention, improvement and management of the 'Sites of Importance for Nature Conservation'.
- Open space provision to include allotments and a local equipped area for play.
- Surface water drainage assessment and scheme to make any necessary on and off-site drainage improvements.

Development will be contained by the lane known as The Lakes. Belmont Farm has been included since the earlier consultation following confirmation that this land is available.



Policy SW3 – Lower Chase Road Open Space Allocation

Provision of public open space with limited housing is proposed and will be subject to:

- Most of the site being developed for public open space funded by up to 5 dwellings.
- Access from Lower Chase Road.
- New linking footpath/cycleway through the site to existing housing and Swanmore College.
- Retention and reinforcement of landscaping.

Waltham Chase 1

Development Needs

Of the 250 new homes required by the LPP1: Core Strategy, 76 have already been identified within the settlement boundary.

This is only a proportion of the required number of dwellings and studies show a lack of potential for unidentified ('windfall') sites to be developed during the plan period.

This leaves about 174 homes to be provided on new sites.

Site Selection Process

The sites considered are from the 'Strategic Housing Land Availability Assessment' (SHLAA), which was compiled following a 'Call for Sites' exercise.

Winchester City Council, together with Shedfield Parish Council considered the merits of sites taking account of constraints and opportunities and using the results of several technical and evidence studies.

Sites were excluded for the following reasons:

Site 2517 is in the settlement boundary where there is a presumption in favour of development. Such sites do not need to be formally allocated in LPP2, but are a component of the housing land supply, although site 2065 is allocated as it is a key redevelopment opportunity within Waltham Chase. Sites 379, 1891, 2518, 2562 are below the size threshold for allocation in LPP2.

Sites 2405, 2406, 2432, 2516, 2518, 2528, 2530, 2564 and 2568 are more distant from the built-up area of the settlement or not well related to existing facilities and services.

The Landscape assessment identifies sites 1837, 1894, 2388, 2405, 2406, 2432, 2528, 2530, 2564, 2568 and 2573 as 'most' or 'highly' sensitive, raising landscape concerns.

Sites 1891, 1894, 2288, 2388, 2405, 2406 (part), 2432, 2491, 2516, 2518, 2528, 2529 and 2568 are within the gap between Waltham Chase and nearby settlements.

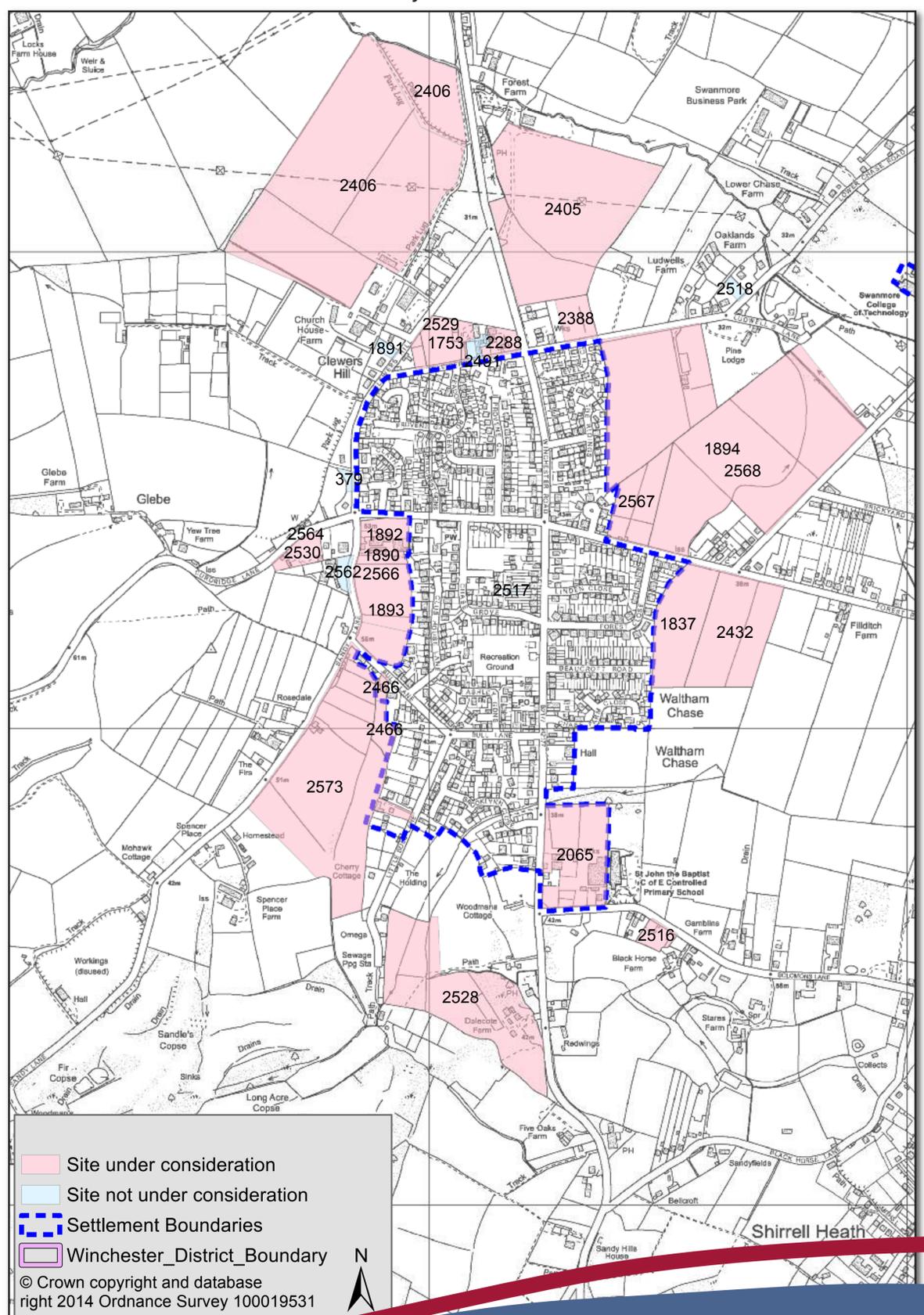
Transport issues have been raised through the assessment in terms of accessibility to facilities or physical access on sites 379, 2405, 2406, 2466, 2518, 2530, 2562, 2564 and 2573.

The Historic Environment Assessment raised issues regarding archaeological constraints and/or impacts to the historic environment on sites 1891 and 2406.

A significant area of sites 1894, 2406 and 2568 is within an area at higher risk of flooding (zone 2 or 3).

Category	No. of dwellings
a. Requirement (2011 - 2031)*	250
b. Net Completions 1.4.2011 to 31.3.2013	15
c. Outstanding permissions at 31.3.2013	1
d. Significant permissions since 1.4.2013	0
e. SHLAA sites within settlement boundary	60
f. Windfall allowance	0
g. Total supply (b+c+d+e+f)	76
Remainder to be allocated (a - g)	174

*LPP1: Policy MTRA 2



Waltham Chase 2

Shortlisted Sites

Site selection took account of landscape, transport and historic environment assessments and other known constraints, as well as consultation outcomes.

The Residents Survey carried out by Shedfield Parish Council during July 2013 found:

- Preference for smaller development sites on the edge of the Waltham Chase settlement boundary, and
- Desire to maintain the gap in the north-east of the settlement towards Swanmore.

Shedfield Parish Council circulated information in the Parish Magazine during November 2013 explaining the need for more sites, in addition to the Rosehill Garage site on Winchester Road which is inside the settlement boundary, to meet housing demand.

Residents were given until January 2014 to comment on the revised settlement boundary to include the proposed development sites to meet the housing and employment needs of the local community over the Plan period.

