

Settlement Boundary Review

Winchester District Local Plan Part 2: Development Management and Site Allocations



Winchester District Local Plan Part 2

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Introduction

1. The settlement boundaries were established through the Winchester District Local Plan Review some years ago. At the examination of the Winchester District Local Plan Part 1 – Joint Core Strategy (LPP1) it was acknowledged that in order to accommodate the development requirements of the LPP1 the preparation of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2) would include a need to review established settlement boundaries. The purpose is to plan positively for the levels of growth set out in LPP1, through the allocation of specific sites or to allow for growth over the plan period to 2031, where this has not already been done through the strategic allocations.
2. This paper provides the background and justification for the review of the settlement boundaries through the LPP2. It includes a list of matters that have been considered when determining if and how an existing settlement boundary should be changed. It also includes maps and tables for Winchester Town, the market towns and larger villages illustrating the proposed changes and explaining the reasons for them.

What is a settlement boundary?

3. A settlement boundary marks the limits of towns and villages, being the dividing line between built-up/urban areas (the settlement) and non-urban or rural areas (the countryside), to define where planning policies apply.

Purpose of settlement boundaries

4. In planning terms settlement boundaries are a policy tool used to indicate on a map where particular policies in the local plan, that permit development within settlements or restrict development outside settlements, apply. As such they prevent unplanned expansion.
5. A settlement boundary can serve a number of related, but separate, purposes such as:
 - creating an edge to existing development thereby encouraging consolidation;
 - helping to separate communities and therefore retain their individual identities; and
 - defining the logical boundary between areas with different features and purposes, e.g. between areas with environmental or landscape designations and those suitable for development.
6. There are a number of advantages of settlement boundaries:
 - They provide an easy to understand tool that gives certainty for landowners, developers and community over where development is likely to be acceptable and where is it not.

- They can direct development to specific parts of the district and this can help increase the viability of local services, as well as encourage new ones to establish.
- They ensure a plan-led and more controlled approach to future development, providing a firm basis for protecting the countryside from unnecessary encroachment.
- They can allow a presumption in favour of development of sites that are too small to be identified as formal allocations in a local plan.

7. Disadvantages of settlement boundaries:

- By restricting development, settlement boundaries can artificially increase land values within the settlement compared with land outside, as the likelihood of successfully gaining planning permission differs.
- Where land directly adjoins a settlement boundary, landowners often give it 'hope value' because they are waiting for the possibility of the boundary being realigned at some point in the future to accommodate future growth of the settlement.
- The general presumption that development within settlement boundaries is acceptable can result in pressure for the development of valued open spaces within settlement boundaries.
- The use of settlement boundaries can lead to the perception that they result in cramming development into already well-developed settlements, e.g. within the gardens of houses.

Location of settlement boundaries

8. The existing boundaries are established in the Winchester District Local Plan Review 2006 (WDLPR) for the following settlements outside the South Downs National Park (settlement boundaries within the National Park will be reviewed as necessary through the South Downs National Park Local Plan):

Bishop's Waltham	Micheldever	Sparsholt
Colden Common	Micheldever Station	Sutton Scotney
Compton Down	New Alresford	Swanmore
Denmead	Old Alresford	Waltham Chase
Hursley	Otterbourne	Whiteley
Kings Worthy	South Wonston	Wickham
Knowle	Southdown	Winchester
Littleton	Southwick	

Why review the boundaries?

9. The LPP1 establishes the development strategy which looks primarily within the existing settlements to meet development needs over the plan period (policy DS1 – "...make efficient use of land within existing settlements, and prioritise the use of previously developed land in accessible locations..."). However the policies for the key locations for development recognise that it may not be possible to meet all development needs within the existing settlement boundaries. For Winchester Town (Policy WT1) it states that development may

be “within or adjoining the defined built-up area”. Within the market towns and larger villages (Policy MTRA2) built development should be accommodated “within existing settlement boundaries in the first instance”. For other settlements in the market towns and rural area, development will be supported within the settlements which have defined boundaries (Policy MTRA3).

10. This follows from the Examination into the LPP1. In his report the Examination Inspector stated that, “the identified scale of need in Winchester over the plan period, in accord with the overall strategy of the plan, is capable of being met at Barton Farm and elsewhere in and around the town”.
11. In the market towns and rural areas the Inspector, when considering the settlement hierarchy and the capacity of settlements to accommodate new housing, referred to studies indicating that Bishops Waltham and New Alresford are “realistically capable of accommodating some new housing within their present built up areas, as well as on suitable greenfield sites adjacent to existing settlement boundaries”. For the larger villages, policy MTRA2 would also “provide the opportunity for limited expansion to help meet local needs, including supporting existing facilities and some economic/commercial growth”.
12. The Inspector referred to all individual land allocations and site specific issues being matters for LPP2 and stated: “this includes the review of all MTRA2 settlement and gap boundaries...” When considering the policy MTRA3 he stated: “in the absence of any strategic need for new housing in the smaller settlements, or the wider countryside to which policy MTRA4 applies, there is no assumption that existing boundaries there would need to be reviewed.”
13. Therefore there is a need to reconsider the boundaries of those settlements where the required housing or other development cannot be accommodated within the existing settlement boundaries. This would need to be determined by an assessment of the capacity of the settlements, taking account of the requirement to make efficient use of land within them and prioritise previously developed land.
14. The work undertaken to identify sites to meet the development needs of the market towns and larger villages of Bishops Waltham, New Alresford, Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham shows that housing needs cannot be met wholly within the existing settlement boundaries. New development sites will need to be allocated outside of the settlement boundaries, with the boundaries being adjusted accordingly.
15. The situation at Winchester Town is different, however. LPP1 makes strategic allocations for development to the north of Winchester at Barton Farm and at Bushfield Camp to the south of the city. Outline planning permission and reserved matters consents cover parts of Barton Farm. At Bushfield Camp there are currently no proposals which have reached the application stage. The assessments of consents and the capacity of specific sites and windfalls within the existing settlement boundary indicate that there is no need to allocate sites outside the boundary; therefore a full boundary review is not necessary for Winchester Town.
16. Other strategic allocations are made within the South Hampshire Urban Area at West of Waterlooville and at North Whiteley. Outline planning permission and reserved matters consents cover parts of West of Waterlooville where

development is well underway. At North Whiteley an outline planning application is in preparation.

17. The overall extent of these strategic allocations is already shown on the Policies Map, including areas of associated peripheral green infrastructure. Therefore the LPP2 does not need to make any further allocations in regard to these areas. Until the final extent of the developed areas becomes known through more detailed masterplans or planning consents it is not possible to be precise as to the appropriate location for a settlement boundary around these developments.
18. Therefore, the main reason to review the settlement boundaries is the need to release land for development in the market towns and larger villages, to meet the requirements of policy MTRA2.

Other reasons why boundaries may be reviewed

19. It follows from this that local plan allocations that have now been developed should have settlement boundaries drawn around them. The Winchester District Local Plan Review (July 2006) included in Policy H2 four 'Local Reserve Sites' on the basis that housing and related development would only be permitted if monitoring indicated the need for their release to supplement supply. As such these sites were not included within the settlement boundaries. However they have subsequently been released and developed so should now be included within revised settlement boundaries.
20. In allocating sites for housing development the LPP2 has used a minimum site size of 0.3 hectares – that is sites with capacity for 10 or more dwellings at a typical density of 30 dwellings per hectare. Smaller sites could be released through a review of settlement boundaries rather than as an allocation. In general, however, due to the levels of development needed, larger sites have been identified that individually or in total meet the requirements set out in LPP1 in terms of housing numbers. This makes it unnecessary to release small sites outside the existing settlement boundaries, although where there are any obvious and suitable candidates boundaries could be adjusted to accommodate them and provide a degree of flexibility within the housing supply.
21. Similar to providing flexibility for small sites above, there may be opportunities to 'round off' boundaries to allow for modest expansion. There may be sites that are surrounded by development which have well-defined natural boundaries or topographical features, thereby creating a new defensible edge to the settlement. However boundaries should not be revised simply for 'neatness' in the absence of a need to deliver additional housing. The function of the land, its relationship to the settlement, and whether needs have been considered and new allocations made, are more important factors.
22. Normally, settlement boundaries would follow property boundaries and, whilst it is usual to do so for reasons of clarity, boundaries do not necessarily have to follow features on the ground. Their inclusion could, for example, result in development of a sensitive site, or be incongruous with the pattern of surrounding development. Therefore, some of the rural settlement boundaries have been drawn deliberately to cut across curtilages, usually to exclude extensive or long garden areas, and are drawn closely along the rear of the building line rather than the property boundary.

