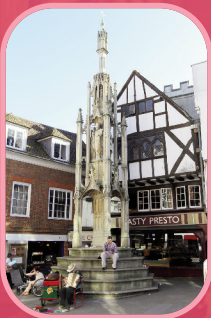


Submission Local Plan

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



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

Submission March 2016

Winchester City Council has submitted its Local Plan Part 2 for examination. None of the text of the Local Plan has been updated since the Publication (Pre-Submission) Plan was published for consultation in November 2015, as the Council remains satisfied that this is the Plan it wishes to adopt. Therefore, references within the document to 'Publication / Pre-Submission' should be read as 'Submission'.

For more information on Local Plan Part 2, or the examination process please
contact the Strategic Planning Team on 01962 840 222
or email **LDF@winchester.gov.uk**

All submission documentation can be viewed at:
www.winchester.gov.uk/planning-policy/local-plan-part-2

Winchester District Local Plan Part 2 – Development Management and Site Allocations Publication (Pre-Submission) Plan 2015

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Main Policies Map

Nature conservation designations

Minerals and Waste Sites

Key to Proposed Final Policies Maps

Inset Maps:

- 1 Bishops Waltham
- 2 Colden Common
- 3 Compton Down
- 4 Denmead
- 5 Hursley
- 6 Kings Worthy
- 7 Knowle
- 8 Micheldever
- 9 Micheldever Station
- 10 New Alresford
- 11 Old Alresford
- 12 Otterbourne
- 13 South Wonston
- 14 Southdown
- 15 Southwick
- 16 Sparsholt
- 17 Sutton Scotney
- 18 Swanmore
- 19 Waltham Chase
- 20 West of Waterlooville
- 21 Whiteley (South)
- 22 Whiteley (North)
- 23 Wickham
- 24 Winchester North
- 25 Winchester South
- 26 Winchester East
- 27 Botley Bypass

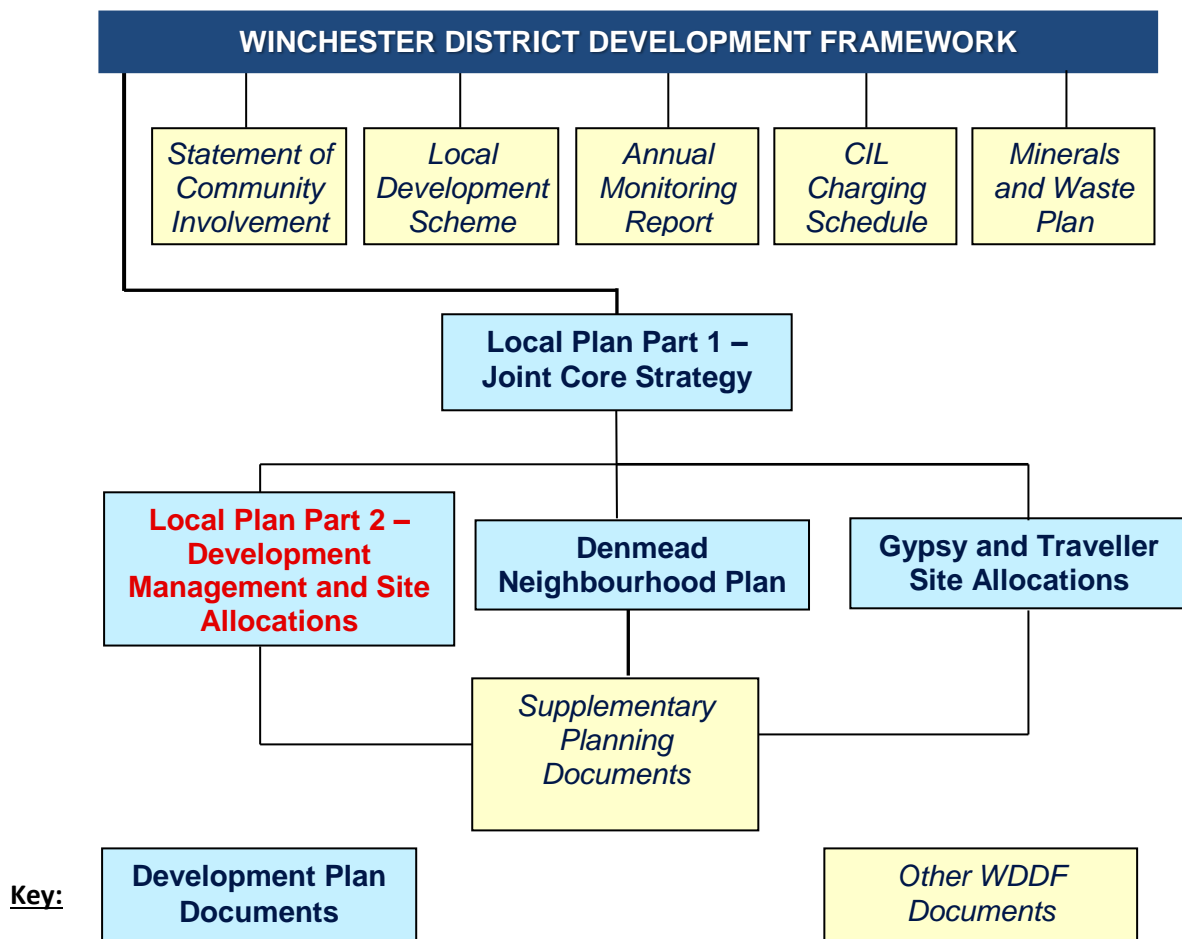


1

INTRODUCTION & BACKGROUND

1 Introduction & Background

- 1.1 The Winchester District Local Plan Part 2 (Development Management and Site Allocations) (LPP2) forms part of the District Development Framework (see below), which will guide future planning decisions in Winchester District. It follows on from the Local Plan Part 1 - Joint Core Strategy (LPP1) that was adopted by Winchester City Council and the South Downs National Park Authority in March 2013.
- 1.2 The Local Plan Part 1 is one of the principal documents within the Development Framework and sets out the overall vision, objectives, spatial strategy and strategic policies, as well as how the joint strategy will be implemented and monitored. The Hampshire Minerals and Waste Plan, adopted in October 2013, also forms part of the Development Plan and relevant policies in that document will be taken into account in determining future development.