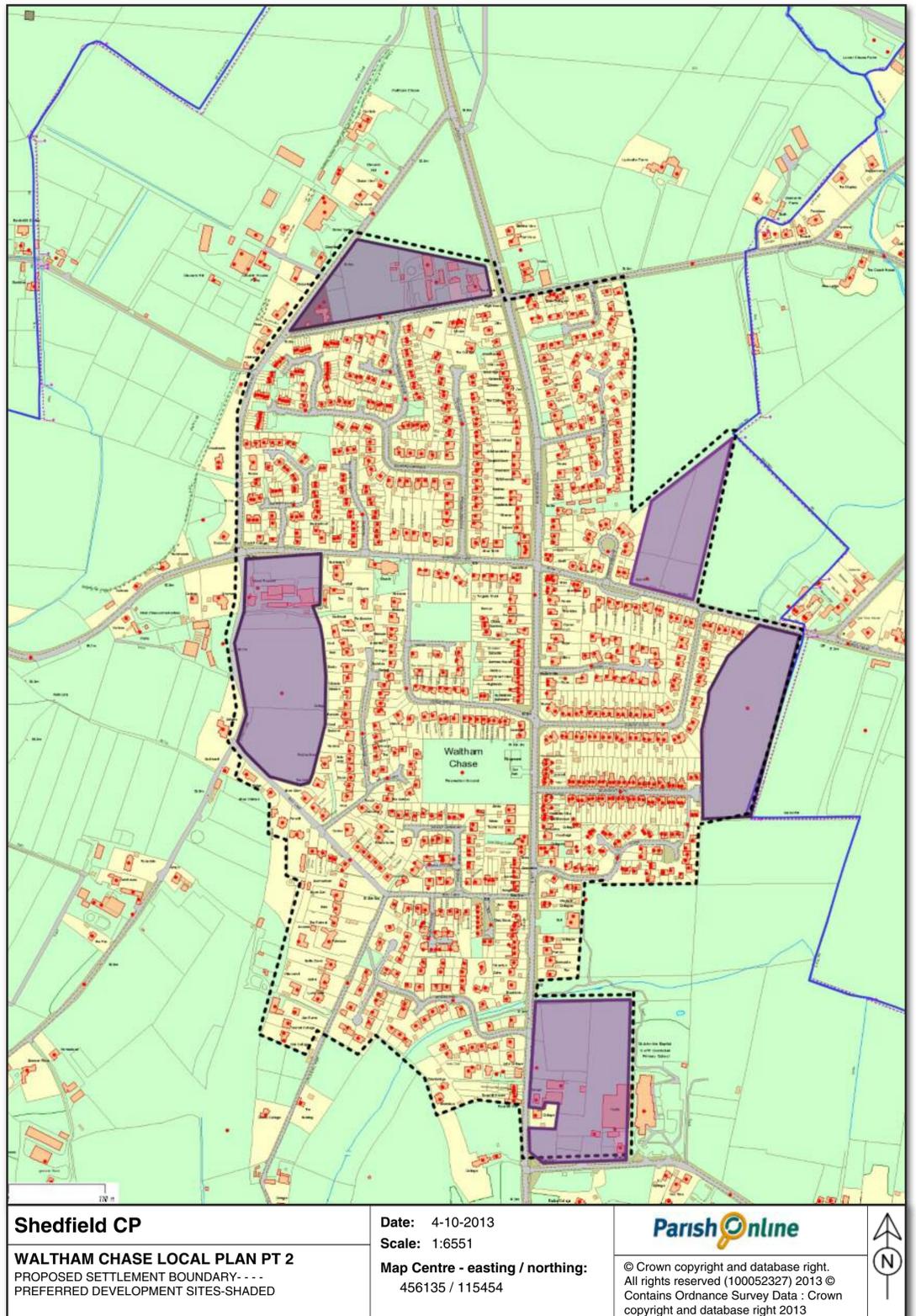
Summary of Policies for Waltham Chase

Besides housing there is a need for provision of most types of open space. Although no new employment sites are needed, existing provision should be retained. The scale of development will require an extension to the Primary School and new developments are expected to make a contribution to this.

Policy WC1 – Morgan's Yard Mixed Use Allocation

Redevelopment is proposed for a mix of uses to include about 60 dwellings, extension of the adjoining St John the Baptist Primary School, and employment-generating uses to replace existing jobs on the site, subject to:

- An agreed masterplan establishing the disposition of land uses for the whole site.
- Safe access from Solomon's Lane.
- Retention and reinforcement of landscaping including a buffer to the Site of Special Scientific Interest and the School.
- Extension of the School playing fields and a local equipped area for play or a multi use games area.



Policy WC2 – Clewers Lane Housing Allocation

This site allocation is reduced in size from that identified by the Parish Council due to deliverability and some existing uses which reduce the capacity for new housing, however the revised settlement boundary remains.

Development of about 30 dwellings is proposed, subject to:

- Safe access from Clewers Lane, allowing development of the adjoining land.
- Pedestrian and cycle link through the site to the recreation ground beyond.
- Retention and reinforcement of landscaping particularly along the northern boundary.
- On-site informal open space.

Waltham Chase 3

Policy WC3 – Sandy Lane Housing Allocation

Development of about 60 dwellings is proposed, subject to:

- Safe access from Curdridge Lane.
- A footpath/cycleway along the edge of the site into the village centre.
- Substantial landscaping to create new settlement edge and protect the amenity of existing properties.
- On-site informal open space and a local equipped area for play.

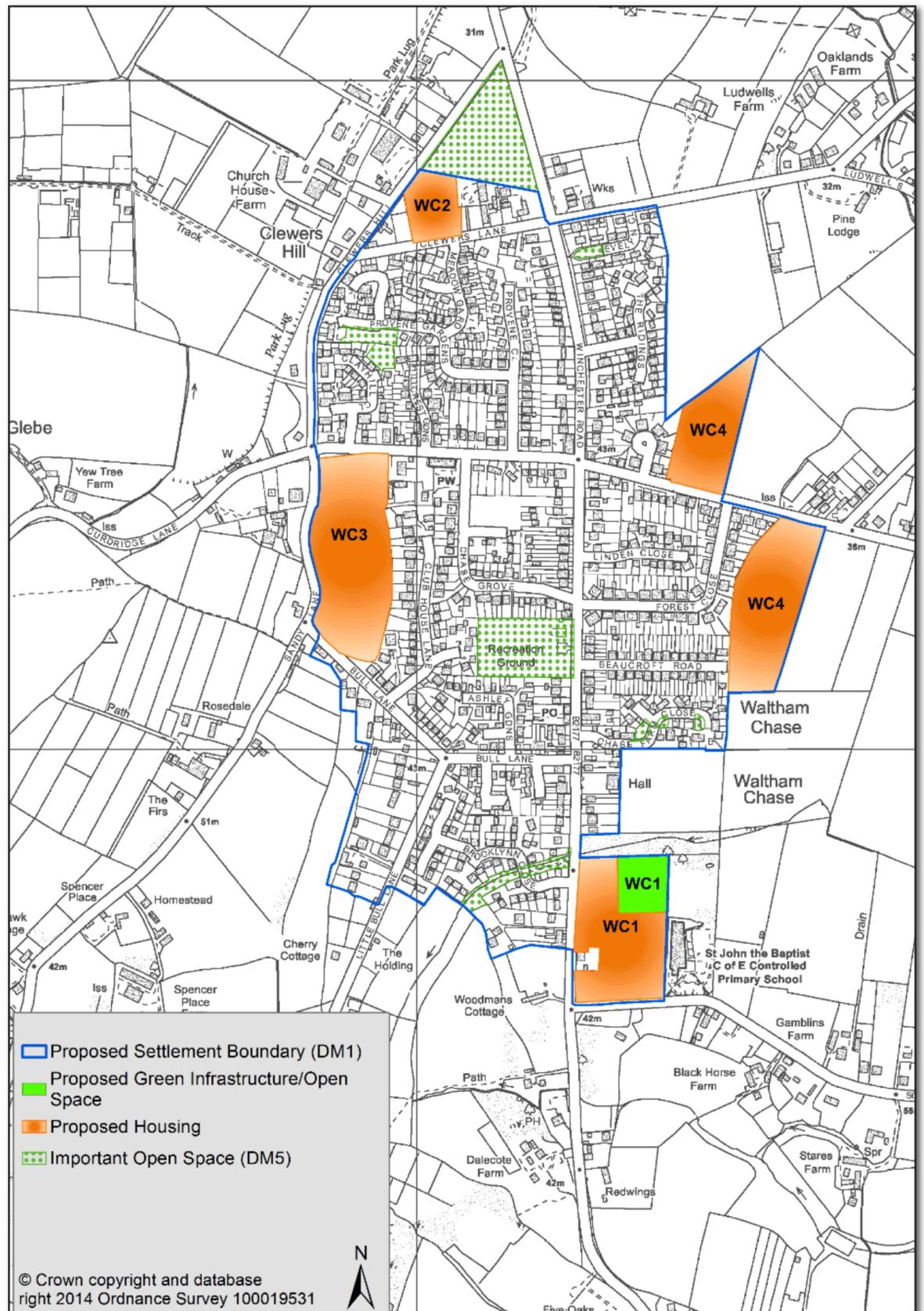
Policy WC4 – Forest Road (North & South) Housing Allocations

This policy proposes to allocate two sites to the north and south of Forest Road.