23. The National Planning Policy Framework (NPPF) advises that windfall allowances should not include residential gardens¹. The NPPF also states that “Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”² Whilst redrawing the boundary may appear a more realistic delineation of settlement edges on a map, to include long rear gardens and create new building plots is not usually necessary or appropriate.
24. There are, however, some instances of recent edge of settlement developments that could be included. Boundaries could be redrawn to include sites where land has been developed or planning permission has been granted for development since the WDLPR was adopted in 2006. The circumstances of the development would need to be investigated for individual cases to consider whether or not it is appropriate to include within a revised boundary.
25. For example, sites that have been developed under the ‘rural exceptions’ policy H6 [WDLPR] or CP4 [LPP1] for affordable housing. These have been allowed as “exceptions”, to enable affordable housing to be built where housing would not normally be permitted, and therefore should remain as such. It would not, therefore, be necessary to redraw the boundary to include them.
26. Buildings on the edge of settlements which have a clear social or economic function may relate more closely to the local community than the surrounding countryside. These would normally include schools, churches, community halls, and health services and may include employment development. These will need to be assessed individually for their reason for being on the periphery. For example schools require large expanses of open space for playing fields and health services may have reached capacity on site and need to relocate to cater for an expanding population. In such cases policy exceptions may apply to allow essential facilities and services to locate in the adjoining countryside where there is no suitable site within the settlement boundary. Alteration to the settlement boundary may not therefore be necessary to allow such built infrastructure to expand, and could imply that important open spaces could be developed.
27. Some types of open facilities, such as recreational space or school playing fields, are located on the edge of settlements and often contribute to the character or setting of a settlement. Because they are outside the defined boundary, they are generally protected from development by countryside policies. There is a presumption against the loss of important open space, sport and recreation land, whether inside or outside the boundary, except in particular circumstances (LPP1 Policy CP7). The Open Space Strategy lists significant open areas and why they are important to retain. These lie both within settlements, including those without settlement boundaries, and outside settlements. School playing fields, which are not always available for public use, could be included within a revised boundary or remain outside as green undeveloped spaces.
28. Free-standing paddocks, orchards, etc. that are disconnected from properties (e.g. do not share an access) should normally be excluded unless the intention is that they should be developed as an allocation.

¹ NPPF March 2012, paragraph 48

² NPPF March 2012, paragraph 53

29. A settlement boundary may not encompass the total area of the settlement as perceived by the local community, as it may exclude open spaces, gardens and other areas, where development of these may be harmful.
30. Settlement boundaries need to be logical and easy to identify on the ground where possible. A review can consider using defined physical features such as roads and footpaths, walls, fences, hedgerows and streams.

Methodology

31. The review of the boundaries for Winchester, the market towns and larger villages uses a three stage process:
 - (a) Desk top review. Using GIS mapping and aerial photography, together with information from the monitoring of planning applications, permissions and developments. The desk top review resulted in a set of draft boundaries.
 - (b) Site visits. Even with reasonably up to date aerial photos and street view technology, there are dangers of attempting a review solely as a desktop exercise without site visits as this does not allow consideration of the form and character of the settlement. Observations made on the site visits were noted and photographs taken if necessary for illustration.
 - (c) Consultation. Consultations have taken place with the Parish Councils in the MTRA2 settlements, through the work to identify sites for allocation where some boundary changes were suggested. Further consultation with the Parish Councils, the Winchester Town Forum and other consultees will be undertaken through the publication of the proposed settlement boundaries in the Draft LPP2.
32. It should be noted that even the most thorough exercise could create a precedent that could result in objections to those changes proposed and/or other locations where no changes are made. Principles therefore need to be applied consistently when defining settlement boundaries and where judgements are made these need to be explained.
33. This paper forms part of the evidence base for the LPP2 and is published with other studies and reports alongside the draft plan for consultation. The draft plan includes the revised settlement boundaries, upon which comments may be made. Following feedback from the consultation this paper may be amended where adjustments to the settlement boundaries are suggested, if necessary and justified.

Consultation to Date

34. When engagement with the Parish Councils and key Winchester organisations including the Town Forum on the preparation of the LPP2 commenced in January 2013, Parish Councils and community representatives were asked to reassess the settlement boundaries as part of the process of identifying future development needs and how to accommodate them. The information packs provided included a note entitled "Settlement Boundary review – matters to take into consideration". In the main, responses covered the consideration of site options for allocations and few comments were received concerning the boundary changes.

35. Bishop's Waltham Parish Council set out in its Development Plan (accepted by the Parish Council on 15th April 2014) that, "When the proposed Development Plan is finally approved, the settlement boundary should be expanded to include the proposed development sites and also the current Pondsides development to the north of the town."
36. The Denmead Neighbourhood Forum and its Steering Group considered the possibility of bringing "Parklands Business Park", an existing employment area to the south of the village, into the boundary to acknowledge its use for employment and give flexibility for other uses there. However while the Submission Neighbourhood Plan allocates the Parklands Business Park for a mix of uses it makes no change to the settlement boundary on its proposals map.
37. At the site allocation workshop with New Alresford Parish Council, site 276 (Land to the rear of 58-72 The Dean) was suggested as a proposed allocation, with the settlement boundary amended to the end of the gardens.
38. Swanmore Parish Council at the site allocation workshop suggested places where the boundary could be moved to coincide better with the South Downs National Park (SDNP) boundary. This was in line with the outcome of public consultation which indicated some segments of the village being considered more appropriate for development than others.
39. Shedfield Parish Council carried out a review and made recommendations for Waltham Chase based on the inclusion of 5 new allocation sites, with the settlement boundary redrawn around them.

Principles for the Review

40. Taking account of the above, the following principles or criteria have been used in carrying out the review.

Principle 1

The boundary will be defined tightly around the built up framework and where possible will follow defined features such as walls, hedgerows and roads. It is important to use a feature that is likely to have a degree of permanence as some features can change over time e.g. fences can be moved and hedgerows can be removed.

Principle 2

Boundaries will include:

- (a) New development allocations proposed in LPP2.
- (b) Developments of previously allocated sites (e.g. Local Reserve Sites) that are built out and existing commitments for built development where development is underway i.e. commenced planning permissions.
- (c) Small scale development opportunities that are below the threshold size for allocation which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing urban area, taking account of any environmental development constraints.
- (d) Curtilages which are contained, are visually part of the urban area, and are separated from the open countryside.

Principle 3

Boundaries will exclude:

- (a) Playing fields or other open space at the edge of settlements e.g. allotments, cemeteries (existing or proposed).
- (b) Affordable housing permitted on exception sites, and Strategic Development Areas allocated in LPP1.
- (c) Loose-knit buildings on the edge of settlements, which may relate closely to the economic or social function of the settlement e.g. employment development, shops, schools, churches, community halls.
- (d) Outlying or isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement).
- (e) Large gardens and other open areas which visually relate to the open countryside rather than the settlement.
- (f) Large gardens or other areas e.g. adjacent paddocks and orchards whose inclusion or possible development would harm the structure, form and character of the settlement.
- (g) Important gaps e.g. where a settlement is fragmented the open gaps between developed areas should be retained.
- (h) Camping and caravanning sites except where in year round permanent residential use.
- (i) Agriculture, forestry, equestrian development, minerals extraction, landfill, water features, public utilities (sewage treatment plants, substations).

Principle 4

Settlement boundaries do not need to be continuous. It may be appropriate given the nature and form of a settlement to define two or more separate elements.

41. Anomalies will need to be examined for cases where development has not required planning permission or unauthorised development has occurred.