- 1.3 A main aim of LPP2 is to allocate land to help deliver the development strategy for new housing, economic growth and diversification set out in Policy DS1 of LPP1 for the period to 2031. It also replaced the remaining 'saved' policies from the Winchester District Local Plan Review 2006, and includes a

number of new and revised development management policies in addition to the core policies in LPP1. Some of the development requirements have already been met through development that has taken place, or is committed through planning permissions granted since 2011.

- 1.4 LPP2 also identifies the development sites necessary to meet the remainder of LPP1's requirements throughout the District, except for that part of the District that lies within the South Downs National Park, and for which the National Park Authority is preparing its own local plan. A Neighbourhood Plan has been adopted for the part of Denmead Parish outside the National Park (see Section 4.9). This makes development allocations in Denmead, but the development management policies of LPP2 (see Chapter 6) also apply to the designated Neighbourhood Plan area. Various Supplementary Planning Documents / Guidance have been adopted and others will be produced, including Village Design Statements.

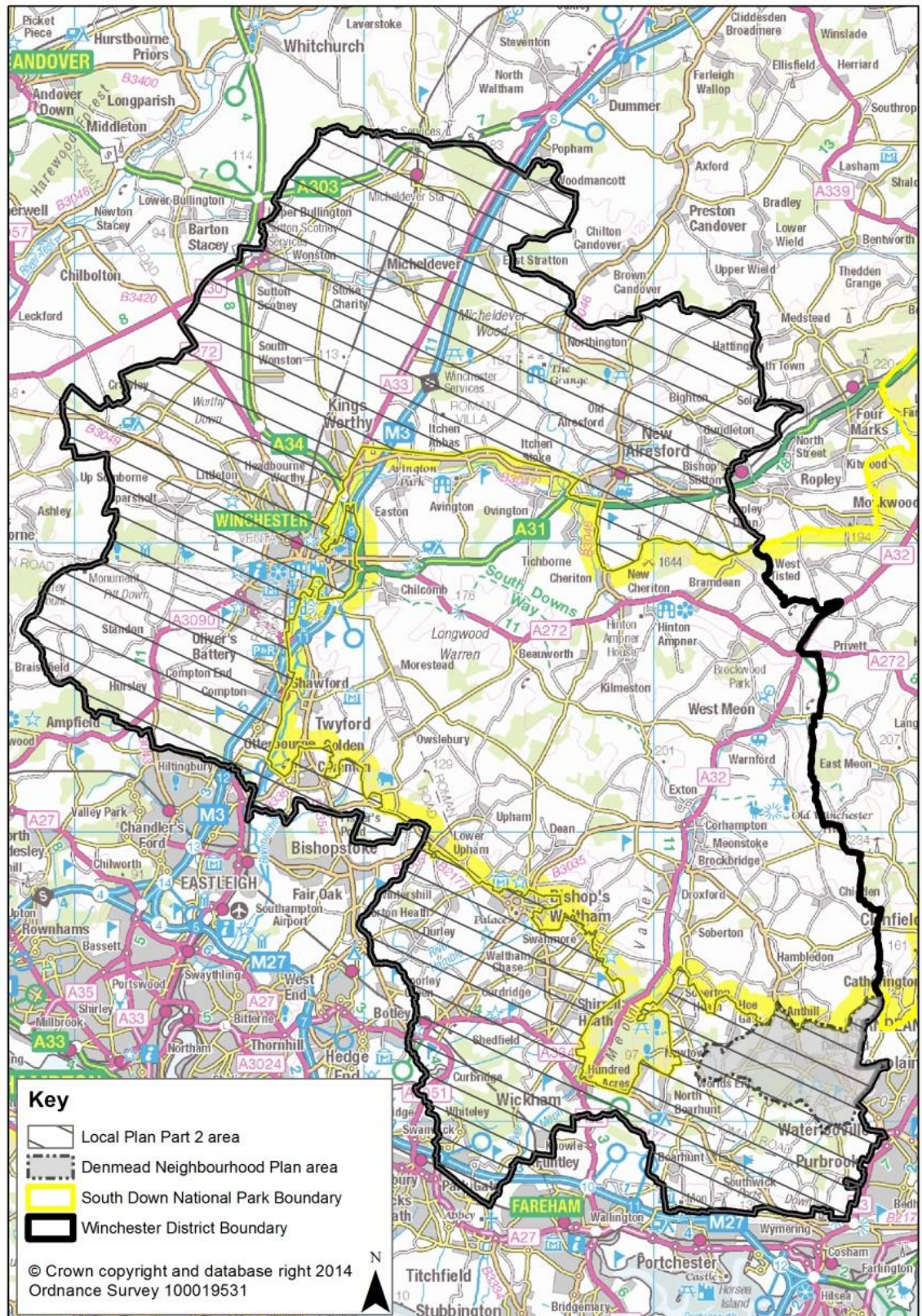
Local Plan Part 2 forms part of the Development Plan, along with Local Plan Part 1 and the Hampshire Minerals and Waste Plan.

All the policies within the Development Plan will be taken into account in determining planning applications, along with other material considerations.

Therefore, the policies in this Plan do not list or cross-refer to other policies that may be relevant, but these nevertheless continue to apply.

- 1.5 The map below shows the areas covered by LPP2, the Denmead Neighbourhood Plan and the National Park.

