

District Briefing



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

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Winchester
City Council



Outline of Presentation

- **Local Plan Structure: Parts 1 & 2**
- **Housing Requirements**
- **Community Engagement**
- **LPP2 Content**
 - Introduction & Development Needs
 - Winchester Town
 - Market Towns and Rural Area
 - South Hampshire Urban Areas
 - Development Management
- **Supplementary / Background Documents**
- **LPP2 Timetable**
- **Questions**



Winchester Local Plan = LPP1 + LPP2

Part 1: Joint Core Strategy

Spatial Strategy

- Winchester Town → Policies & Allocations
- Market Towns & Rural Area → MTRA2 Settlement Allocations & Policies
- South Hampshire Urban Areas (N. Whiteley & WoW) → Review Whiteley Allocations

Core Policies

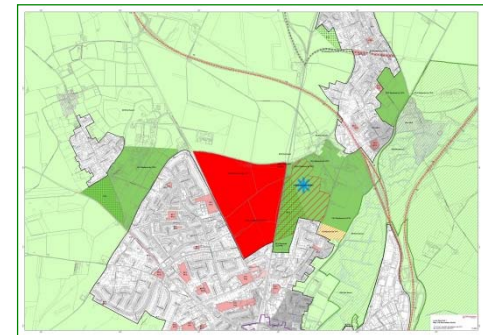
- Active Communities → Housing Location, Open Space, Travellers
- Prosperous Economy → Town Centres; Rural Development
- High Quality Environment → Development principles, Design, Environ Protection, Landscape, Heritage
- Infrastructure & Implementation → Implementation, Monitoring

Part 2: Development Management and Site Allocations



Local Plan Housing Requirements

- LPP1 Housing Provision (2011-2031):
12,500 dwellings
 - Winchester Town 4,000
 - South Hampshire Urban Areas 6,000
 - Market Towns & Rural Area 2,500
- **8,000** of the total will be in the strategic development areas at **North Winchester** (2,000), **West of Waterlooville** (2,500) and **North Whiteley** (3,500)
- Remaining **4,500** to be provided by LPP2 policies / allocations in Winchester Town (2,000) and 'MTRA2' settlements (2,500)



LPP2: Community Engagement

MTRA2 Settlements

- Community events (January - July 2013)
- Workshops (September 2013)
- Consultation on preferred sites or options (October 2013 - February 2014)



Winchester

- Initial stakeholder consultation (January – April 2014)
- Town Forum (January 2014)
- Ward-level exhibitions and drop-in events (February / March 2014)



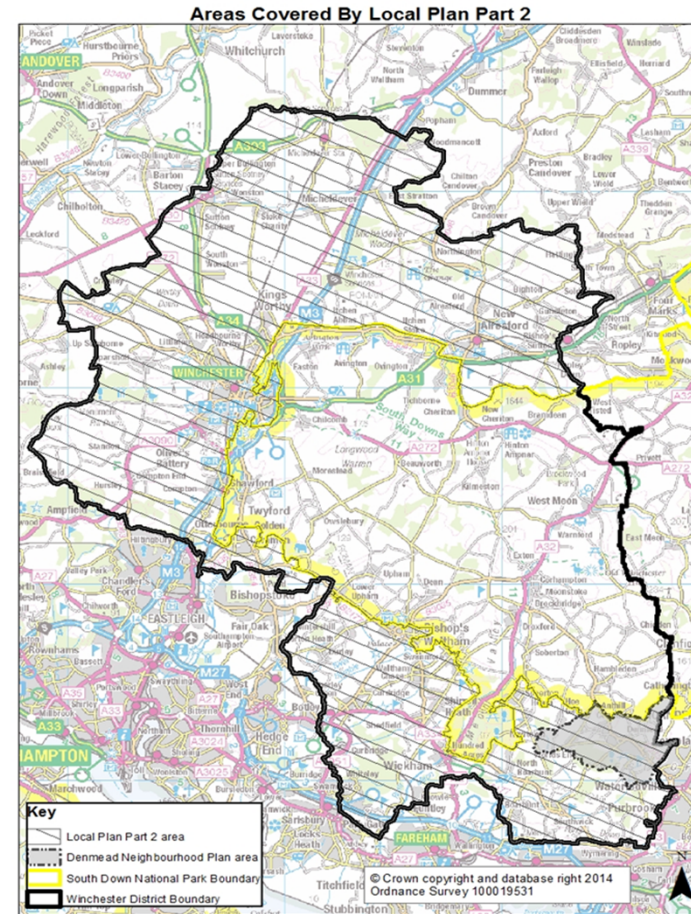
LPP2 Content: Intro/Development Needs (Chapters 1-2)

Chapter 1 – Introduction.