Although these sites lie within the gap between Waltham Chase and Swanmore, development is not considered to undermine the overall purpose of the gap.

Development of about 85 dwellings will be subject to:

- Safe access to Forest Road.
- Substantial landscaping to create a new settlement edge and protect the amenity of existing properties.
- On-site informal open space and a local equipped area for play.



Wickham 1

Development Needs

Of the 250 new homes required by the LPP1: Core Strategy, 44 have already been identified.

This is only a proportion of the required number of dwellings and studies show a lack of potential for unidentified ('windfall') sites to be developed during the plan period.

This leaves about 206 homes to be provided on new greenfield sites.

Site Selection Process

The sites considered are from the 'Strategic Housing Land Availability Assessment' (SHLAA), which was compiled following a 'Call for Sites' exercise.

Winchester City Council, together with Wickham Parish Council and its Neighbourhood Plan Steering Group, considered the merits of sites taking account of constraints and opportunities and using the results of several technical and evidence studies.

Stage 1 - Initial sieving excluded sites for the following reasons:

Site 295 (north of Titchfield Lane): highly sensitive landscape, poor accessibility to facilities/ services, not adjoining existing settlement, not well related to pattern of development.

Site 297 (Grig Ranch, Titchfield Lane): below site size threshold, distant from settlement.

Site 1908 (northern part between Blind Lane and Mill Lane): highly sensitive landscape, not adjoining existing settlement.

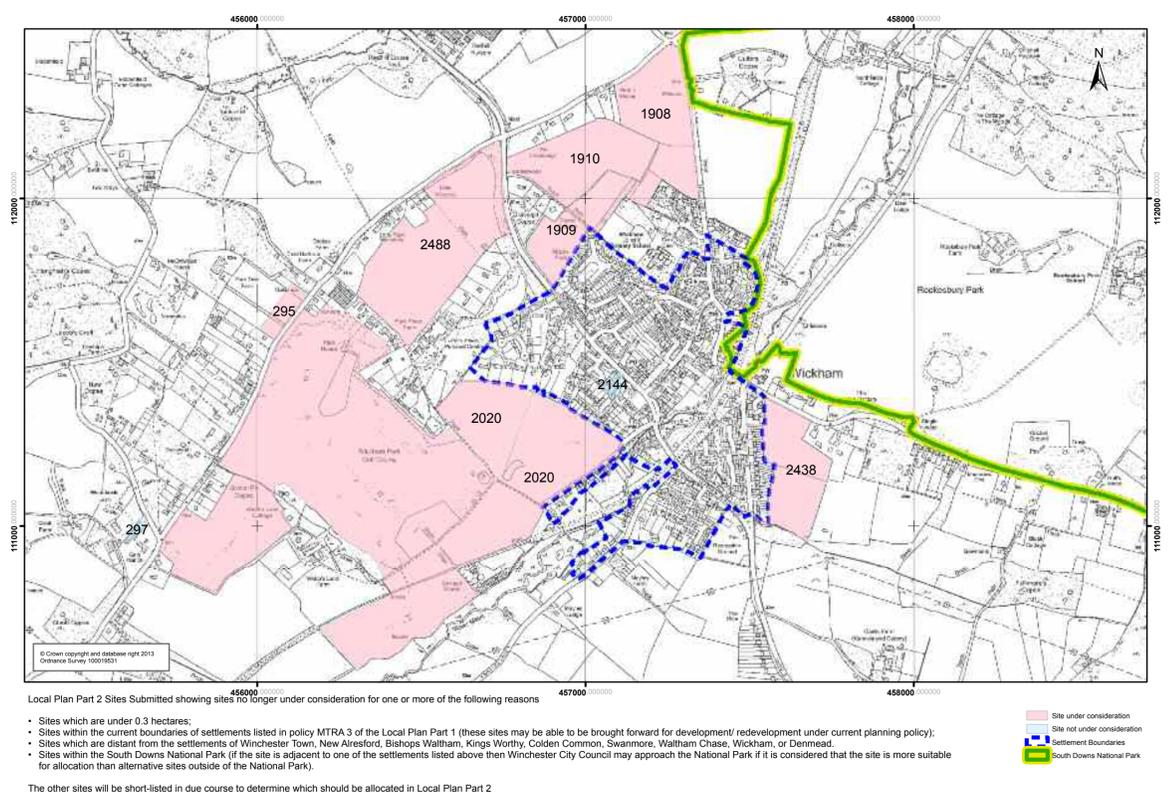
Site 1910 (East of Winchester Road, south of Blind Lane): highly sensitive landscape, not adjoining existing settlement, too large when considered in conjunction with site 1909.

Site 2020 (Wickham Park Golf Course): too large with no obvious subdivision, highly sensitive landscape, most of site has poor accessibility to facilities/ services and not adjoining existing settlement, not well related to pattern of development.

Site 2144 (within settlement boundary where there is a presumption in favour of development): forms part of the housing land supply but does not need to be allocated in LPP2.

Category	No. of dwellings
a. Requirement (2011-2031)*	250
b. Net Completions 1.4.2011 to 31.3.2013	2
c. Outstanding permissions at 31.3.2013	5
d. Significant permissions since 1.4.2013	37
e. SHLAA sites within settlement boundary	0
f. Windfall allowance	0
g. Total supply (b+c+d+e+f)	44
Remainder to be allocated (a - g)	206

*LPP1: Policy MTRA 2



Wickham 2

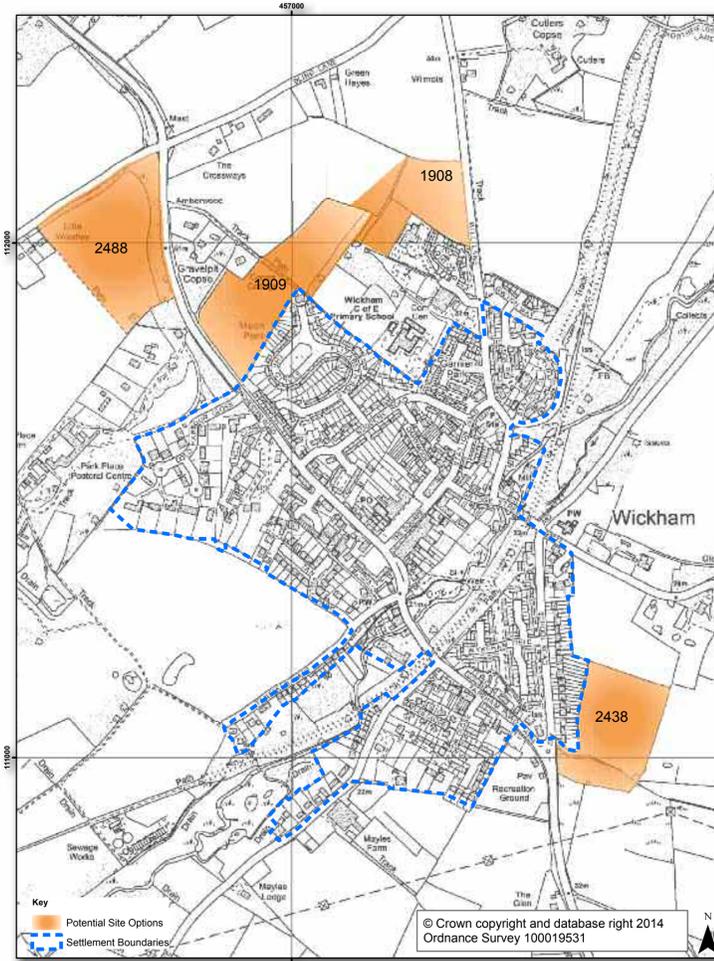
Shortlisted Sites

Early public consultation established some overarching principles:

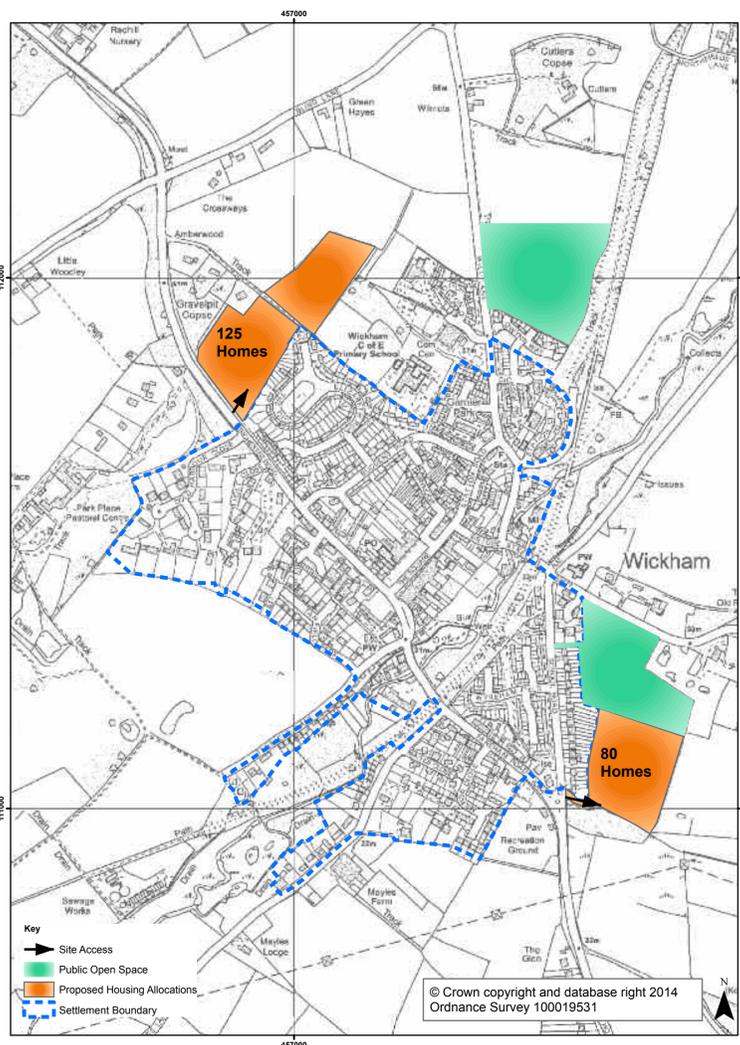
- Maintain the compact, rural nature of the village.
- For sites outside the current boundary priority should be given to sites adjoining the boundary.
- Development should be accommodated over 3-4 sites.
- Capacity of infrastructure, particularly drainage and waste water treatment, to be addressed.

Taking account of landscape, transport and historic environment assessments and known constraints a shortlist of options were taken forward for further consideration – sites **1908 (part)**, **1909**, **2488 (part)** and **2438 (part)**.

Landowners and developers were invited to say what their sites could provide for the community if allocated



Shortlisted Sites Rejected



Site **1908** (West of Mill Lane): When considered alongside site 1909 is less well contained, more visually intrusive, would concentrate development in one location and potentially opens up a wider area for development. On its own, is less suitable than the proposed allocations.

Site **2488** (Titchfield Lane / Winchester Road): highly sensitive landscape, not adjoining existing settlement, not well related to pattern of development, does not have good access to facilities/ services, open space provision would be less well related to the village.

Proposed Development Strategy

The following sites were therefore included in the proposed development strategy for allocation in the LPP2:

- Site **1909** (Land east of Winchester Road) with land east of Mill Lane for sports pitches, and
- Site **2438** (Land at 'The Glebe', Southwick Road) with the northern part for open space

Public Consultation Outcome

The public consultation held during Jan-Feb 2014 revealed that the majority of the respondents (61%) supported the proposed development strategy.

The issue of greatest concern was the need to ensure adequate infrastructure to resolve drainage, sewage and flooding issues. Traffic was also of concern. Policies therefore address these issues.

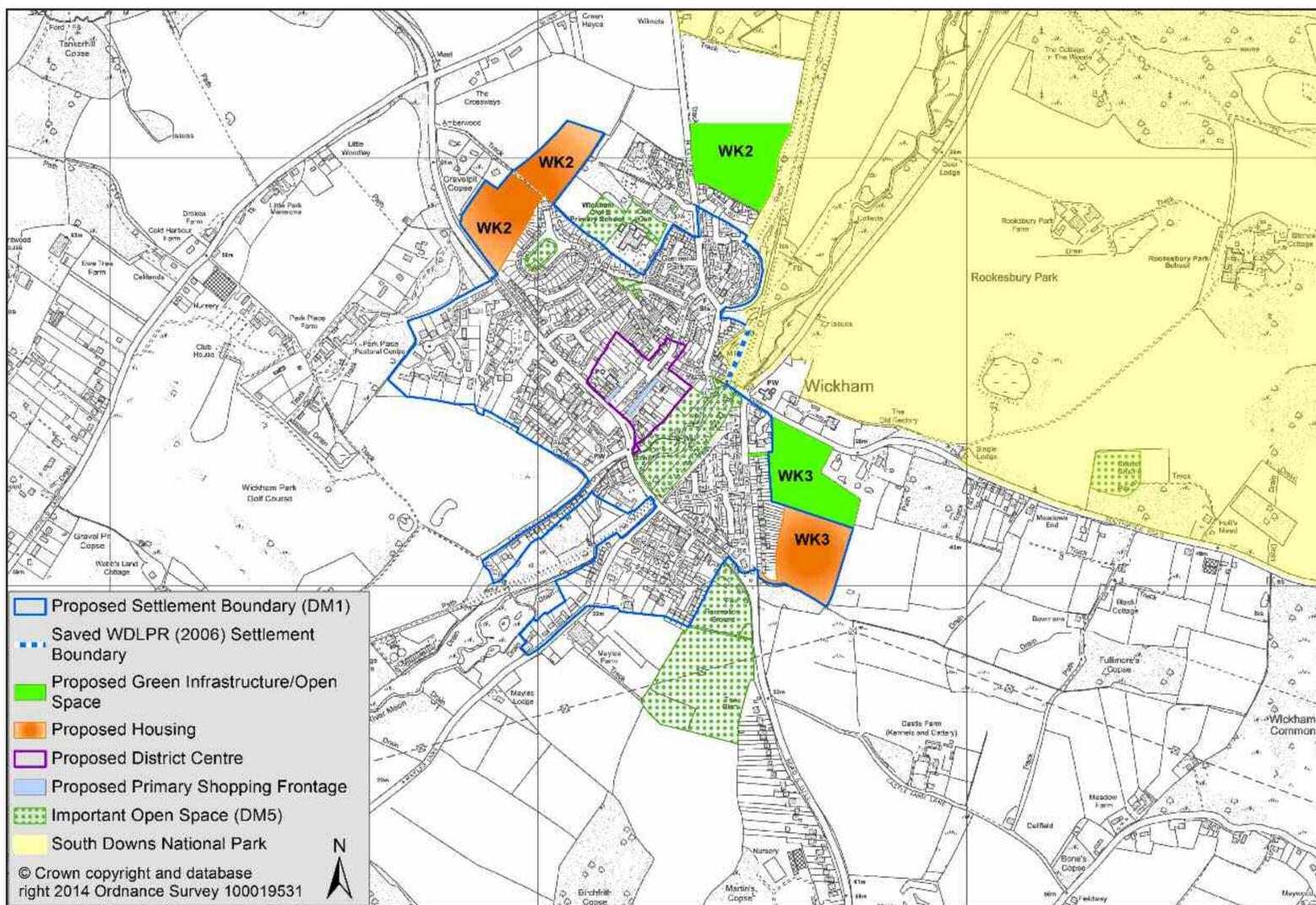
Wickham 3

Summary of Wickham Policies

Sites were selected based on the results of the community consultation on the proposed strategy to meet the aims and needs of the community, balanced with practical planning solutions to meet the planning criteria.