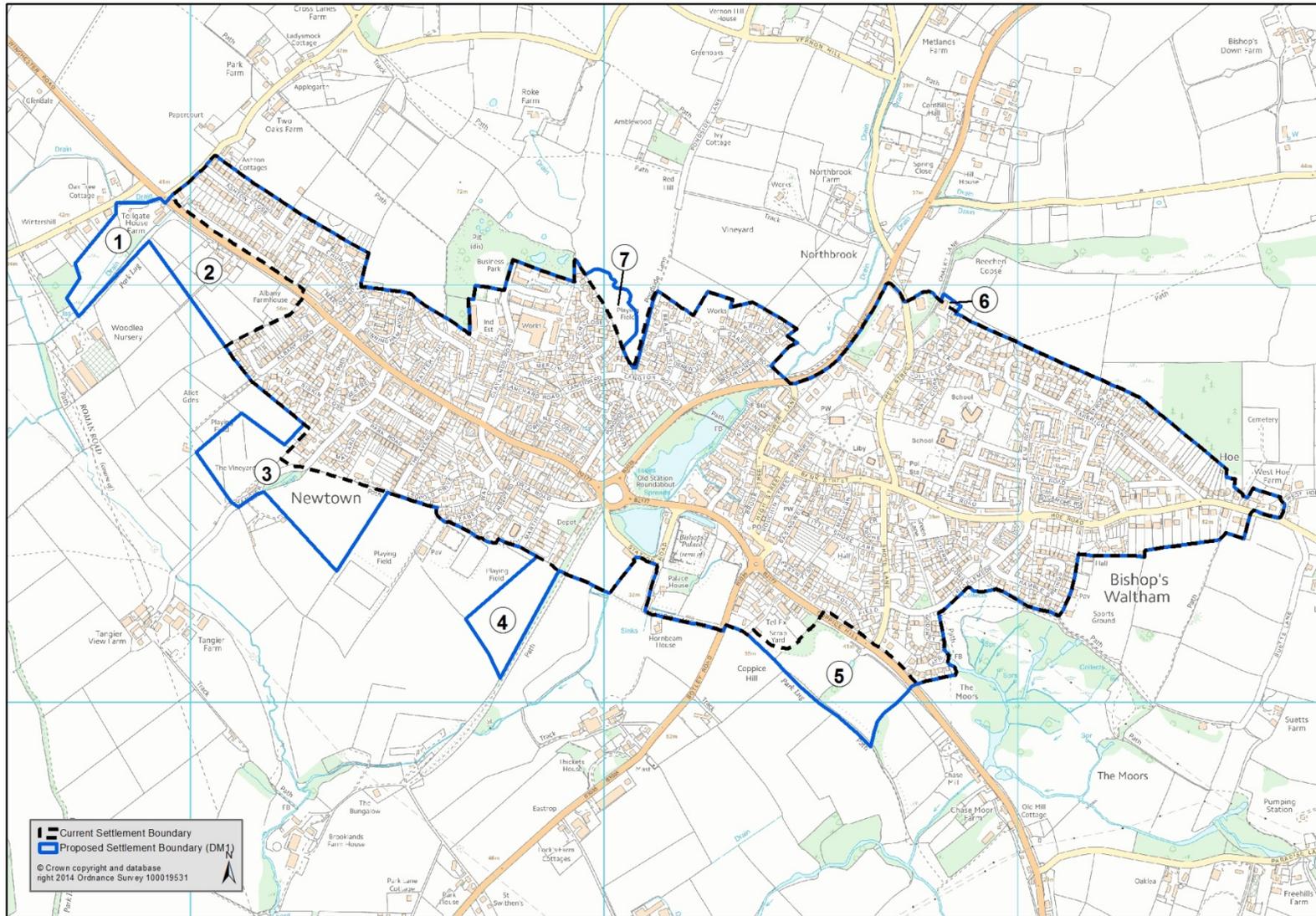
Review of settlement boundaries

42. The next section of this paper sets out the review of the settlement boundaries on a settlement by settlement basis. For each settlement there is a map showing the existing boundary which is annotated to show where changes are proposed. These maps are accompanied by a table for each settlement which provides detail on how and why recommendations relating to the boundaries were made.

Bishops Waltham

Map Ref	Location / Description	Criteria	Consideration / Recommendation	Action
1	Tollgate Sawmill	2(a)	Proposed for employment-led allocation following site assessments.	Redraw boundary to include allocation.
2	Albany Farm	2(a)	Proposed for housing allocation following site assessments. Proposal includes a substantial area of landscaping and public open space which should remain outside settlement boundary in accordance with principle 3(a).	Redraw boundary to include allocation area of built development.
3	The Vineyard/ Tangier Lane	2(a)	Proposed for housing allocation following site assessments. The proposal includes management of the Site of Importance for Nature Conservation (SINC). This should remain outside settlement boundary in accordance with principle 3(a).	Redraw boundary to include allocation but exclude SINC.
4	Martin Street	2(a)	Proposed for housing allocation following site assessments.	Redraw boundary to include allocation.
5	Coppice Hill	2(a)	Proposed for housing allocation following site assessments. Proposal includes landscaping to be reinforced particularly along south west edge where Park Lug earthwork, the former boundary of medieval deer park, runs.	Redraw boundary to include allocation.
6	Butts Farm	2(d)	Recent development with houses kept within existing settlement boundary and large gardens extended to South Downs National Park (SDNP) boundary.	Redraw boundary to run concurrent with SDNP boundary.
7	Pondside Lane	2(b)	24 dwellings and substantial area of open space permitted 01/03/13. Area of landscaping and public open space should remain outside settlement boundary in accordance with principle 3(a).	Redraw boundary to include area of built development but omit open space / landscaping.