- Context, area covered, what is the ‘Development Plan’, the consultation process, programme.

Chapter 2 – Development Needs.

- LPP1 requirements, the site assessment criteria & community involvement, review of settlement boundaries.



LPP2 Content: Winchester Town (Chapter 3)

- Development needs – conclusion no additional greenfield sites needed
- Policies incorporating Town Forum's Vision for Winchester (WIN1, WIN2)
- Views & key historic features (WIN3)
- Silver Hill (WIN4)
- Station Approach Development Principles (WIN5)
- Carfax & Cattlemarket (WIN6, WIN7)
- Stanmore & Abbots Barton (WIN8, WIN9)
- Houses in Multiple Occupation (WIN10)



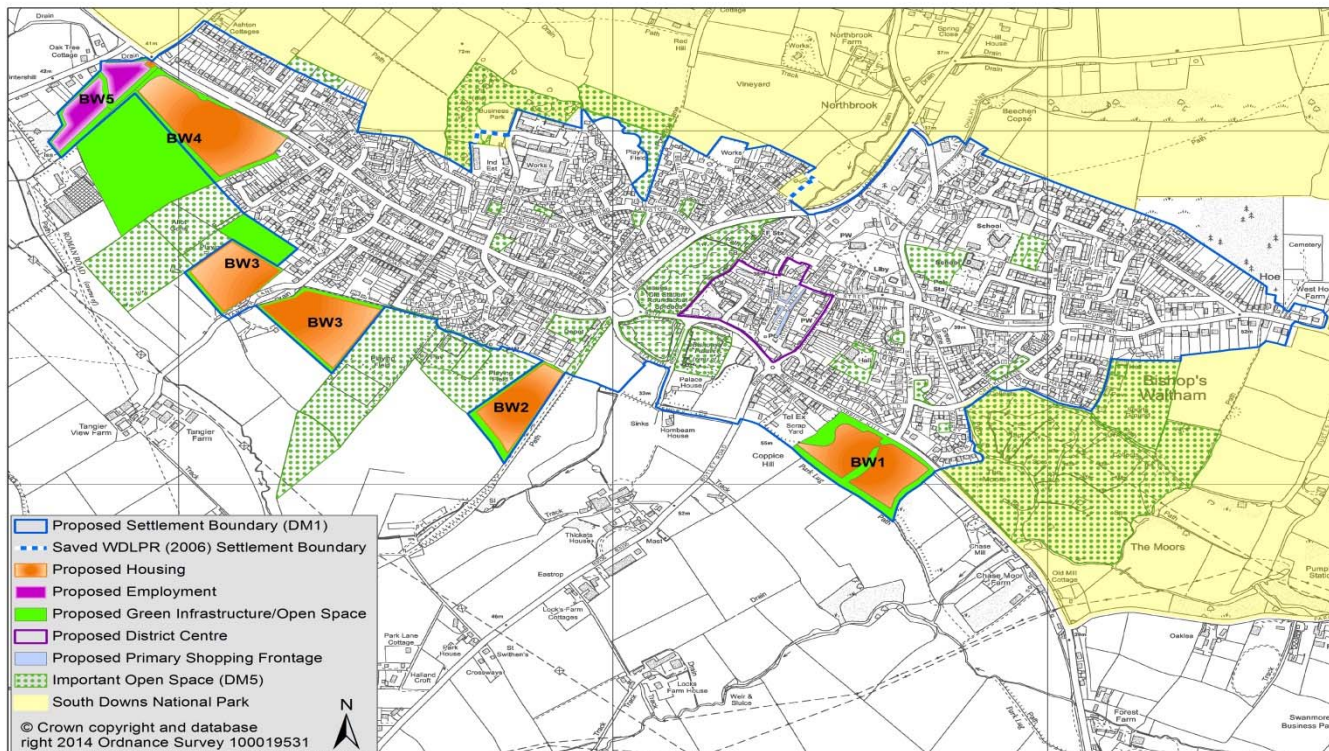
LPP2 Content: **Market Towns & Rural Area (Chap 4)**

- South Downs National Park not covered
- Development needs in larger (MTRA2) villages –
 - Bishops Waltham, New Alresford - 500 dwellings each
 - Colden Common, Kings Worthy, Swanmore, Waltham Chase, Wickham – 250 dwellings each
- Denmead (Neighbourhood Plan)
- Smaller (MTRA3) villages
- Rural area – Botley bypass / Rights of way