Areas Covered By Local Plan Part 2



Evidence Base

- 1.6 The development management policies and site allocations in LPP2 are supported by an up-to-date, relevant and proportionate evidence base in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Town and Country Planning (Local Planning) (England) Regulations 2012. The key studies in the evidence base include the Strategic Housing Land Availability Assessment (SHLAA), Sustainability Appraisals (SA), the Habitats Regulations Assessment (HRA) and the Strategic Flood Risk Assessment (SFRA). All the studies and reports that comprise the Plan's evidence base are available on the Council's web site.
- 1.7 The development requirements set by Local Plan Part 1, particularly for housing, remain relevant and this Plan does not seek to review them or to update the Strategic Housing Market Assessment, Housing Technical Paper or other evidence that led to their development. The housing needs and targets for the District (to 2031) were subject to detailed scrutiny through the process of developing and adopting LPP1. A subsequent legal challenge to the Plan resulted in further scrutiny, with the High Court's judgement endorsing the assessment of the housing requirement contained in LPP1 and finding it consistent with the requirements of legislation and Government policy.
- 1.8 Since LPP1 was adopted the Partnership for Urban South Hampshire (PUSH) has produced an updated Strategic Housing Market Assessment (SHMA). This provides evidence of housing needs which will inform a revision of the PUSH Spatial Strategy, alongside other evidence. If any significant changes arise from the review of the South Hampshire Spatial Strategy they are likely to apply beyond 2031 and can be addressed through the normal process of reviewing and rolling forward the LPP1 and this Plan. The implications of the review of the South Hampshire Spatial Strategy will, however, be monitored and taken into account in deciding when to review the Local Plan.
- 1.9 An important consideration in the drafting of LPP2 is to ensure that policies are sufficiently flexible so that they can respond to changing economic, social and environmental circumstances. Viability and the cost of delivering development have therefore been considered in preparing the Plan, including in assessing the deliverability of site allocations. In addition, the policies in the LPP2 are supported by LPP1 Policy CP21, which allows account to be taken of the cumulative impact of developer contributions on viability, where evidence shows this is an issue.

Sustainability Appraisal & Habitat Regulations Assessment

- 1.10 LPP2 and its preparation must meet the requirements of the Strategic Environmental Assessment (SEA) Directive. The policies and site allocations have been appraised on an iterative basis by independent consultants *Enfusion* against sustainability objectives. These iterations have identified to what extent the policies achieve the relevant social, environmental and

economic objectives and recommend how sustainability could be improved. The Sustainability Appraisal accompanies this document and its recommendations have been taken into account in the development of the Plan. The Conservation of Habitats and Species Regulations 2010 also require assessment of the impact of plans and policies on protected sites of international nature conservation importance (Habitat Regulations Assessment – HRA). The consultants have also undertaken this assessment and changes have been incorporated as necessary to reflect the conclusions of the HRA.

- 1.11 One of the protected areas is the Solent coastline, as much of it is protected by environmental designations including three Special Protection Areas (SPAs). Recreational activity resulting from housing development in the vicinity of the Solent can impact upon its ecology and, in order to deal with the effects of new housing, Councils on or near to the Solent coastline have agreed to support a mitigation strategy known as the Interim Solent Recreation Mitigation Strategy. Under the Strategy, all additional residential development within 5.6km of the SPAs will be expected to contribute towards mitigating its recreational impact, usually through a financial contribution towards implementing the Strategy. This requirement will affect some of the areas covered by this Plan, particularly Whiteley, Wickham, Waltham Chase and part of Bishops Waltham, and is highlighted in the relevant sections of the Plan.

Community Engagement

- 1.12 The Council is committed to involving the public in the decision-making process. In preparing this document, the Council has needed to balance its responsibility to involve the public in decision-making with its duty to plan positively for sustainable development. From the start of Plan preparation the Council has worked with Parish Councils, local communities and other organisations to determine and accommodate the development needs of the area, particularly the larger settlements that have a housing target to meet under Policies WT1 and MTRA2 of LPP1. Details of these processes are set out in a separate Consultation Statement and referenced in respective chapters for Winchester Town and the Market Towns and Rural Area.

Duty to Co-operate

- 1.13 Cross-boundary working has been embedded in the formulation of the Plan from the outset. In that respect, the City Council has engaged positively a wide range of public bodies and neighbouring authorities in the preparation of this Plan, including the South Downs National Park Authority, Hampshire County Council, the Highways Agency, the Environment Agency, Natural England and neighbouring planning authorities in Hampshire. Account has also been taken of the strategies of the two Local Enterprise Partnerships (LEPs) covering the District – the Solent LEP and the Enterprise M3 LEP. A Duty to Co-operate Statement forms part of the evidence base to the Plan.

- 1.14 As noted in paragraph 1.7 above, the housing requirements for the District are set within LPP1 and this is robust and up to date. The allocations proposed in this Plan enable these to be met within the Plan area and it has not been necessary, therefore, for the Council to re-visit the overall development requirements or to seek the assistance of adjoining authorities to achieve them. Cooperation with neighbouring local planning authorities has been mainly focussed on addressing cross boundary issues, such as in relation to development in or immediately adjoining these authorities.

Structure of the Document

- 1.15 The content and structure of LPP2 continues the themes of LPP1 –

Local Plan Part 1		Local Plan Part 2
Spatial Strategy		Site Allocations
Winchester Town	➡	Allocations & Policies
South Hants. Urban Areas	➡	Review of policies for Whiteley
Market Towns & Rural Area	➡	Allocations & Policies
Core Policies		Development Management
Active Communities	➡	Housing; development location; open space
Prosperous Economy	➡	Town centre development; rural development
High Quality Environment	➡	Development principles; design criteria; environmental protection; landscape; heritage
Infrastructure, Implementation & Monitoring	➡	Implementation & Monitoring

- 1.16 The remainder of this document deals with –

- **Meeting Development Needs** (Chapter 2)
- **Winchester Town** (Chapter 3)
- **Market Towns and Rural Area** (Chapter 4)
- **South Hampshire Urban Areas** (Chapter 5)
- **Development Management** (Chapter 6)
- **Implementation and Monitoring** (Chapter 7)

- 1.17 The Plan also includes a glossary (Appendix A) and 3 other appendices containing background and other information. The Policies Map, with Inset Maps for specific settlement areas, accompanies the Plan to show where the policies apply.