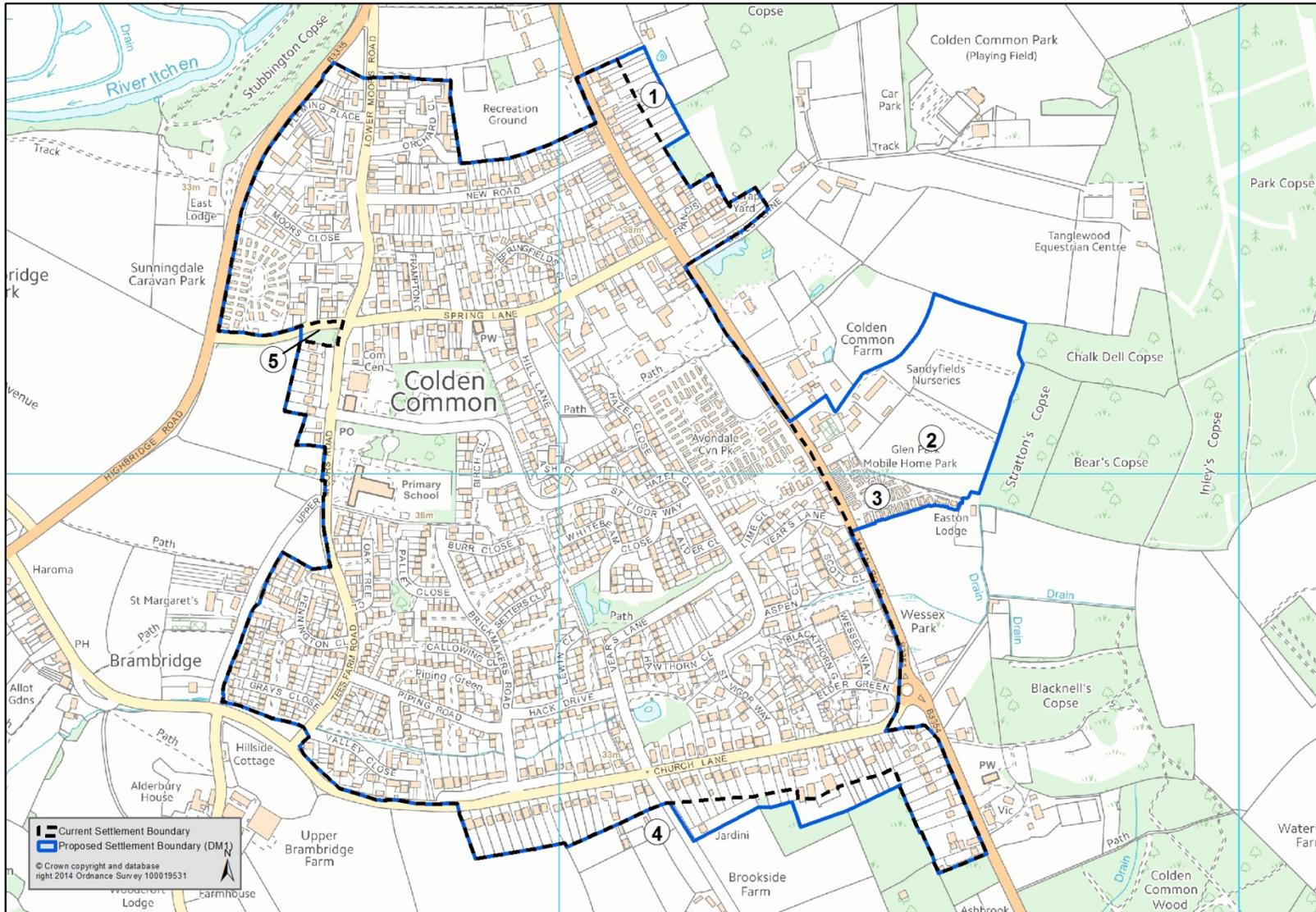
Bishops Waltham



Colden Common

Map Ref	Location / Description	Criteria	Consideration / Recommendation	Action
1	Gardens to the rear of properties fronting Main Road (part SHLAA site 2497)	2(d)	Boundary cuts through long rear gardens of residential properties. SHLAA site considered in site assessment process but delivery uncertain as in multiple ownerships and lack of access so not shortlisted for possible allocation. Most of SHLAA site is least sensitive in landscape terms, has good degree of containment and separation from the open countryside but southern part is sensitive landscape due to group TPO.	Redraw boundary to allow some development opportunity of least sensitive part of SHLAA site.
2	Sandyfields Nurseries and caravan storage. SHLAA site 275 with 2495.	2(a)	Proposed for allocation following site assessments. Site includes existing caravan storage, nursery and area permitted for additional caravan storage.	Redraw boundary to include allocation.
3	Glendale Park Mobile Home Park	2(d)	Permanent mobile home park laying between proposed allocation site (above) and Main Road so logical for inclusion within revised boundary.	Include within redrawn boundary.
4	Gardens to the rear of properties fronting Church Lane and east of Nob's Crook	2(b)(d)	Boundary cuts through long rear gardens of residential properties which include submitted SHLAA site 2499 (assessed as good access and least sensitive). SHLAA site contained by 'Jardini' to rear. Permission granted for 12 dwellings on former Apex Centre site extending beyond existing settlement boundary but contained by substantial treed area so visually separated from the open countryside.	Redraw boundary to follow established boundaries and include SHLAA site and permitted development.
5	SW corner Spring Lane and Moors Road (SHLAA site 2401)	2(c)	Small site surrounded on three sides by development. Included in site assessments but below threshold size.	Redraw boundary to allow small scale development opportunity.

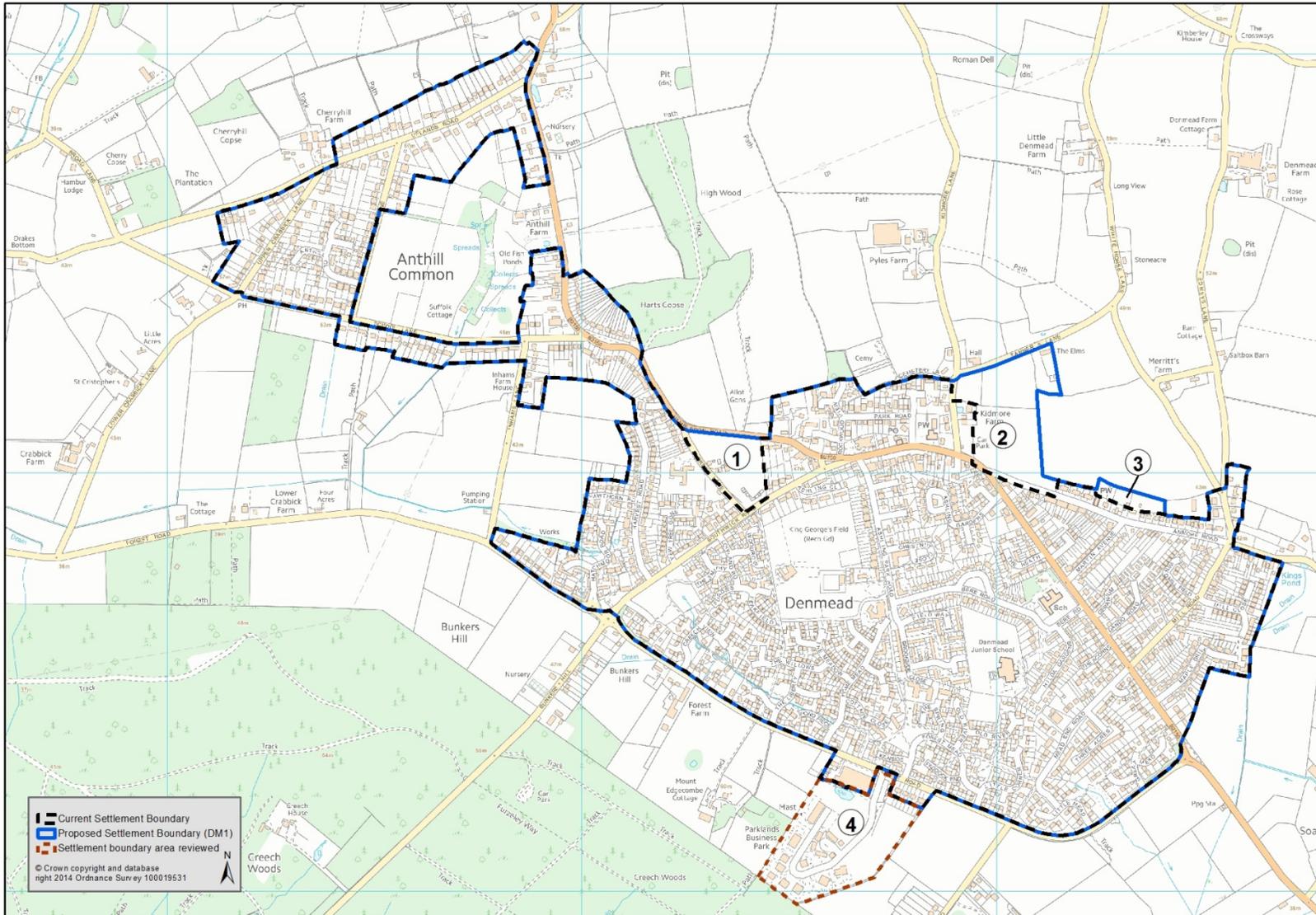
Colden Common



Denmead

Map Ref	Location / Description	Criteria	Consideration / Recommendation	Action
1	Little Frenchies Field	2(b)	Former Local Plan Review 2006 Local Reserve Site (policy H2) where permitted development completed.	Redraw boundary to include area of completed development.
2	Land to the east of Kidmere (SHLAA sites 367 + 313)	2(a)	Proposed for allocation following site assessments and included in Denmead Neighbourhood Plan.	Redraw boundary to include allocation.
3	Land to the rear of properties north of Anmore Road	2(b)	Proposed for allocation following site assessments and included in Denmead Neighbourhood Plan.	Redraw boundary to include allocations.
4	Parklands Business Park	3(d)	Outlying business park extending into the countryside with some vacant land between existing business uses and the village. Policy in draft Denmead Neighbourhood Plan to encourage continuation of employment uses and for provision of a care home on some vacant land and lorry parking spaces where screened from open countryside. Forest Road generally forms southern boundary to village and contains development. Important not to loose green gap between employment uses / further development and rest of village. Neighbourhood Plan Policy 4 includes an area of "amenity open space" which includes the long rear gardens of properties on the south side of Forest Road.	No change: to remain outside settlement boundary.