Transport assessments indicate that the scale of development proposed can be accommodated but more detailed site specific assessments will be considered taking account of other proposals including Welborne.

The village centre boundary (Policy DM7) and the primary shopping frontage (policy DM8) remain unchanged from the existing plan.



Policy WK1 – Drainage Infrastructure

Further development will only be permitted provided that:

- Flooding incidents, drainage capacity and mitigation measures are properly assessed and taken into account.

Policy WK2 – Winchester Road Housing Allocation

Development of about 125 dwellings is proposed in conjunction with the provision of sports pitches, pavilion and parking at Mill Lane, subject to:

- An agreed phasing plan.
- Safe access on Winchester Road and Mill Lane.
- Substantial landscaping to create a new settlement edge.
- Provision of sports pitches at Mill Lane, also on-site open space including allotments and a locally equipped area for play.

Policy WK3 – The Glebe Housing Allocation

Development of about 80 dwellings is proposed in conjunction with the provision of public open space on the northern part of the site, subject to:

- An agreed phasing plan.
- Safe access on School Road (with pedestrian & cyclist crossing facilities) and Southwick Road.
- Substantial landscaping to create a new settlement edge.
- Provision of informal open space and parkland, on-site open space with a locally equipped area for play and contribution to the improvement of Wickham Recreation Ground.



Winchester Town 1

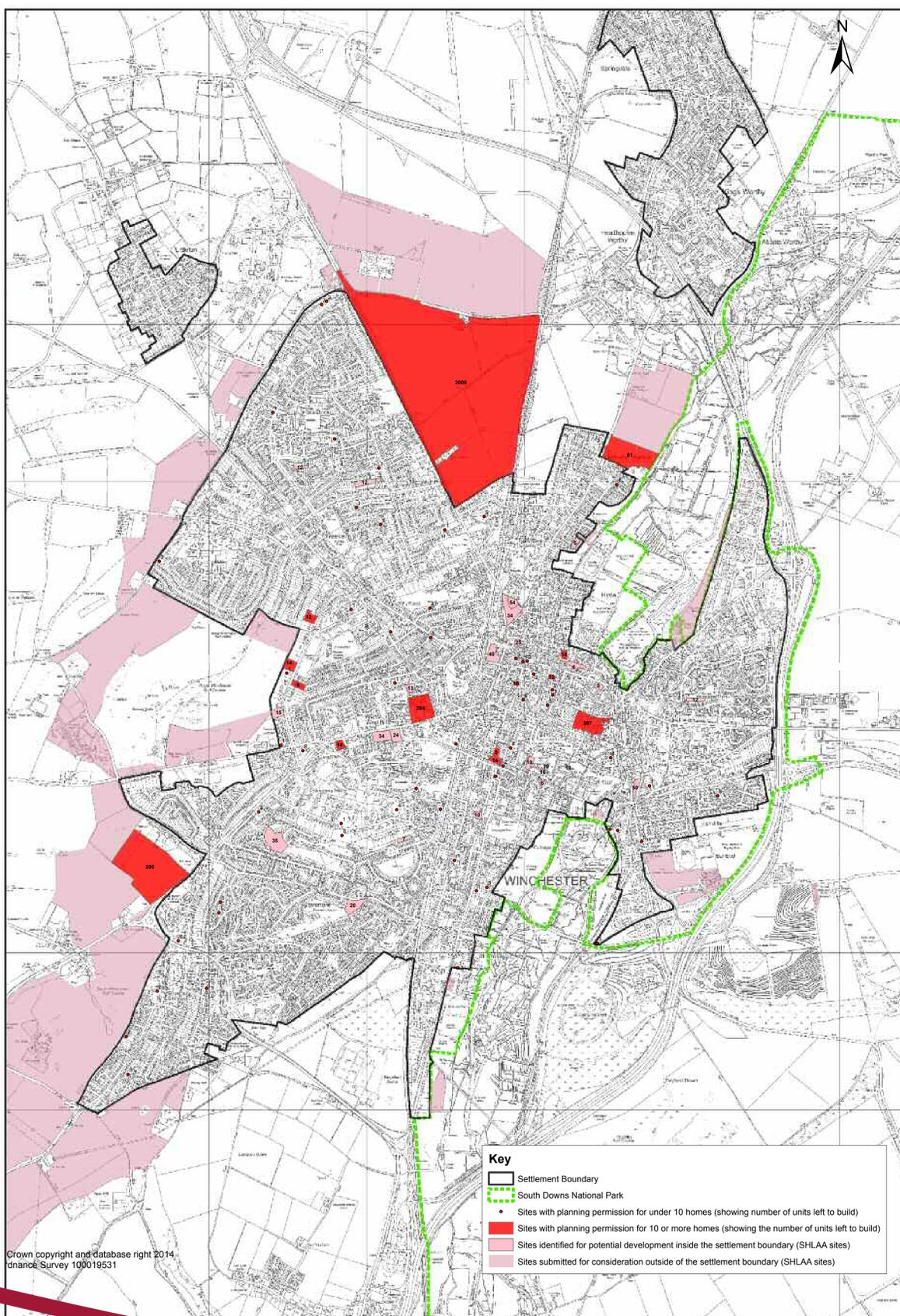
Development Needs

The Local Plan Part 1 requires 4000 new homes in Winchester by 2031. 105 of these had already been completed by March 2013. Sites which have planning permission account for another 3178 (approx. 227 may be lost due to revised planning applications for Silver Hill and Police HQ).

With sites identified in the SHLAA and an estimate for 'windfall' sites, the potential for over 4,000 homes has been identified.

This means that no additional housing sites need to be allocated outside the current settlement boundary.

Category	No. of dwellings
a. Requirement (2011 - 2031)*	4000
b. Net Completions 1.4.2011 to 31.3.2013	105
c. Outstanding permissions at 31.3.2013 (incl Barton Farm)	3130
d. Significant permissions since 1.4.2013	48
e. SHLAA sites within settlement boundary	420
f. Windfall allowance	910
g. Total supply (b+c+d+e+f)	4613
Remainder to be allocated (a - g)	0



*LPPI: Policy WT1



Site Selection Process

The sites shown are from the 'Strategic Housing Land Availability Assessment' (SHLAA), which was compiled following a 'Call for Sites' exercise.

Sites within the settlement boundary may come forward through policy DM1.

These will meet the housing, employment and retail needs for the local community within the Plan period when taken together with:

- sites completed or committed through planning consents;
- schemes such as those planned under the Council's Housing Delivery Programme;
- schemes coming forward through development assessments including the Stanmore Planning Framework, Station Approach Development Assessment and Abbots Barton Planning Framework;
- windfall sites

Therefore, it is not necessary to make allocations outside the settlement boundary.

Winchester Town 2

Summary of Policies

Winchester Town (WIN1)

Policies DM1 and WIN1 set the settlement boundary for Winchester Town and the principles for new development. Within the settlement boundary there is a presumption in favour of suitable development. Outside the settlement boundaries, countryside policies, or the site allocation policies in LPP1 apply.

Town Centre (WIN2)

Policy WIN 2 together with policy DM7 aim to prevent a loss of town centre uses within the area defined by the policies and seek to contribute towards creating economic prosperity, broadening the town's economic base and creating a regional centre for creativity and culture.