Public Consultation

- 1.18 This version of LPP2 is the **Publication (Pre-Submission) Plan** prepared under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and sets out the Council's proposed development management policies and site allocations. This is the second statutory stage of consultation that LPP2 will need to go through before it can be adopted by the Council (see 1.23 below). 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.

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

Email to:
LPP2@winchester.gov.uk

- 1.19 All consultation responses must be received no later than **12.00 midday on 21 December 2015**. Representations may be made on two main areas: legal compliance or soundness (soundness is broken down further into three areas, explained in the guidance accompanying the consultation documents).¹ As a broad rule of thumb:

- if you are making representations on how we prepared or consulted on the Local Plan Part 2 then the issue is likely to be one of legal compliance;
- If it is the actual content of the Plan you wish to make a representation on or object to, then this is likely to relate to soundness.

In your comments, you should specify the policy, paragraph, map or site on which you are commenting and set out how you think the Plan should be changed, including suggested revised wording to policies, supporting text or map(s).

Next Steps

- 1.20 Representations will be available for public inspection when they have been validated and entered into the Council's consultation database. All those who comment, and who are not already recorded, will be added to the consultation database to enable them to be kept informed of the progress of LPP2.

¹ Requirement under Planning and Compulsory Purchase Act 2004.

1.21 Once the consultation has closed we will send all the representations received within the consultation period, along with a copy of the Local Plan Part 2 and any proposed modifications, to the independent Planning Inspector appointed to examine the soundness of the Plan (this is called the ‘Submission’ stage). It will then be examined by the Inspector who will consider whether the Plan meets the tests of ‘soundness’ set out in the NPPF (paragraph 182) which require that it must be:

- *Positively prepared;*
- *Justified;*
- *Effective; and*
- *Consistent with national policy.*

1.22 The timetable for the remainder of the LPP2 production process is:

Plan Stage	Date(s)
Submission to Secretary of State for examination	March 2016
Examination hearings	June / July 2016
Inspector’s report	October 2016
Adoption	November 2016

2

MEETING DEVELOPMENT NEEDS

2 Meeting Development Needs

Development Needs and Distribution - Context

- 2.1 The spatial strategy of the Joint Core Strategy (LPP1) identifies the principal focus for new development across the District as the urban area of Winchester Town and the South Hampshire Urban Areas. Together these will account for the bulk of the District's objectively-assessed needs that, in total, amount to 12,500 new dwellings and about 20 hectares of new employment land to assist economic and community development over the Plan period 2011 – 2031. More locally-focussed development will take place in the Market Towns and Rural Area, reflecting the needs and requirements of those communities.
- 2.2 Policy DS1 of LPP1 seeks to make efficient use of land within existing settlements and prioritise previously developed land in accessible locations. It gives the three-way distribution of the total housing requirement as -
- Winchester Town 4,000 dwellings
 - South Hampshire Urban Areas 6,000 dwellings
 - Market Towns and Rural Area 2,500 dwellings
- 2.3 Since the adoption of LPP1, the Council has continued to monitor net housing completions in the District, and to update/review its [Strategic Housing Land Availability Assessment](#) (SHLAA) in terms of site availability and capacity. Details of the remaining housing requirement for the sub-areas, and the individual settlements within them, are set out in the respective sections of this document.

(i) Winchester Town

- 2.4 Policy WT1 of LPP1 sets out how the spatial planning vision for Winchester will be achieved, namely by means of –
- Some 2000 new homes through development and redevelopment of existing sites and premises within and adjoining the defined built-up area
 - About 2000 homes at Barton Farm
 - Economic development and diversification
 - The town centre as the preferred location for new retail, commercial, leisure, culture and tourism development
 - Education facilities, including a new primary school at Barton Farm
 - Additional open space and recreation provision
 - Retention of existing and provision of new green infrastructure
 - Sustainable transport provision
 - Employment opportunities at Bushfield Camp
 - Highest design quality in new development.

(ii) South Hampshire Urban Areas

2.5 Policy SH1 of LPP1 seeks to deliver the vision for this spatial area through –

- A new community to the West of Waterlooville of about 3,000 new homes (with about 600 of these in Havant Borough)
- A new community to the North of Whiteley of about 3,500 new homes
- Peripheral green infrastructure associated with the North of Fareham Strategic Development Area ('Welborne')
- Commercial floorspace at Whiteley, Segensworth and West of Waterlooville (most already committed)
- Protection of important natural assets, particularly habitats of national and international importance and settlement gaps.

(iii) Market Towns and Rural Area

2.6 This spatial area includes the 50 or so smaller settlements ranging from market towns, with a population of several thousand, to small hamlets of a few dwellings. The area of the South Downs National Park will be subject to a separate Local Plan so is excluded from LPP2 (see 1.4 above). LPP1 Policy MTRA1 'development strategy' focuses the provision of new homes to meet the local housing needs of the settlements. Development should be of an appropriate scale so as not to exceed the capacity of existing services, or be accompanied by required improvements to infrastructure provision.

2.7 LPP1 Policy MTRA2 ('Market Towns and Larger Villages') requires about 500 new homes in both Bishop's Waltham and New Alresford, and about 250 homes in each of the larger villages of Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham. Housing, employment, retail and services should be accommodated 'within existing settlement boundaries in the first instance. Sites outside settlement boundaries will only be permitted where, following an assessment of capacity within the built-up area, they are shown to be needed, or to meet a community need or realise local community aspirations identified through a Neighbourhood Plan or other process which demonstrates clear community support.'