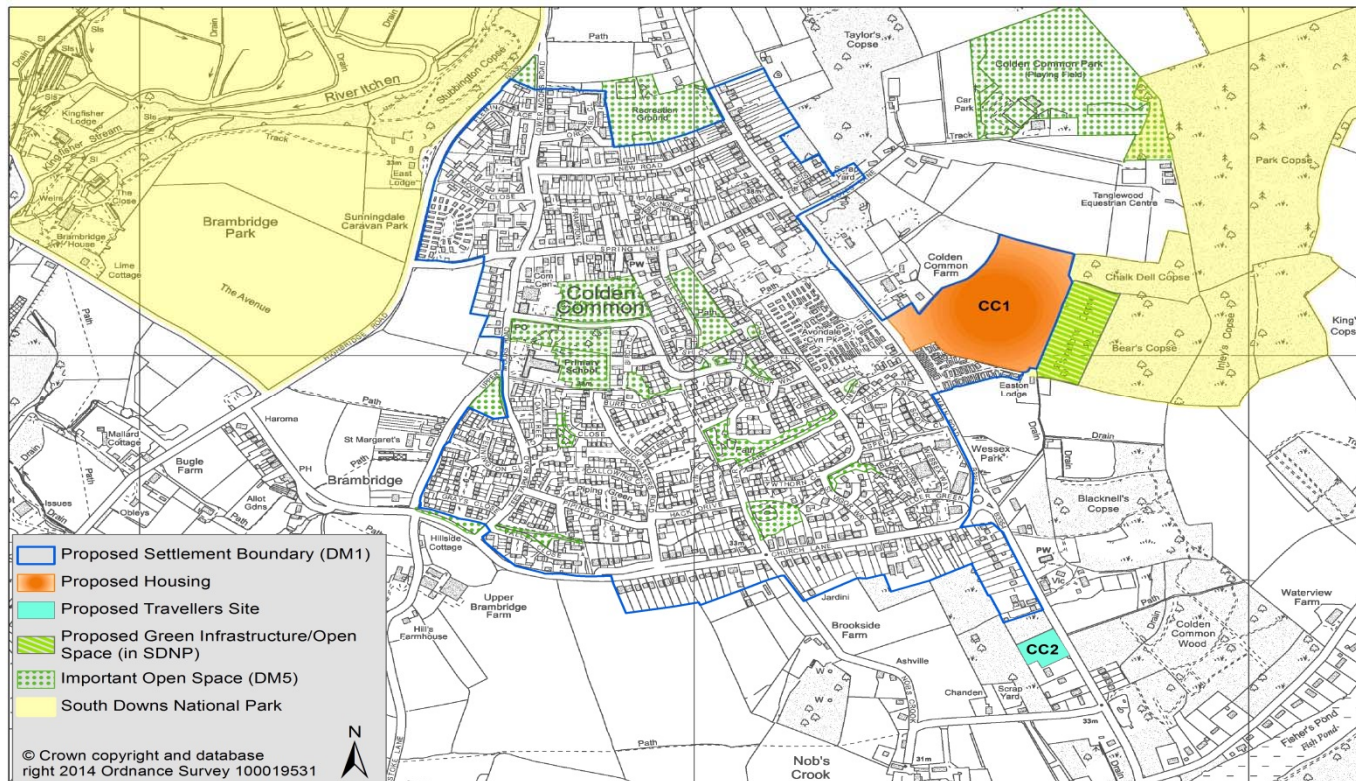
LPP2 Content: Bishop's Waltham (Section 4.2)

- 4 housing sites are proposed (380 dwellings total) to the south
- 1 employment site to the west
- Sites are along southern edge (northern side in SDNP)
- Supported in public consultation
- Primary shopping frontage boundary updated