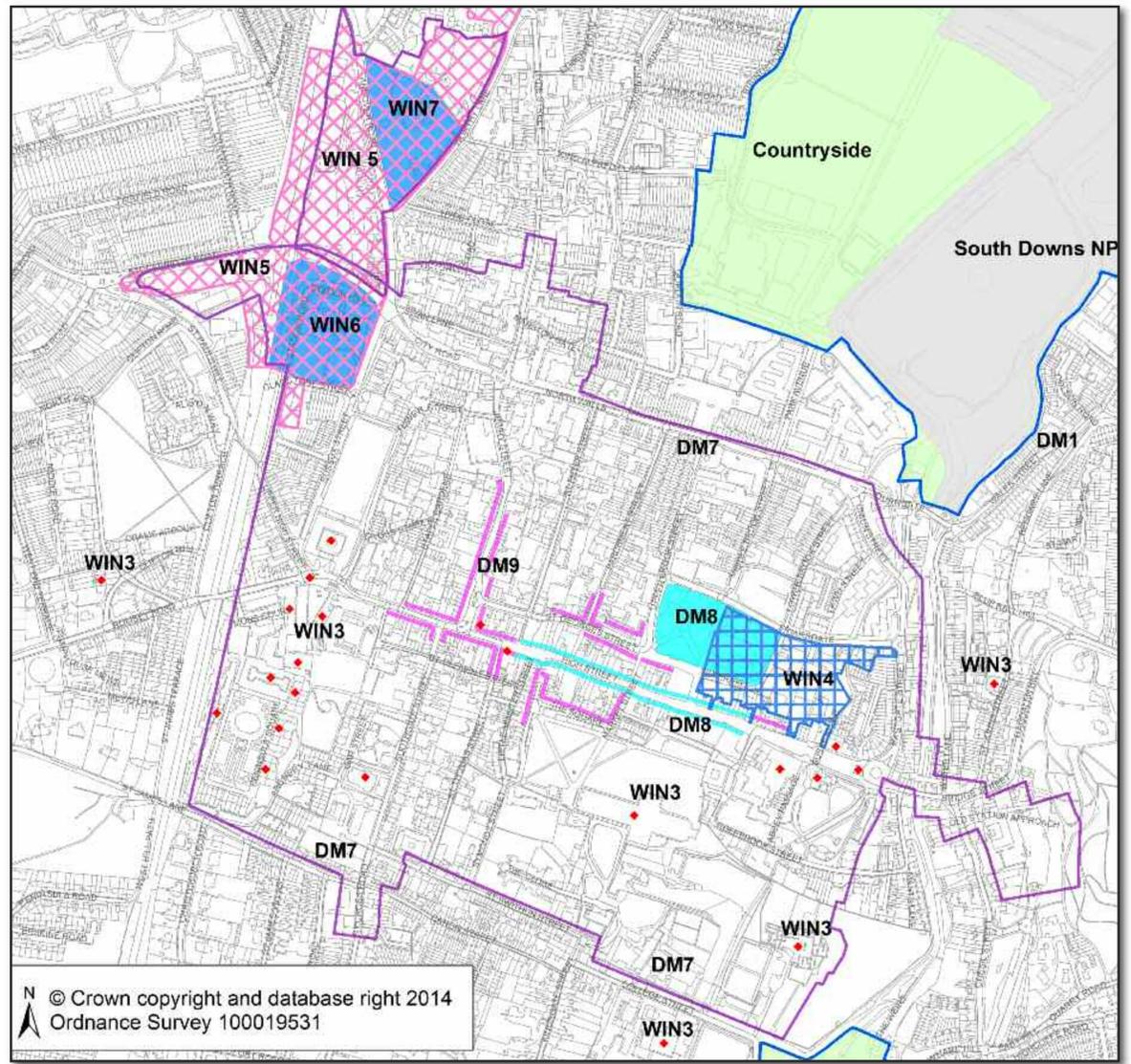
Views & Roofscape (WIN3)

Panoramic views across the Winchester town and its cathedral are a defining characteristic. This derives from the roofscape and the juxtaposition of spires, steeples, clock-towers and other tall buildings. Important views to and from the key historic features are protected through WIN3.

Silver Hill (WIN4)

Land at Silver Hill is proposed for a mixed-use development which provides substantial new retail floorspace to meet the town's retail needs up until at least 2021. The area will:

- provide an appropriate mix of uses
- make a positive contribution towards protecting and enhancing the local character and special heritage of the area
- provide an appropriate replacement planting scheme
- accommodate buses and coaches, reduce traffic in the Broadway, and remove traffic from Silver Hill



Station Approach Area (WIN5, WIN6, WIN7)

Land in the Winchester Station area is allocated for mixed-use, employment-led development and will aim to:-

- improve the area as a gateway into the town
- enhance the public realm
- improve pedestrian and cycle access
- retain and respect the settings of the Records Office and Station buildings
- ensure the scale of the development respects and is not overbearing for nearby properties
- avoid a reduction in the overall level of public car parking



Winchester Town 3

Stanmore (WIN8)

Within the Stanmore area, the Council will implement the key principles and proposals set out within the Stanmore Planning Framework. This may include the provision of up to 150 additional dwellings and:-

- provide for new or improved open spaces and green infrastructure;
- improve accessibility through well lit and signposted footpaths and cycle routes;
- enhance community facilities,
- provide new housing (including affordable) to meet local need, including around 21 homes at the New Queen's Head

Houses in Multiple Occupation (WIN10)