2.8 All development sites should be appropriate in scale and design and conserve each settlement's identity, countryside setting, key historic characteristics and local features. Development should also reflect the need to protect areas that have been designated for their local, national, or international importance, such as settlement gaps and the South Downs National Park. Economic and commercial growth will also be supported to maintain and improve the shopping, service, tourism and employment roles of the settlements.

2.9 Housing and other development requirements at Denmead will be delivered through its Neighbourhood Plan (see section 4.9).

2.10 Policy MTRA3 relates to other settlements in the Market Towns and Rural Area. Development and redevelopment opportunities are supported within the

defined boundaries of the listed settlements, to meet local needs. LPP1 Policy CP4 allows for affordable housing to be developed on exception sites to meet identified local needs. No housing target is specified in the LPP1 for these settlements, so no allocations are being made through LPP2 in the MTRA3 settlements (see section 4.10).

Site Selection: Assessment Methodology

- 2.11 The assessment of potential site allocations was broadly undertaken in stages, although the process was interwoven with the Sustainability Appraisal and on-going liaison with Parish Councils, their representatives, the Winchester Town Forum, and local community consultation. Liaison with landowners, developers and their agents has also been on-going to establish the availability of sites and the prospects of delivery, with some sites being removed or added during the process as a result.
- 2.12 The assessment has aimed to ensure that the Council meets its statutory obligations and that the sites are selected for a proposed allocation based on a thorough appraisal of their suitability. However the process has also been iterative, more organic than mechanical, with the most suitable sites being identified progressively and in accordance with the principles of localism. The process of site selection is explained more fully in the 'Housing Site Assessment Methodology' background paper.
- 2.13 For the reasons set out in the spatial strategy context provided by the LPP1, the sites to be allocated are associated with Winchester Town and the eight 'MTRA2' settlements (of which Denmead now has an adopted Neighbourhood Plan). The assessment process indicated, at a very early stage, that there would not be enough suitable and available land within any of the eight market towns and larger villages to accommodate the required amount of new housing. New allocations would therefore need to be found in the form of sustainable extensions to the existing built-up areas of these settlements, although this is not necessary in the case of Winchester Town.
- 2.14 The process described below relates primarily to the identification and assessment of sites for housing within the MTRA2 settlements. Employment and other community needs, such as public open space, were also considered and where the evidence base suggested such requirements these were also factored in when sites were being considered. The starting point for identifying suitable sites was the Council's 'Call for Sites', during which a large number of sites were put forward by landowners/developers, and the evaluation of submissions as part of the Strategic Housing Land Availability Assessment (SHLAA).
- 2.15 For Winchester the analysis of completions and commitments, SHLAA sites within the existing urban area, redevelopment opportunities on sites subject to existing planning frameworks and assessments, together with windfall potential, means that no further allocations outside the existing settlement boundary need to be identified.

- 2.16 Initially data sheets and settlement profiles were provided to each of the Parish Councils to gather further baseline information on the existing state and needs of the settlement and its population. Parish Councils were also provided with site assessment checklists for completion based on their local knowledge.
- 2.17 Each site was assessed against a standardised set of key considerations covering a range of matters that affect the suitability of a site for development. The assessment recognised that the presence of one or more of the considerations may or may not render the site undevelopable; that some matters can be mitigated whilst others may be more fundamental and have a detrimental impact on the delivery of a site; and that some matters may only affect part of a site. This initial stage in the process did not therefore eliminate any sites but flagged those with more severe constraints, those with issues needing further investigation and those having more potential.
- 2.18 During this period (January to July 2013) the Parish Councils carried out engagement with various organisations, to assist with the data gathering. They also engaged with their local communities to inform them of the need to identify sites for development and to ask where they considered new development should go. As further information emerged from the work by the Parish Councils the assessment criteria were adjusted with some considerations being expanded in more detail for the second stage of assessment.
- 2.19 Subsequently, sites that could only accommodate less than 10 dwellings were eliminated, as were sites that were distant from the MTRA2 settlements because of their low sustainability. Where sites are within the South Downs National Park but adjacent to one of the settlements, they were flagged as such and still subject to assessments so that Winchester City Council may approach the National Park Authority if it was considered that the site is more suitable for allocation than alternative sites outside of the National Park. In the event, this situation did not arise.
- 2.20 The second stage involved updating the data sheets and profiles, site assessment checklists and preparing more detailed site assessments of constraints to evaluate site options. Specialist knowledge from within the City Council and external organisations was used to carry out assessments in relation to transport and access, landscape sensitivity, the historic environment and other aspects. It also included an initial Sustainability Appraisal of sites in each settlement to identify the likely significant effects on the environment, economic and social factors of the sites as potential allocations.
- 2.21 The final stage was aimed at identifying the preferred allocations. This involved consolidating the information from the specialised assessments of each site together with further emerging information on constraints, with information on community needs and site capacities.
- 2.22 A key element of this stage was the series of workshops held in September 2013 with parish and community representatives for the MTRA2 settlements. In addition to pulling together evidence and findings of research undertaken by

the City Council and the local communities, the aim of these workshops was to consider a draft spatial development strategy for each settlement, including sites to be allocated for development.