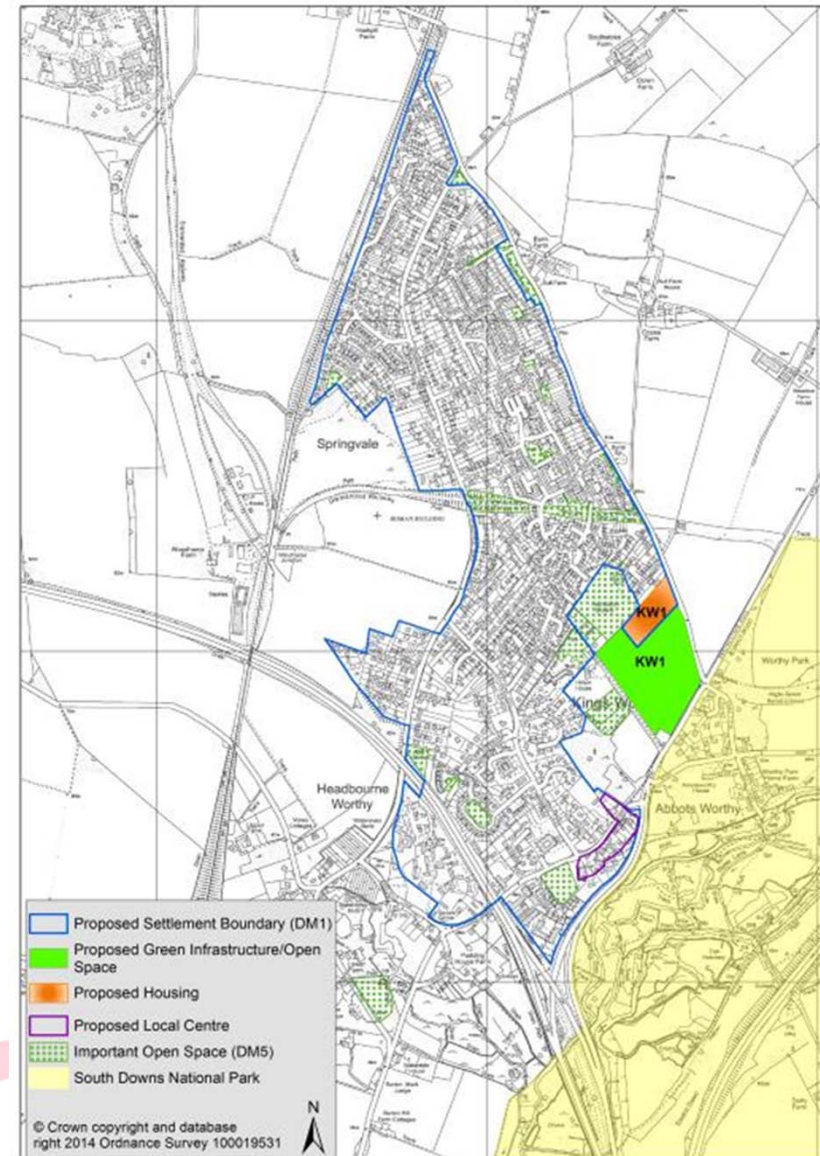
LPP2 Content: Colden Common (Section 4.3)

- 1 housing site proposed (165 dwellings) to the east
- A traveller site to the south
- Sites to east favoured in public consultation



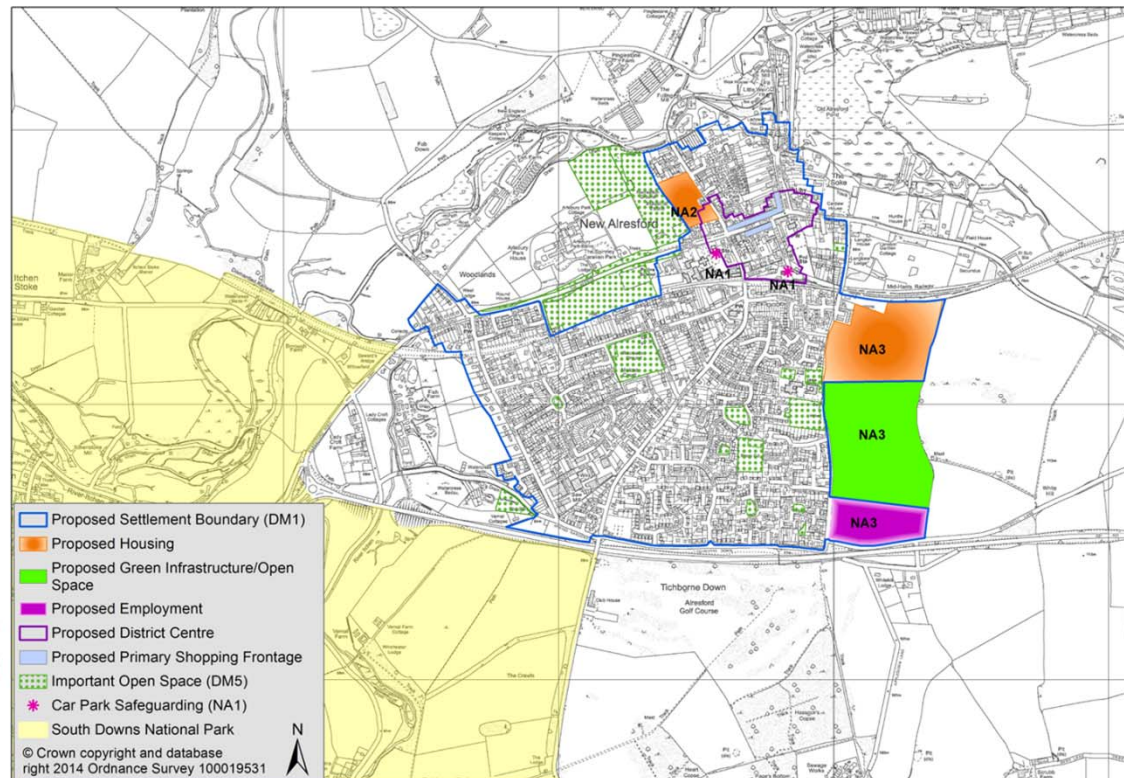
LPP2 Content: Kings Worthy (Section 4.4)