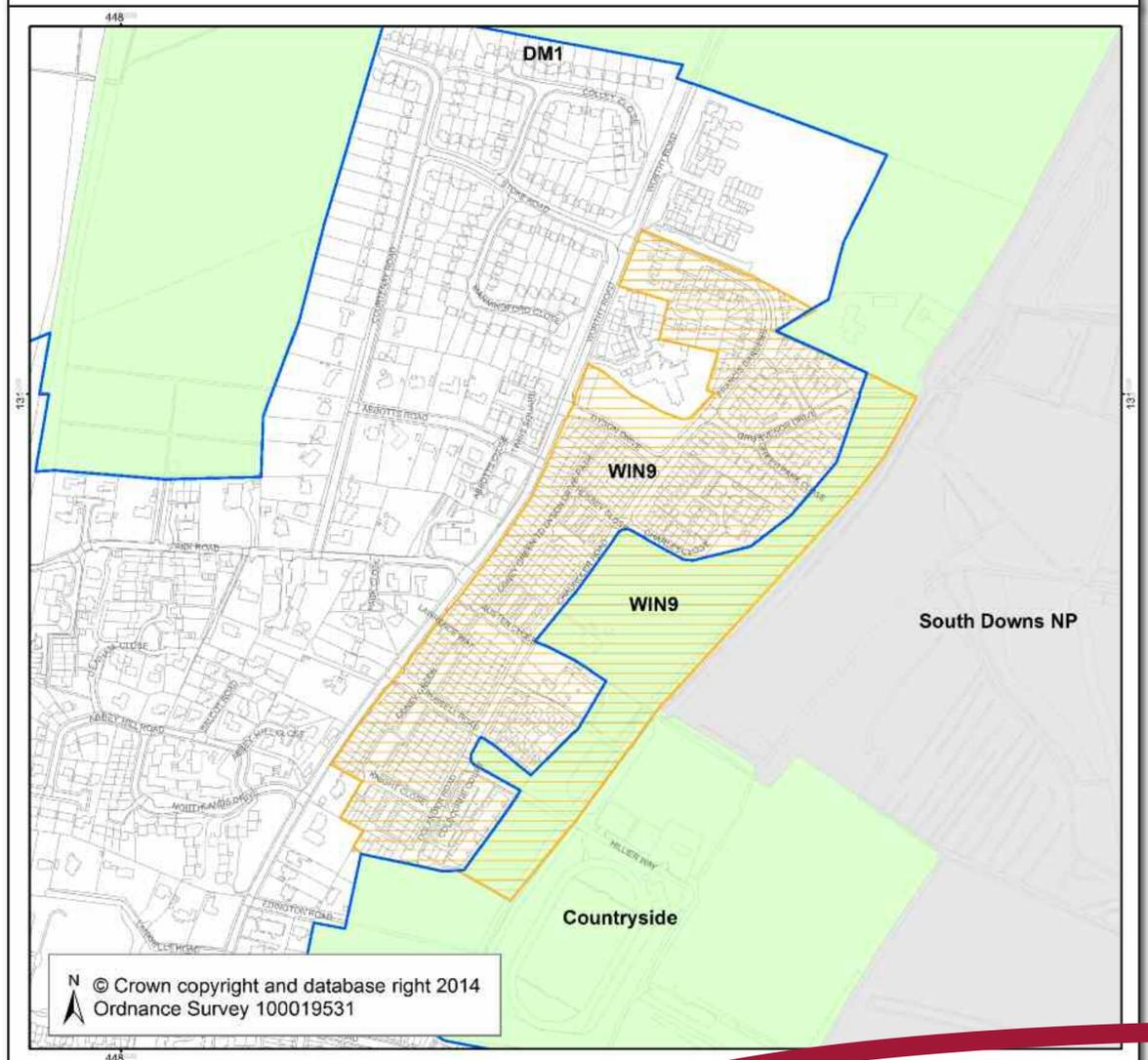
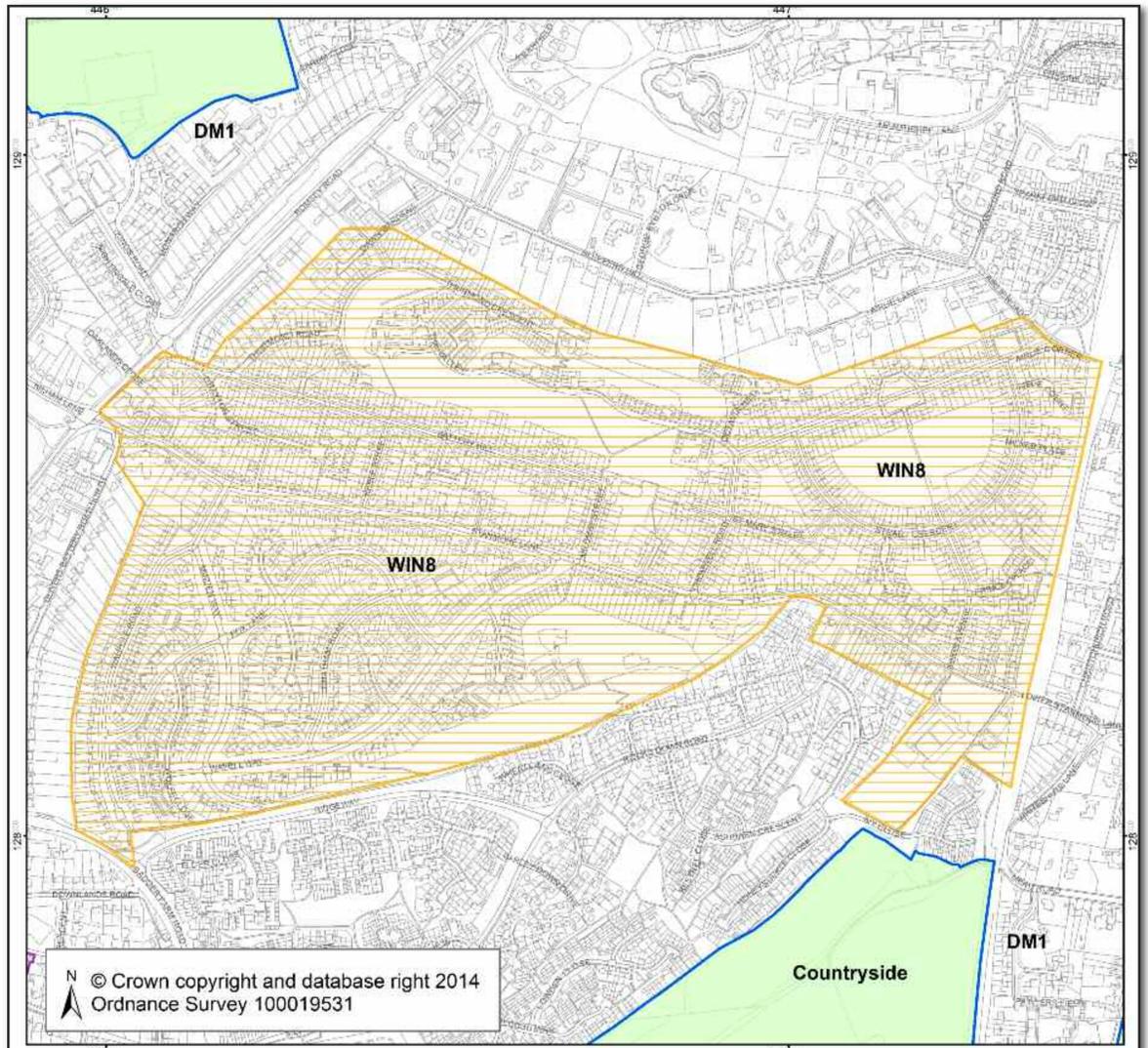
Some areas in the Town are losing a significant proportion of the existing stock of family homes through conversion to small Houses in Multiple Occupation (HMOs) carried out under current permitted development rights (without the need for planning permission).

In order to retain a mixed housing stock the Council will seek to impose an 'Article 4 Direction' to restrict 'permitted development' rights on HMOs in Stanmore and this policy will then apply to this area. Once implemented, WIN10 can be used alongside Article 4 Directions to restrict the overconcentration of HMOs in Stanmore or other parts of the town.

Abbotts Barton (WIN9)

Within the Abbotts Barton area, the Council will implement the key principles and proposals set out within the Abbotts Barton Planning Framework. This will include the provision of about 37 affordable dwellings and:-

- provide improved areas of open space
- seek to improve recreation and greenspace opportunities in the area, particularly land on Hillier Way, possibly including a new community building



Development Management: Active Communities

LPP1



LPP2



Development Plan

sets key policies (e.g. housing requirement, affordable housing, open space standards)

provides policies to cover other issues and provide more detailed guidance to manage development.

Local Plan Part 2 only applies to that part of the District that is not within the South Downs National Park. Policies are grouped into 3 themes: Active Communities, Prosperous Economy, and High Quality Environment.

Active Communities

Development and settlement boundaries (DM1)

Policy DM1 lists the settlements within the District outside the SDNP, which have settlement boundaries shown on the Policies Map. Within these boundaries there is a presumption in favour of development. Outside the settlement boundaries, countryside policies apply.

Size of smaller dwellings (DM2)

In order to provide a suitable mix of housing and achieve a supply of smaller dwellings, policy DM2 sets a limit on the maximum sizes of new 2 and 3 bedroomed housing:

- Two-bedroomed housing should not generally exceed 100 sq. m.
- Three-bedroomed housing should not generally exceed 150 sq.m.



Replacement dwellings / extensions in the countryside (DM3)

Existing small dwellings in the countryside provide a valuable contribution to the housing mix of the District, which it is desirable to retain. Where dwellings are under 120 sqm in size, Policy DM3 therefore limits the size of extensions allowed to no more than 25% of their original size. This size limitation also applies to any replacement dwellings proposed.

Gypsies and travellers (DM4)

The Council has a responsibility to meet the needs of gypsies, travellers and travelling showpeople. Policy CP5 in the adopted LPP1 sets out the criteria for identifying suitable sites.

Policy DM4 sets out the number of pitches which need to be found:-

- 33 gypsy/traveller pitches
- 11 travelling showpeople's pitches

Open space protection (DM5) and provision (DM6)

Open areas with an important amenity, biodiversity, heritage or recreational value will be protected from development through policy DM5. The policy would allow for development on these sites where there are clear benefits to the local community. New developments of 15 dwellings or more will also be required to provide open space on site; this is set out in Policy DM6.



Development Management: Prosperous Economy

Prosperous Economy

Development in Town, District & Local Centres (DM7)

Town centre uses that attract large numbers of people are encouraged to locate within the town, district and local centres of the District as identified on the Policies map and their loss will be resisted in these areas. Town centre uses that attract large numbers of people should not generally be located outside of these areas. Town centre uses are considered to be; retail, financial and professional services, food and drink, offices, leisure and healthcare facilities.