- 2.23 Whilst it was clear the various sites had merits and disadvantages, it was equally clear that only a limited number of them would be required to meet each settlement's identified requirement. The pros and cons of having one or two large sites were compared with having a larger number of small sites. By using the established assessment methodology, and having due regard to the community's preferences that had emerged through earlier consultation events, and any community benefits that particular sites could provide (e.g. public open space for the new residents and to reduce existing shortages), the workshops were able to determine a shortlist of preferred sites or options to accommodate each settlement's residual net housing requirement (in Denmead this has been progressed through a Neighbourhood Plan).
- 2.24 These were subject to further consultation with the local communities (from autumn 2013 to early 2014) before each Parish Council recommended its preferred site allocations to the City Council for its consideration in preparing this Draft Plan. Further details, including the outcome of the consultations, are given in the respective settlement sections (4.2 – 4.8) and the Consultation Statement.
- 2.25 The Denmead Neighbourhood Forum undertook its own discussions on site options and appointed an independent planning consultant to assist in drafting the Neighbourhood Plan. The 'Pre-Submission' Plan was approved by the Parish Council in March 2014 and subsequently published for public consultation. It was revised to take account of the comments received, submitted to the City Council, and published for formal comments in September 2014. The Referendum took place on 5 March 2015 and, following a positive result, the Denmead Neighbourhood Plan was then made part of the Winchester District Development Plan by the City Council on 1 April 2015.
- 2.26 The detailed matters addressed in the overall assessment process were:

Stage 1: Initial site sieving

Constraints

- Natural designations: Is the site likely to have a negative impact on a site of international/ national/ local biological or geological importance, e.g. Ramsar, Special Area of Conservation, Special Protection Area, Site of Special Scientific Interest, or Site of Importance for Nature Conservation?
- Historic designations: Is the site likely to have a negative impact on a listed building, a scheduled monument, conservation area, other registered heritage designation or known archaeological features?
- Mineral resources: Is the site identified for safeguarding in the Hampshire Minerals and Waste Plan?

- Trees and planting: Are there protected trees on the site?
- Water course and flooding: Is the site within Flood Zone 2 or 3 (medium–high probability of flooding)?
- Power cables and pipelines: Is the site affected by cables or pipelines to be safeguarded for access?
- Settlement gap: Is the site within a designated settlement gap as defined by LPP1 Policy CP18?
- Highway access: Is the site landlocked, have existing access or may be capable of being accessed by vehicles from an adopted road.

Consistency with the Settlement Hierarchy and Strategy

- Is the site within, or adjacent to, the policy boundary of Winchester Town or an 'MTRA2' settlement?
- Is the site unrelated to Winchester Town or an 'MTRA2' settlement?
- Is the site within the South Downs National Park?
- Is the site in conformity with an adopted Village Design Statement or Parish Plan?

Availability

- Has ownership of the site been confirmed?
- Will the site be available for development within the plan period?

Stage 2: Settlement-based Assessments

Initial Sustainability Appraisal

- Likely significant effects of on the environment, economic and social factors of the potential allocations

Site Sustainability and Accessibility

- Proximity to public transport
- Proximity to local shops and services
- Proximity to primary schools
- Pedestrian links
- Vehicular access to the highway

Landscape Sensitivity Appraisal

- Physical landscape - landform and land cover, including agricultural land quality
- Experiential / Perceptual - including enclosure, intimacy, tranquillity and the existence of footpaths enabling access and enjoyment
- Historic Environment - including the existence of ancient woodland and parkland
- Biodiversity
- Visibility

Historic Environment

- Heritage Assets – including archaeology, conservation area, listed building, scheduled monument

Other Datasets and Issues

- Outstanding dwelling requirements – taking account of existing commitments and potential windfalls
- Physical capacity of sites to accommodate dwelling numbers needed
- Open space audit - quantity, quality and accessibility of various types of open space – the levels of surplus or shortage
- Capacity within existing services and infrastructure
- Character and setting of settlement

Stage 3: Preferred Sites

Consistency with key criteria

- Is the site within the settlement boundary?
- If not, 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. within a medium-high risk flood zone, overhead power line
- Are there national or local policy designations? e.g. Site of Special Scientific Interest, Scheduled Ancient Monument
- Is the site close to existing facilities and services?
- Is there good access onto the site?
- Would the development detract from the landscape, important views and historic environment of the surrounding area?
- Can the site contribute to meeting other identified needs?
- Would development maintain the generally open and undeveloped nature of the gap between neighbouring settlements?
- How did the site rate in community consultation responses?

Site Selection: Community Engagement

(i) Market Towns and Rural Area

- 2.27 Community consultation exercises on the site allocations for LPP2 were carried out during 2013 and into the early part of 2014. All the Parish Councils within whose area the MTRA2 settlements are located undertook at least one round of consultation or other form of community involvement to obtain views on, or preferences for, development options. This included Denmead Parish Council through preparation of the Neighbourhood Plan. The approach varied from settlement to settlement, ranging from questionnaires on future needs for

housing and facilities, and general locations for development, to exhibitions of preferred options and prospective developers' outline proposals. The exercise was not just about housing; it also sought to determine amounts and locations (if required) for other forms of development and recreational open space.

- 2.28 Reports of the outcomes of the final consultations were made to formal parish council meetings which considered and accepted the results of the consultation, endorsed the plan for their settlement, and/or agreed the final choice of sites to be recommended to Winchester City Council during spring/summer 2014. The exception is Shedfield Parish Council who made no formal resolution but was kept informed of progress by their Planning Committee, including that due process had been taken to consider available sites.

(ii) Winchester Town

- 2.29 Because Winchester Town is not parished, it was not possible to run workshops along the same lines as those for the rural settlements. However, a workshop with the Town Forum and other key community and economic stakeholders was held in January 2014 to determine the specific development needs of Winchester and the options for meeting them. This was followed by a series of Ward-level public meetings and exhibitions in February/ March 2014 with a view to further refining the development options. Further details, including the outcome of the consultations, are given in Chapter 3.