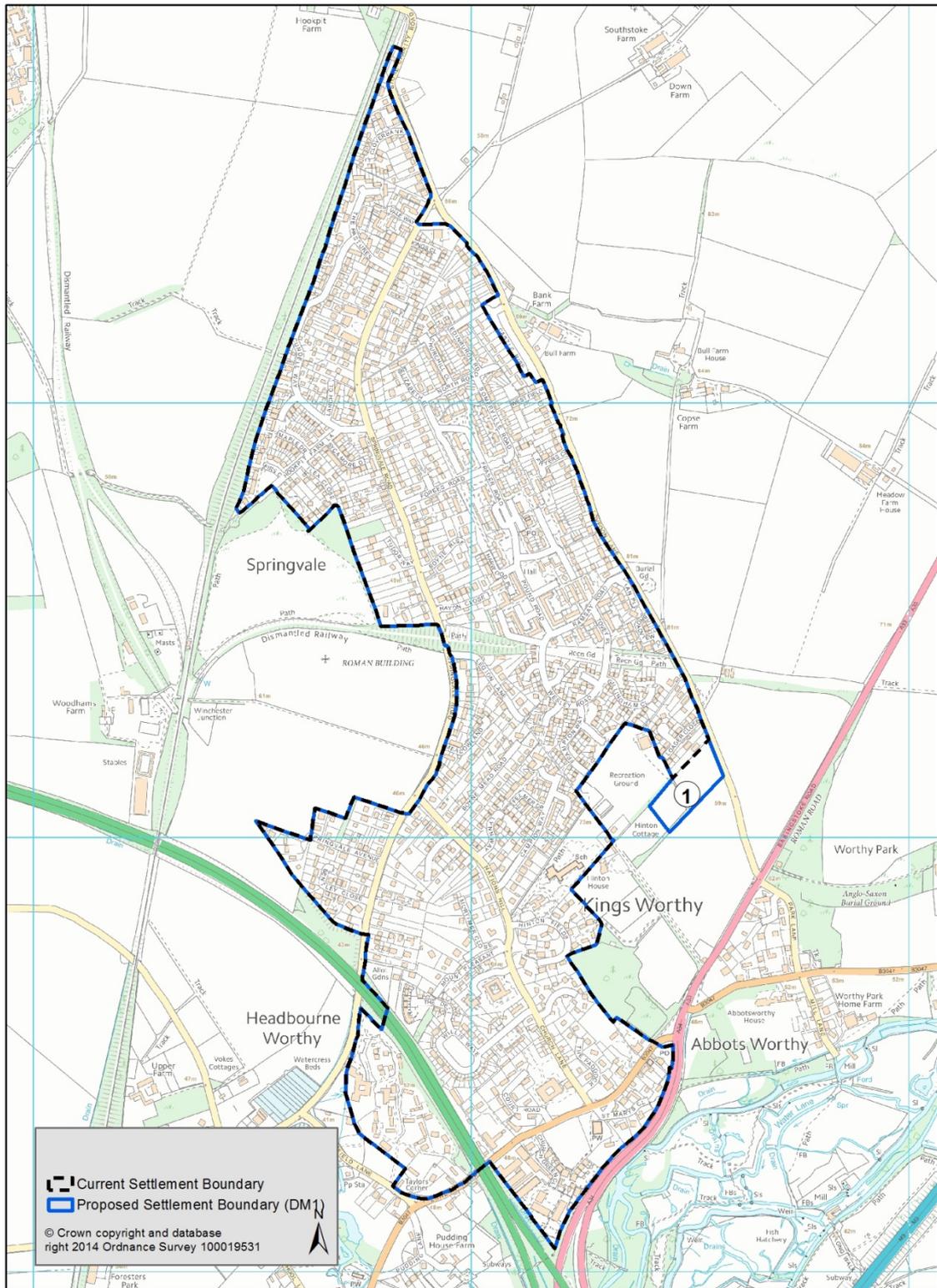
Denmead



Kings Worthy

Map Ref	Location / Description	Criteria	Consideration / Recommendation	Action
1	Land off Lovedon Lane (SHLAA site 365)	2(a)	Proposed for allocation for housing on part of site following site assessments.	Redraw boundary to include housing allocation but exclude recreation and landscaped area.
		3(a)	Remainder of site intended for provision of landscaping and public open space to improve open space deficiencies and secure the long term retention of the Kings Worthy / Abbots Worthy Gap.	

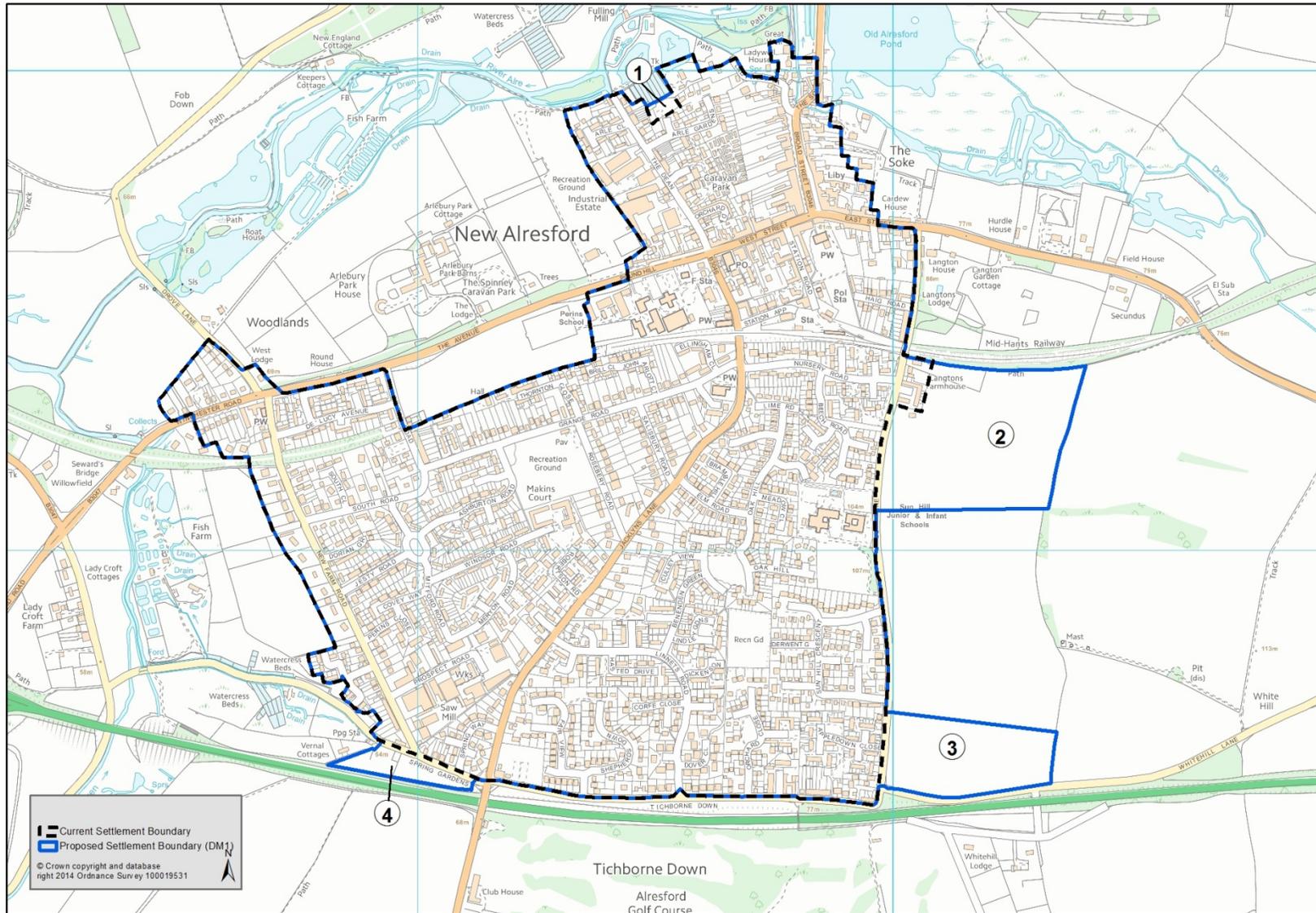
Kings Worthy



New Alresford

Map Ref	Location / Description	Criteria	Consideration / Recommendation	Action
1	Land to rear of 58-72 The Dean (Part SHLAA site 276)	2(c)	Surrounded on 3 sides by development. Full SHLAA site included area to north of former watercress beds which lie within flood zone 2/3. Remainder of site on higher ground and below threshold size for allocation. Transport assessment indicates good accessibility and potential access from Arle Gardens. Considered for allocation but omission of part liable to flood takes site below size threshold.	Redraw boundary to allow small scale development opportunity.
2	Sun Lane (northern part SHLAA site 320)	2(a)	Proposed for allocation for housing on part of site following site assessments. Overall proposal includes substantial area of informal and recreational open space with a burial ground, which should remain outside settlement boundary in accordance with principle 3(a).	Redraw boundary to include housing allocation but exclude recreation and landscaped area to south.
3	Sun Lane (southern part SHLAA site 320)	2(a)	Proposed for allocation for employment on part of site following site assessments.	Redraw boundary to include employment allocation but exclude recreation and landscaped area to north.
4	Spring Gardens	2(b)	Former Local Plan Review 2006 Local Reserve Site (policy H2) where permitted development is largely completed.	Redraw boundary to include area of permitted/completed development.