- Substantial consents, SHLAA, windfall capacity in Kings Worthy
- 1 housing site proposed (50 dwellings) to the south-east
- Uses small part of Eversley Park but provides substantial new open space
- 3 sites subject to public consultation, this one received most support



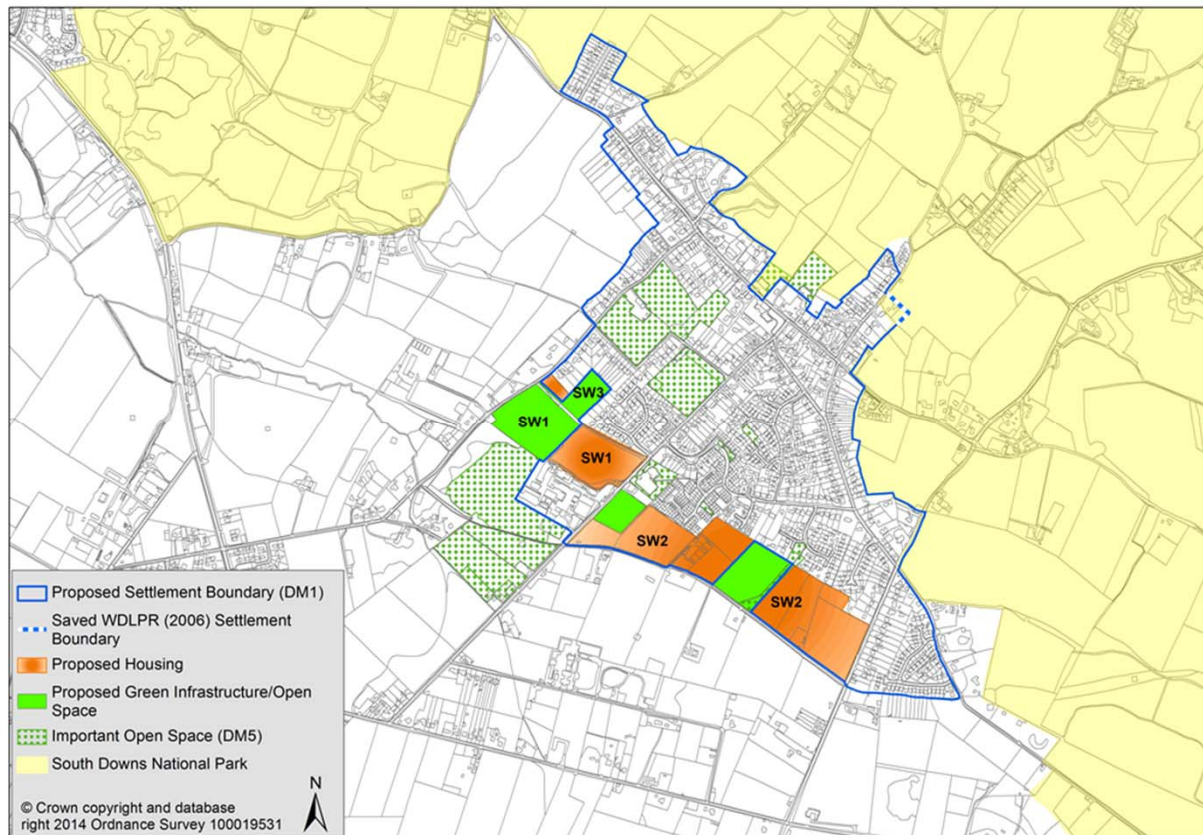
LPP2 Content: New Alresford (Section 4.5)

- 2 housing sites are proposed (385 dwellings total)
- A large housing (320 dwls) / open space / employment site to the east
- Redevelopment of edge of centre employment area (65 dwellings)
- Town centre boundary enlarged
- Public car parks retained + additional provision