Settlement Boundaries

- 2.30 Settlement boundaries are in planning terms a policy tool used to indicate on a map where particular policies that permit development within settlements, or restrict development outside settlements, apply. A settlement boundary is the dividing line between built-up/urban development (the settlement) and non-urban or rural development (the countryside). It 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; or
 - 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.
- 2.31 The development strategy set out in LPP1 follows a sequential approach to development by establishing the capacity of sites within existing settlement boundaries in the first instance, before allocating sites outside and adjoining existing settlement boundaries to meet needs. Where new allocations are proposed through LPP2 (or adopted in the Denmead Neighbourhood Plan) outside existing settlement boundaries, the settlement boundary is redrawn on the Local Plan Policies Map to include the new development allocations.

- 2.32 The boundaries of the larger settlements (Bishop's Waltham, Colden Common, Denmead, Kings Worthy, New Alresford, Swanmore, Waltham Chase, Wickham and Winchester Town) with a housing target to meet and/or with other identified growth have therefore been reviewed and the opportunity taken to consider whether other adjustments to existing settlement boundaries are needed. However, given that this Plan allocates all the sites required to meet the identified development needs of the District (including allowances for windfall developments in Winchester Town and Kings Worthy), there is no imperative to make any further adjustment to settlement boundaries. The 'Settlement Boundary Review' background paper sets out the basis for reviewing these boundaries.
- 2.33 Apart from the adjustments resulting from the allocation of specific sites to accommodate the planned growth, the Settlement Boundary Review indicates that settlement boundaries should be revised to take account of some developments that have happened since the boundaries were last defined in the Winchester District Local Plan Review (2006) (WDLPR). Built or committed development on the edge of settlements, where these are integral functionally and visually to the settlement, other than rural exception sites (which should continue to be treated as such), should be considered for inclusion within the settlement boundary. This includes four sites identified as Local Reserve Sites in the WDLPR (under former Policy H.2): Pitt Manor and Worthy Road/Francis Gardens in Winchester; Little Frenchies Field, Denmead; and Spring Gardens, New Alresford. Minor revisions to settlement boundaries are recommended where small sites falling below the size threshold for inclusion as allocations are either surrounded on three sides by existing boundary, or are part of established rear gardens, and were assessed during the site assessment process and found not to be sensitive in landscape terms or otherwise harmful to settlement pattern or character.
- 2.34 The LPP1 makes a number of strategic development allocations at North Winchester (Barton Farm), Bushfield Camp, West of Waterlooville and North Whiteley. As these are eventually built out, they will create new or extended urban areas around which settlement boundaries will need to be defined. The strategic allocations include considerable areas of related peripheral open space so, until the boundaries of these are defined precisely through detailed planning consents, it is not possible or appropriate to define their settlement boundaries at this stage.
- 2.35 Public open space and other undeveloped areas, such as recreational space or school playing fields on the edge of settlements are part of a settlement's social, physical or environmental infrastructure and contribute significantly to the character or setting of a settlement. However, since the settlement boundary defines the edge of the built development, such open spaces should remain outside the defined boundary, where they are also protected from development by countryside policies.

3

WINCHESTER TOWN

3 WINCHESTER TOWN

3.1 LOCATION, CHARACTERISTICS & SETTING

3.1.1 The area referred to by the City Council, as Winchester Town, consists of the Winchester Wards plus the adjoining built up areas of Badger Farm, Oliver's Battery and Harestock. It is compact, vibrant, distinctive, and located within a remarkable natural setting. It has played an important role over the centuries as a seat of political and religious power, and it is still a major centre of civil government, the law and the military. The Cathedral, the College and the Universities are also great Winchester institutions. The town has a thriving cultural life with museums, galleries, many fine art installations and live performances occurring throughout the year.

3.1.2 The unique characteristics of Winchester Town include historic and cultural assets of exceptional quality. The town is set in some of the most beautiful landscape in the country, and is connected both physically and visually to the surrounding countryside and the South Downs National Park. The river Itchen flows through the heart of Winchester, with its tranquil water meadows reaching right into the town itself.

3.1.3 As the largest settlement in the District, Winchester accommodates around 36% of the District's population and provides about 50% of the total District employment provision. However, there is a mis-match between the skills of the workforce and local residents which results in significant patterns of in and out commuting. The challenge is to provide for the future needs of residents and the sustainable growth of local businesses in a way which maintains a balanced and thriving economy whilst respecting the qualities and features which give the town its character.

3.1.4 The spatial vision for the Town as set out in the Local Plan Part 1 (LPP1) is, therefore:

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

3.1.5 This vision is expanded into a development strategy for the town by policy WT1 of LPP1. Policies WT2 and WT3 of LPP1 allocate strategic sites in Winchester for housing and employment uses. The vision has also been developed further by the Winchester Town Forum, which has published its Vision for Winchester Town 2012 to 2017. The Vision is grouped around 8 themes which aspire to:

- Encourage people to create economic prosperity
- Care for our history, heritage, and setting
- Be a natural destination for visitors and shoppers
- Provide new and affordable housing

- Improve transport, infrastructure and air quality
- Be a regional centre for creativity and culture
- Create a green and environmentally friendly city, and
- Be a town that supports safe and stable communities

Whilst the Vision document is not a land-use plan for the future, it has played a significant part in helping to shape the policies for Winchester Town.

3.2 DEVELOPMENT NEEDS

3.2.1 The development strategy for Winchester set out in the LPP1 identified the critical issue facing the town as being how to deliver the amount and type of development required without compromising the town's recognised and valued qualities and character. Winchester's heritage and environment are internationally important, and enjoy a high level of protection, which correctly acts as a constraint upon certain forms of development. LPP2 therefore builds upon the principles set out in LPP1 which seek to achieve the necessary balance between Winchester's varied development needs and the potential impact on its historic and environmental assets.