New Alresford



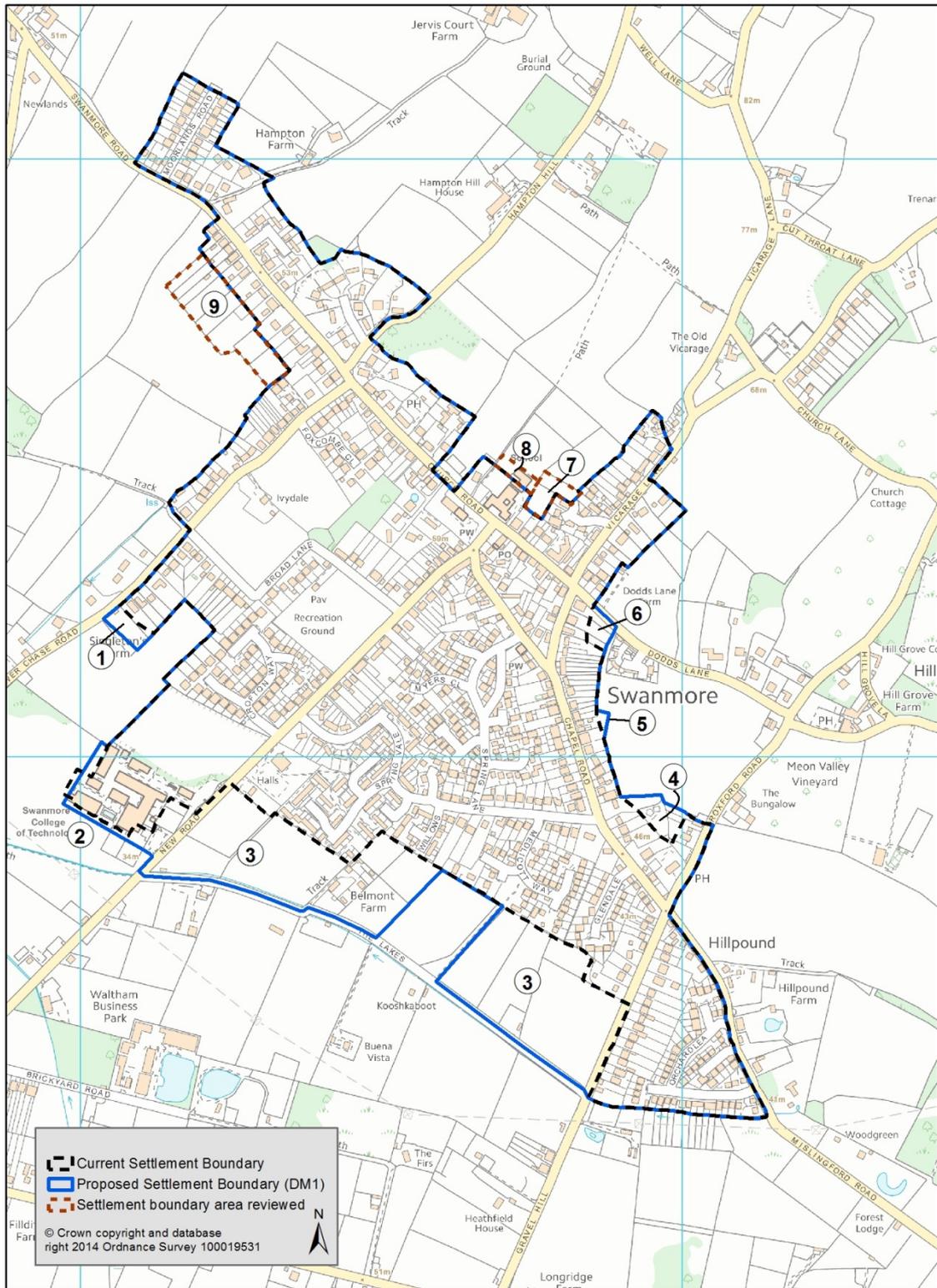
Swanmore

Map Ref	Location / Description	Criteria	Consideration / Recommendation	Action
1	Land off Lower Chase Road (part SHLAA site 429)	2(a)(c)	Limited housing development (about 5 dwellings) associated with and enabling the allocation of land behind for public open space. Area of open space for the benefit of the community, including a footpath link between Lower Chase Road and New Road, to remain outside the settlement boundary in accordance with principle 3(a).	Minor extension to boundary to include only the housing part of this primarily open space allocation.
2	Swanmore College of Technology	2(d)	Minor amendment to boundary around area of college buildings to align with area of protected open space to west and south and the Open Space Strategy. Settlement boundary was originally drawn to include the College buildings on recommendation of the 2006 Local Plan Inspector and was drawn tightly around buildings. SHLAA site 1836, where permission now granted for 70 dwellings, already within settlement boundary. New school playing field (part SHLAA site 429) as replacement of land (swap with SHLAA site 1836) to remain outside the settlement boundary in accordance with principle 3(a).	Minor adjustment to boundary.
3	Land north of The Lakes (SHLAA sites 2505,2464, 340 and Belmont Farm)	2(a)	Area proposed for allocation following site assessments. The proposal includes 2 SINC's to be protected within the overall allocation area. The smaller SINC will be entirely surrounded by development but the larger SINC should remain outside the settlement boundary in accordance with principle 3(a).	Redraw boundary to include allocation but exclude larger SINC.
4	Garden land behind Chapel Road and Droxford Road (SHLAA sites 2001 and part 2447)	2(c)	Small area visually separated from the open countryside and adjoining agricultural land by treed hedge line and excluded from SDNP. Good accessibility rating and least sensitive in landscape appraisal. In an area with the highest positive outcome for development location	Redraw boundary to allow small scale development opportunity.

Map Ref	Location / Description	Criteria	Consideration / Recommendation	Action
			at public consultation. Potential for small scale development up to SDNP boundary.	
5	Garden land behind Chapel Road	2(d)	Vary small triangular area to rear of property fronting Chapel Road that is excluded from the SDNP boundary. Visually part of the urban area and separated from the open countryside. In an area with the highest positive outcome for development location at public consultation.	Redraw boundary to allow small scale development opportunity.
6	Garden land behind properties fronting Chapel Road	2(d)	Development in rear garden of Honeysuckle Cottage and fronting Dodds Lane granted on appeal as "infill" due to adjoining new development (Cobbett Close) off Dodds Lane which was permitted as a rural exception site. In an area with the highest positive outcome for development location at public consultation.	Redraw boundary to be consistent with inclusion of gardens to south and acknowledge permission for development.
7	Land to rear of property fronting Church Road (SHLAA site 2514)	3(e)	SHLAA site in 2 separate ownerships was rated as excellent for accessibility and least sensitive in landscape appraisal. Land behind Greenfields Lodge contained and owner requested inclusion within development boundary. Land with access via Bucketts Farm Close is unkempt paddock and relates more to countryside within adjoining SDNP. In an area with the lowest negative outcome for development location at public consultation.	No change.
8	Land to rear of Swanmore CE (Aided) Primary School	3(c)	Boundary cuts through later school buildings and a recently developed pre-school (permitted in 2010) lies beyond boundary to rear of the school. No plans for expansion of school prior to 2018 but under review in Hampshire School Planning Framework 2013-2018. Policy exceptions already applied to allow essential facilities to locate in the adjoining countryside therefore alteration to the settlement boundary not necessary to allow such built infrastructure to expand in future.	No change.

Map Ref	Location / Description	Criteria	Consideration / Recommendation	Action
9	Gardens to rear of houses on Swanmore Road, including SHLAA site 2443.	3(e)	Large gardens which appear to relate more to surrounding countryside than the settlement although surrounded by mature well treed hedge line. SHLAA site was assessed in site selection process as excellent accessibility rating and moderately sensitive in landscape appraisal but in location where balance of local opinion not in favour of development so not taken forward as a development strategy option.	No change.