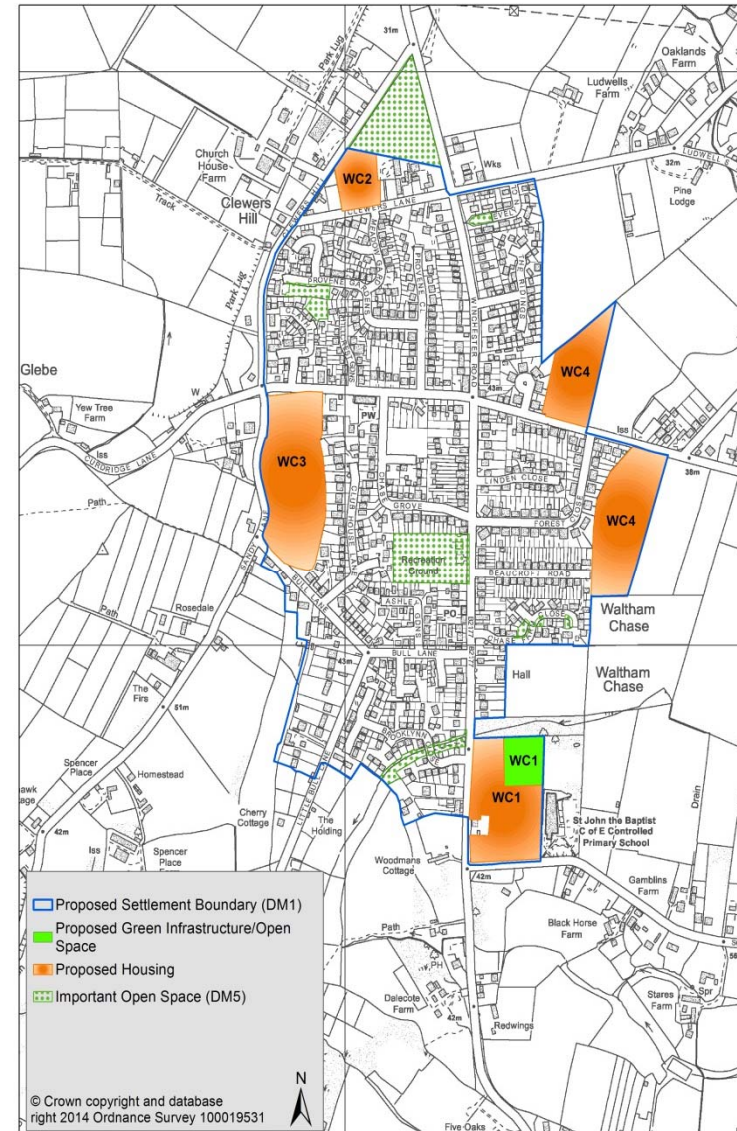
LPP2 Content: Swanmore (Section 4.6)

- 3 housing sites are proposed (215 dwellings total) to the south
- Locations and option supported by public consultation
- Includes relocation of Swanmore College playing fields and other open space



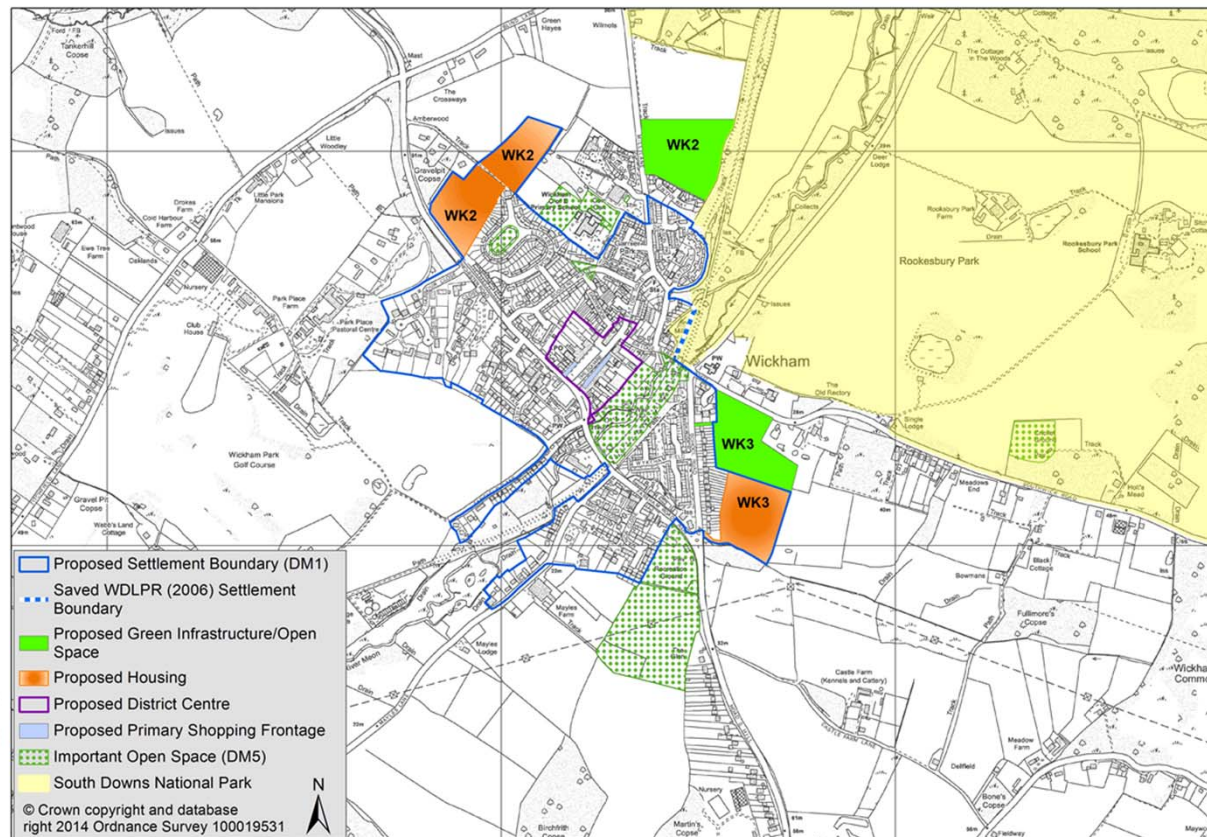
LPP2 Content: Waltham Chase (Section 4.7)