Primary Shopping Frontage (DM8)

It is important to maintain the retail vitality in the main shopping areas of the larger centres. Winchester, Whiteley, Bishops Waltham, New Alresford and Wickham have areas of primary shopping frontage defined on the Policies map, where retailing should be retained as the main use. Policy DM8 provides this protection and outlines the limited circumstances in which changes of use may be permitted

Secondary Shopping Frontage (DM9)

Winchester Town is large enough to have a role for a specific secondary frontage that will support the primary retail function of the town. Retail, financial and professional services, restaurants, pubs and hot food takeaways will be encouraged to locate within this area of secondary shopping frontage, which is shown on the Policies map.

Essential facilities & services in the countryside (DM10)

Although, development in the countryside is generally limited, there may sometimes be a need for essential facilities and services to serve local communities. Policy DM10 provides criteria on how such proposals will be assessed.

Housing for Essential Rural Workers (DM11)

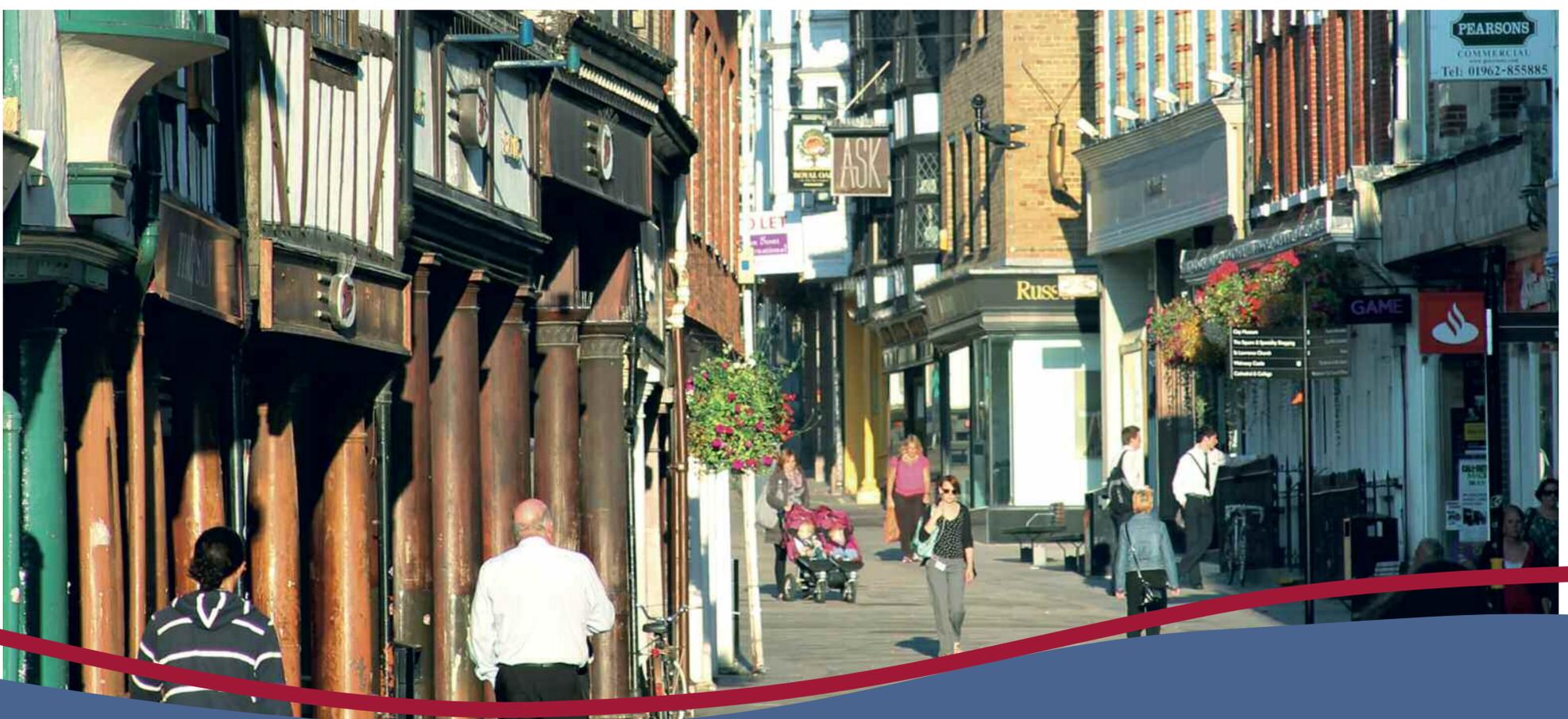
New housing is not generally permitted in the countryside, however, this policy allows for housing under strictly limited circumstances, where it is necessary for essential rural workers to live on or near their work – mainly those in farming and forestry activities.

Equestrian development (DM12)

Equestrian enterprises are a valuable part of the rural economy. This policy sets criteria to ensure that they do not have undue impacts on the local environment.

Leisure & recreation development in the countryside (DM13)

Leisure and recreation facilities may sometimes need to be located in the countryside due to lack of alternative sites, or by the very nature of their activities. This policy sets criteria to ensure that they do not have undue impacts on the local environment.



Development Management: High Quality Environment

High Quality Environment

Large landholding masterplans (DM14)

This policy encourages large landholdings to prepare masterplans to guide the future development of their sites.

Local distinctiveness Design criteria/principles (DM16-DM18)

Developments should conserve and enhance the distinctive characteristics and features of the surrounding landscape and townscape. These policies set out specific criteria that developments should address on-site including criteria related to the design, scale and layout, parking and access. Developments should not have unacceptable impacts on neighbours by overlooking, overshadowing or overbearing. Supplementary information on providing a well designed development is provided in:-

- High Quality Places Supplementary Planning Document (also out for consultation).
- Landscape Character Assessment
- Conservation Area Character Appraisals
- Local, Neighbourhood and Village Design Statements
- Residential Parking Standards Supplementary Planning Document

Environmental protection (DM19-DM21)

The environmental protection policies deal with development that may cause pollution or be affected by existing pollution. These cover issues relating to noise, light, air quality, odour, and dust pollution and also deal with contaminated land.

Telecommunications & utilities (DM22)

Policy DM22 facilitates the development of communications and other infrastructure, whilst outlining steps to minimize their visual impact.

Rural character, trees (DM23, DM24)

Developments in the countryside need to have regard to the rural nature of their location, with particular regard to visual intrusion, the introduction or loss of physical features in the landscape and effects on the tranquility of the area. DM24 protects ancient woodlands, important hedgerows, special trees and distinctive ground flora.

Historic parks & gardens, Archaeology (DM25, DM26)

DM25 protects registered parks and gardens and historic battlefields. DM26 outlines how archaeological remains will be considered.

Conservation areas (DM27, DM28)

Conservation areas are identified on the Policies Map. The character and appearance of these areas is protected through policies DM27 and DM28, which deal with new buildings, alterations and demolitions.

Heritage assets, Listed Buildings (DM29, DM30, DM31, DM32)

These policies deal with the protection of assets that have special historic or architectural interest. These may be statutory listed buildings, or non-listed buildings of special interest. Policy DM31 allows the local authority to compile a list of locally significant heritage assets; the contribution these assets make to the local environment can be taken into account in planning applications. DM29 – DM32 deal with physical alterations, changes of use, and rural assets.

Appendix D of LPP2 sets out the criteria for local listing.

Signs & Shopfronts (DM33, DM34)

Shopfronts and signs make an important impact on the street scene in shopping areas, particularly in conservation areas. DM33 outlines criteria in relation to shopfront design, including blinds, canopies and shutters. DM34 seeks to ensure signage is well designed and located and includes consideration of illuminated signs, projecting signs, advertising on seating areas and A boards. A boards will not be permitted in certain named streets in Winchester Town Centre.

Further guidance is available in the SPD 'Design Guidance for the control of Shopfronts and Signs', which will be updated periodically.