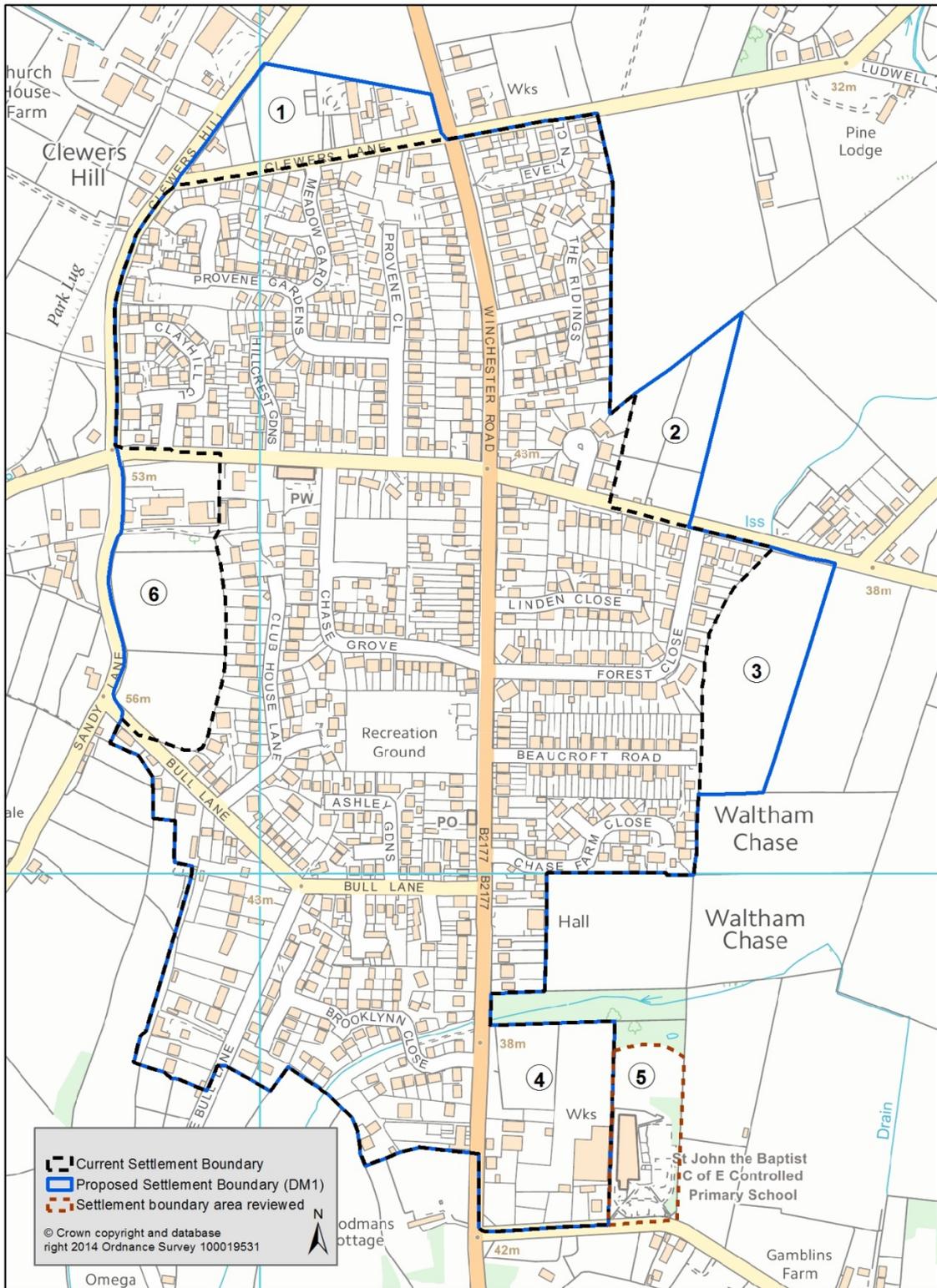
Swanmore



Waltham Chase

Map Ref	Location / Description	Criteria	Consideration / Recommendation	Action
1	Land north of Clewers Lane, (including SHLAA sites 1753, 2491, 2529 and 2288)	2(a) (c)(d)	Part proposed for allocation following site assessments and rest occupied by existing residential and business premises visually forming northern most part of settlement and separated from recreation area to the north. SHLAA sites assessed as adequate accessibility and least sensitive landscape. Site 1753 encompasses site 2529. Site 2491 omitted from allocation process as below size threshold.	Redraw boundary to include whole area to north of Clewers Lane, up to open space.
2	Land north of Forest Road (SHLAA site 2567)	2(a)	Proposed for allocation following site assessments.	Redraw boundary to include allocation.
3	Land south of Forest Road (SHLAA site 1837)	2(a)	Proposed for allocation following site assessments.	Redraw boundary to include allocation.
4	Morgan's Yard (SHLAA site 2065)	2(a)	Proposed for allocation following site assessments, but already within settlement boundary.	No change.
5	St John the Baptist Primary School, Solomons Lane	3(c)	School and playground area to rear lies outside current boundary beyond Morgan's Yard. No plans for expansion of school prior to 2018 but under review in Hampshire School Planning Framework 2013-2018. Policy exceptions allow essential facilities to locate in the adjoining countryside, if no alternative, therefore alteration to the settlement boundary not necessary to allow for expansion to accommodate additional pupil numbers arising from planned housing in the settlement.	No change.
6	Land east of Sandy Lane (SHLAA sites 1893 and 2566)	2(a)	Proposed for allocation following site assessments.	Redraw boundary to include allocation.