- Community preference to spread development around the edge
- 4 housing sites are proposed (175 dwellings total) within an extended settlement boundary
- Also a mixed use site to the south within the old settlement boundary (60 dwellings)
- Mixed use site includes land for extension of adjoining school



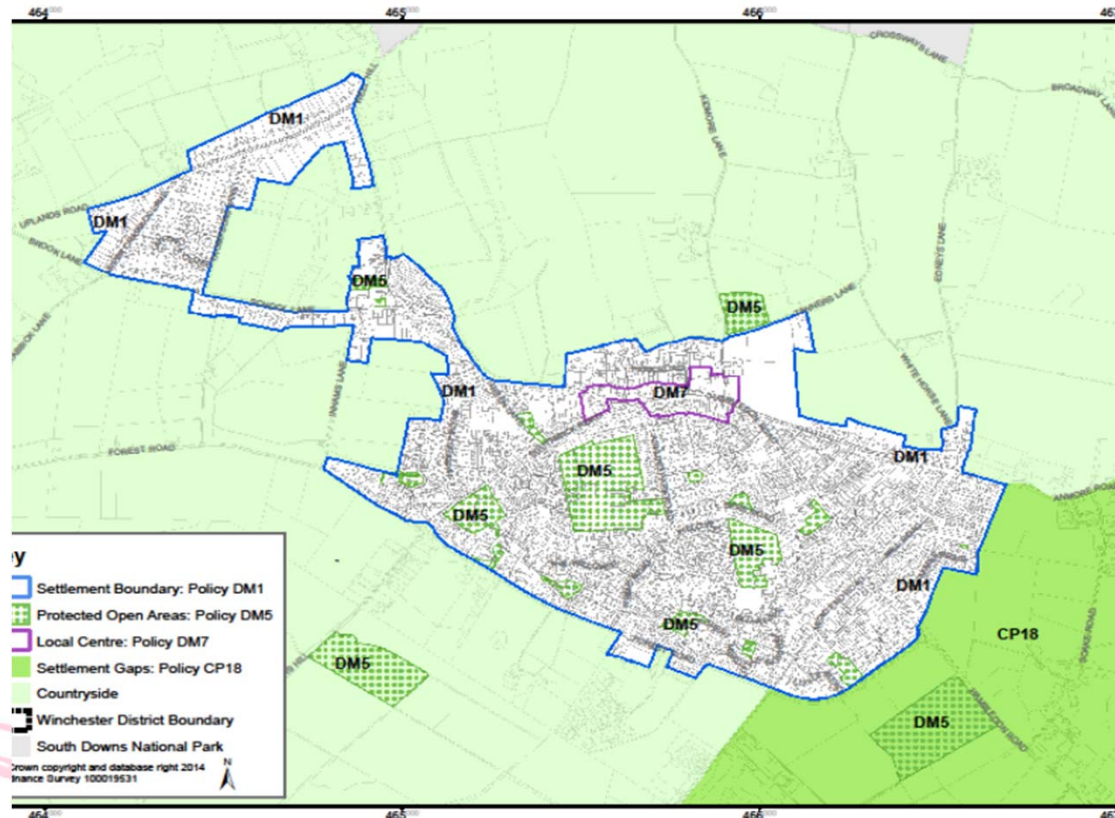
LPP2 Content: Wickham (Section 4.8)

- Development strategy supported by majority at public consultation
- 2 housing sites proposed (205 dwellings total) to the north and east
- Substantial new open space areas
- Policy to alleviate flooding, drainage and sewerage issues



LPP2 Content: Denmead (Section 4.9)

- Separate Neighbourhood Plan allocates housing sites (130 dwellings total), policies for Parkland Business Park, burial ground, etc
- LPP2 Development Management Policies apply at Denmead including:



- DM5 - Protecting Open Spaces
- DM7 - Local Centre



LPP2 Content: **Smaller Villages & Rural Area (4.10)**

- No housing target for smaller villages but can meet local needs
- 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, Curdridge, 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



LPP2 Content: South Hants Urban Area (Chapter 5)

- Most development allocated through LPP1 (West of Waterlooville and N. Whiteley)
- ‘Saved’ policies from 2006 Local Plan Review have been reviewed
- Whiteley Green housing allocation carried forward (site in temporary use for a school)
- Little Park Farm employment allocation carried forward



LPP2 Content: **Development Management (Chapter 6)**

- LPP1 already covers various matters adequately (e.g. affordable housing, flooding)
- Others need more detail + ‘saved’ policies need to be reviewed by LPP2
- LPP1 and LPP2 policies need to be considered as a whole (the ‘Development Plan’)
- Chapter 6 grouped by the 3 Community Strategy themes



LPP2 Content: **Development Management (Chapter 6)**

Active Communities

- Development and settlement boundaries (DM1)
- Size of smaller dwellings (DM2)
- Replacement dwellings / extensions in the countryside (DM3)
- Gypsies and travellers (DM4)
- Open space protection (DM5) and provision (DM6)



LPP2 Content: **Development Management (Chapter 6)**

Prosperous Economy

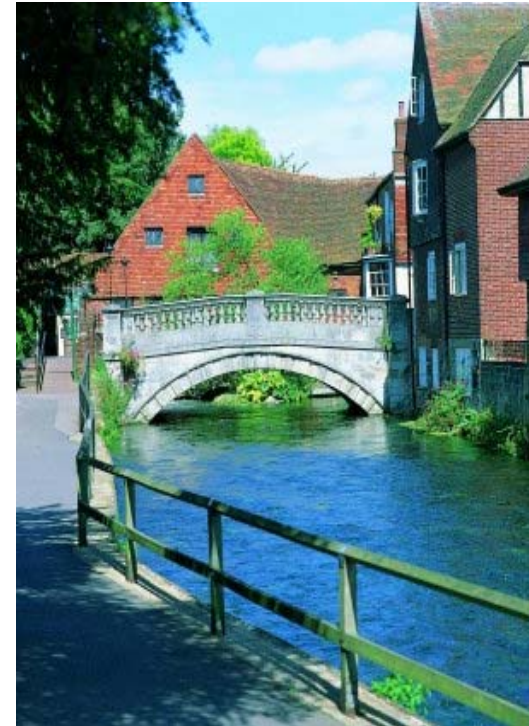
- Development in town, district & local Centres (DM7)
- Retaining uses in primary and secondary shopping areas (DM8 – DM9)
- Essential facilities & services in the countryside (DM10)
- Agricultural workers' housing (DM11)
- Equestrian development (DM12)
- Leisure & recreation development in the countryside (DM13)



LPP2 Content: **Development Management (Chapter 6)**

High Quality Environment

- Large landholding masterplans (DM14)
- Local distinctiveness (DM15)
- Design criteria/principles (DM16-DM18)
- Environmental protection (DM19-DM21)
- Telecommunications & utilities (DM22)
- Rural character, trees (DM23, DM24)
- Historic parks & gardens (DM25)
- Archaeology (DM26)
- Conservation areas (DM27, DM28)
- Heritage assets (DM29, DM30, DM32)
- Local listing of assets (DM31)
- Shopfronts & signs (DM33, DM34)



LPP2: Supplementary & Background Documents

Supporting Studies & Papers

- Sustainability Appraisal & Habitats Regulations Assessment
- Settlement Boundary Review
- Housing Site Assessment Methodology
- Station Approach Dev't Assessment
- Open Space Strategy (update)
- Statement of Public Consultation
- Traveller site assessment (in progress)

Supplementary Planning Documents

- Design guide - 'High Quality Places'
 - Draft for comment 24 Oct – 5 Dec



Local Plan Part 2: Timetable



24 Oct – 5 Dec 2014

Public consultation on Draft Plan

June / July 2015

‘Publication’ (Pre-Submission) Plan

November 2015

Submission to Secretary of State
(Examination period begins)

Feb – March 2016

Examination hearings

June 2016

Inspector’s report

July 2016

Adoption



Winchester
City Council



Questions



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