Waltham Chase

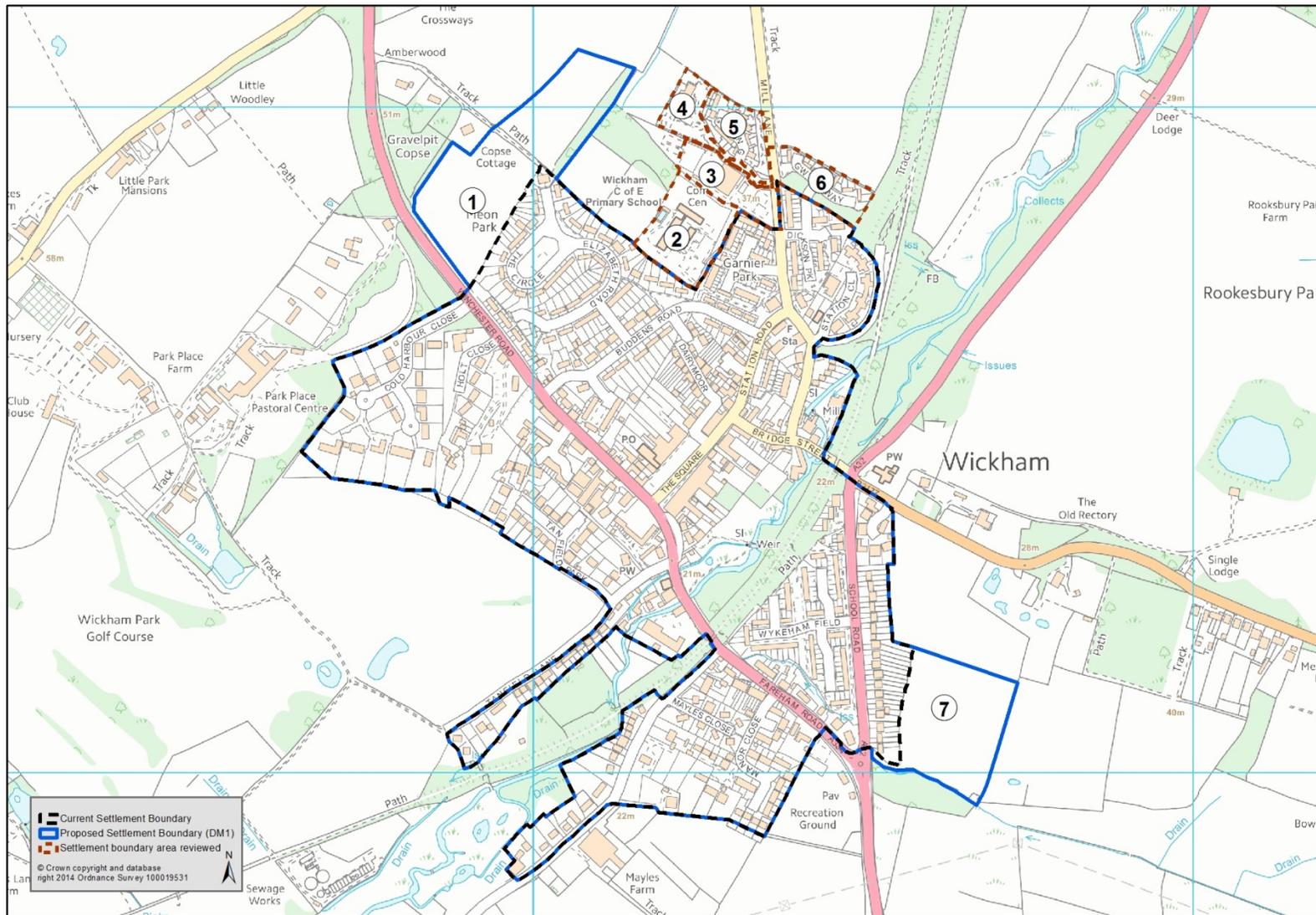


Wickham

Map Ref	Location / Description	Criteria	Consideration / Recommendation	Action
1	Land at Winchester Road (SHLAA site 1909)	2(a)	Proposed for allocation following site assessments.	Redraw boundary to include allocation.
2	Wickham C of E Primary School	3(c)	School buildings on edge of settlement. No plans for expansion of school prior to 2018 but under review in Hampshire School Planning Framework 2013-2018. Policy exceptions allow essential facilities to locate in the countryside, therefore alteration to the settlement boundary not necessary to allow for expansion to accommodate additional pupil numbers arising from planned housing in the settlement.	No change.
3	Wickham Community Centre	3(c)	Community building on edge of settlement. Policy exceptions allow essential facilities to locate in the countryside, therefore alteration to the settlement boundary not necessary to allow for expansion to increase capacity if required.	No change.
4	Wickham Surgery Houghton Way	3(c)	Doctor's Surgery permitted April 2010 as a significant development in the countryside as no alternative site available within settlement and existing site had no further expansion room. Site lies beyond the Community Centre and beyond housing exception site at Houghton Way. Policy exceptions allow essential facilities to locate in the countryside, therefore alteration to the settlement boundary not necessary to allow for expansion to increase capacity if required.	No change.
5	Houghton Way	3(b)	Social housing scheme of 20 dwellings permitted as an exception in the countryside in accordance with WDLPR Policy H6. This should remain outside settlement boundary in accordance with principle 3(b).	No change.
6	Gwynn Way	3b)	Permitted as housing scheme of 12 dwellings to be operated by Housing Association as an	No change.

Map Ref	Location / Description	Criteria	Consideration / Recommendation	Action
			exception in the countryside in accordance with Policy H6 of the Adopted and Revised Deposit Plan. This should remain outside settlement boundary in accordance with principle 3(b).	
7	The Glebe (SHLAA site 2438)	2(a)	Proposed for allocation following site assessments. Southern part of site for housing with northern part to remain undeveloped as green infrastructure (highly sensitive in landscape terms).	Redraw boundary to include housing part of allocation but exclude open space.

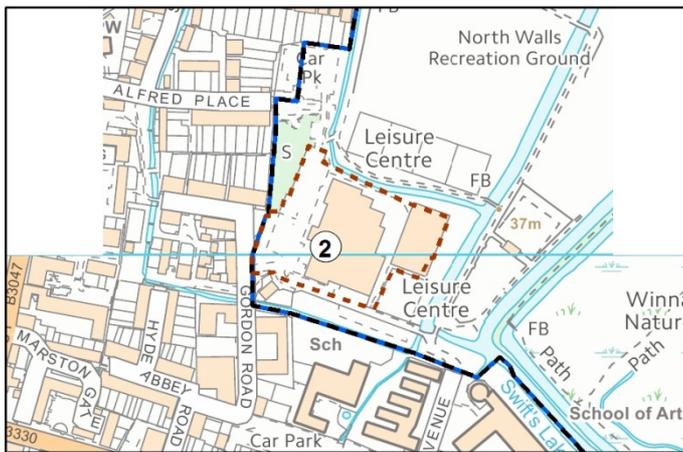
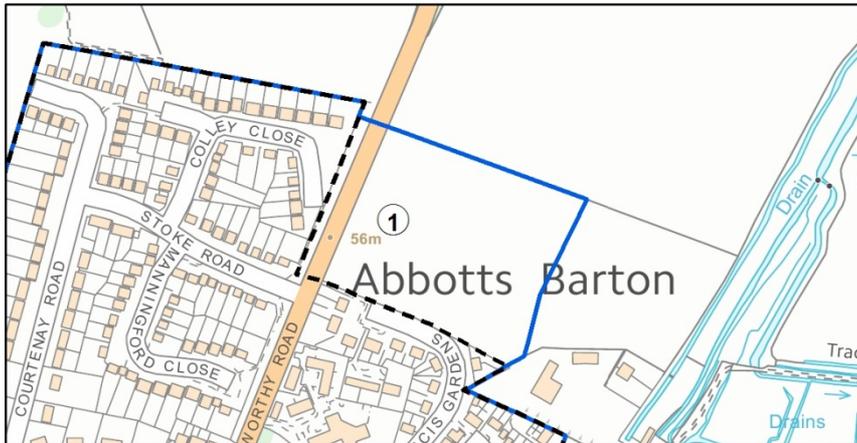
Wickham



Winchester

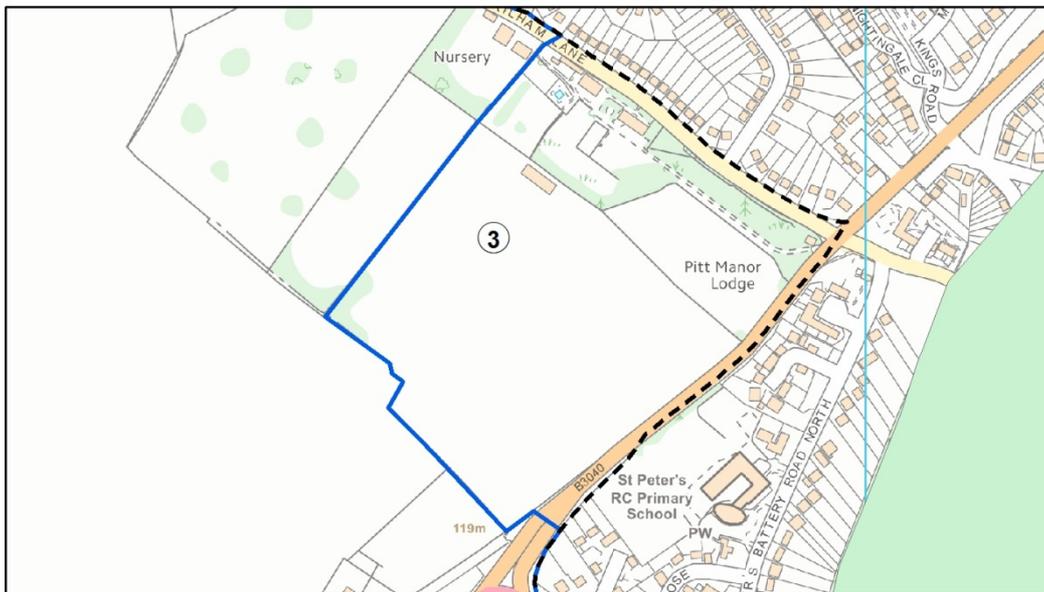
Map Ref	Location / Description	Criteria	Consideration / Recommendation	Action
1	Francis Gardens	2(b)	Former Local Plan Review 2006 Local Reserve Site (policy H2) where permitted development mostly completed.	Redraw boundary to include area of permitted/completed development.
2	Riverside Park Leisure Centre	3(c)	Subject to review of future needs and how to accommodate them on site or at an alternative location. In flood zone 3. Policy exceptions allow essential facilities to locate in the countryside, therefore alteration to the settlement boundary not necessary to allow for expansion to increase capacity if required.	No change.
3	Pitt Manor	2(b)	Former Local Plan Review 2006 Local Reserve Site (policy H2) where permitted development recently commenced. The boundary will need to be drawn to link with the existing boundary at Romsey Road and Kilham Lane. This would include some existing development south of Kilham Lane (Pitt Manor and Pitt Manor Lodge), in addition to the Local Reserve Site. This may give further potential for limited development, but this should be kept to a minimum and would be subject to site constraints.	Redraw boundary to include area of permitted development and other land as necessary to link to existing boundary.

Winchester



 Settlement boundary area reviewed
 Current Settlement Boundary
 Proposed Settlement Boundary (DM1)

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References

Winchester District Local Plan Review – July 2006

Winchester District Local Plan Part 1 – Joint Core Strategy – March 2013

Report on the Examination into the Winchester District Local Plan Part 1 – Joint Core Strategy – 11 February 2013

National Planning Policy Framework – March 2012

Settlement Boundary review – matters to take into consideration (Winchester CC)

Bishops Waltham Parish Council minutes of meeting 15 April 2014

Denmead Neighbourhood Forum Steering Group – note of meetings

LPP2 Site Allocation Workshops – notes of meetings with Parish Councils – September 2013 (unpublished)

Waltham Chase LPP2 Proposed Settlement Boundary & Preferred Development Sites map

LPP2 Sites Submitted – maps for market towns and larger villages (Winchester CC)

Planning applications documents for various sites (Winchester CC and Hampshire CC websites)

Hampshire School Planning Framework 2013-2018 (Hampshire County Council)