3.2.2 In addition to meeting the identified housing requirement, Policy WT1 of LPP1 sets out how the spatial planning vision for Winchester will be achieved by means of:

- *Economic development and diversification*
- *Promotion of the town centre as the preferred location for new retail, commercial, leisure, culture and tourism development*
- *Provision of education facilities, including a new primary school at Barton Farm*
- *Additional open space and recreation provision*
- *Retention of existing and provision of new green infrastructure*
- *Sustainable transport provision*
- *Employment opportunities at Bushfield Camp*
- *Ensuring the highest design quality in new development.*

3.2.3 The LPPI requires the LPP2 to identify/allocate sites for the following land uses:

- 4,000 dwellings (2,000 of which are already allocated by LPP1 at Barton Farm)
- 9,000 sq. m of retail (preferably in the town centre)
- new business growth/diversification to broaden the town's economic base
- retention of open space and consideration of opportunities to address any under-provision
- any other uses/priorities identified through the Local Plan Part 2 process.

- 3.2.4 In order to develop a strategy to address these requirements various evidence studies were undertaken, during the preparation of LPP2. These included the Winchester Retail Study Update prepared in 2013, and the Winchester Station Approach Development Assessments undertaken for the Council in 2013, with further work in 2014. Planning Frameworks have been approved for Stanmore, Abbotts Barton and Winnall. These Planning Frameworks were prepared following extensive consultation and reflect communities' priorities for sustainable change within their areas, and, in turn have informed policies WIN8, WIN9, WIN10 and WIN11 of this Plan.

3.3 HOUSING

- 3.3.1 The Council has to identify sites for around 4,000 new dwellings in the Winchester town spatial area, of which 2,000 houses have been already approved at Barton Farm, and the development has recently commenced. The development strategy in LPP1 requires the remaining Winchester town housing requirement to be achieved through development and redevelopment of sites within and adjoining the defined built-up area of the town. In line with the LPP1 aim to make efficient use of land within existing settlements and prioritise the use of previously developed land (policy DS1), the expected capacity of the Winchester built-up area has been assessed, as set out below.

Winchester Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011 - 2031)*	4000
b. Net Completions 1.4.2011 to 31.3.2015	349
c. Outstanding permissions at 31.3.2015**	3156
d. SHLAA sites within settlement boundary	310
e. Planning Frameworks / Assessments*** (Stanmore, Abbotts Barton, Station Approach)	132
f. Windfall allowance	910
g. Total supply (b+c+d+e+f)	4857
Remainder to be allocated	0

* Policy WT1 of LPP1

** Includes 2000 at Barton Farm

*** Over and above planning consents / SHLAA sites already identified within these areas

- 3.3.2 A large proportion of the housing requirement for Winchester is already completed or committed through planning consents (b. and c in the table above).
- 3.3.3 The SHLAA identifies various other sites within the settlement boundary that are expected to contribute to housing supply during the Plan period (d.), and this has been up-dated on a regular basis. The Council's Annual Monitoring Report includes details of housing supply and delivery. Various Planning Frameworks / development assessments have been prepared for key areas

including Stanmore, Station Approach, Abbots Barton and Winnall. These identify capacity for over 300 additional dwellings, of which about 132 are over and above existing commitments and SHLAA sites in these areas (e.). Policies WIN5 – WIN11 below promote suitable development in these areas and they will, therefore, contribute significantly to housing supply, particularly for the provision of affordable housing.

- 3.3.4 The expectation is that all housing sites that come forward in the town should be able to provide 40% affordable housing, in compliance with LPP1 Policy CP3. There is also the potential to bring forward affordable housing on exception sites around the town providing they comply with Policy CP4. The Council will continue to add to the town's stock of affordable housing through its Housing Delivery Programme.
- 3.3.5 The 'Windfall Trends and Potential' study for Winchester indicates that historically windfall sites provided an average of 118 new dwellings per annum over the period assessed. If this rate was achieved over the whole Plan period then this would result in an additional 2360 houses, but the 'Windfall Trends and Potential' study takes a more cautious approach and estimates a contribution of about 910 dwellings from windfall sites (f.).
- 3.3.6 The conclusion is therefore that, with a combination of the sites identified in the table above, the housing requirement for Winchester can be met from within the existing built-up area (and Barton Farm), with only limited reliance on windfall sites, without the need to identify additional greenfield allocations.

3.4 EMPLOYMENT

- 3.4.1 There is no LPP1 target for employment needs in the town, but there is a requirement to help facilitate new business growth to broaden the town's economic base. Bushfield Camp has already been identified in LPP1 as an employment site of around 20 hectares and there are other commitments available for employment development within and around the town. LPP1 (Policy WT1) reflects the Council's Economic Strategy 2010-2020 which refers to the key economic sectors in the Town area as being knowledge, tourism, creative and media industries and for these to be supported and strengthened during the Plan period. The Council published its Cultural Strategy in 2014, which identifies the need to promote cultural and creative workspace to also support these sectors.
- 3.4.2 Policies in the LPP1 (CP8 & CP9) set out the criteria by which any potential applications which would result in increases or losses of employment would be determined. The presumption is that the main employment areas in the town centre, Winnall and Bar End will remain in employment uses.
- 3.4.3 There are a limited number of vacant employment properties in the town which provides for the normal 'churn' of employment floorspace.
- 3.4.4 Within the town, in addition to land at Bushfield Camp, there are two key employment opportunities; the area around Winchester Station and at Winnall.

The area around Winchester Station, known as Station Approach, is promoted for an employment-led mixed use development. Policies for the 'Station Approach Area' are set out below, with the redevelopment of sites in this area having potential for around 16,000 sq. m of office (B1) floorspace. The Winnall Planning Framework has also identified opportunities for the encouragement of start-up units and small to medium enterprises and a more flexible approach to employment generating uses outside of the traditional B1-B8 range in some locations. When this is added to the 20 hectares of land available at Bushfield Camp, and current available stock, it is clear that there is a good range of sites and opportunities to facilitate new business growth to broaden the town's economic base.

- 3.4.5 Further employment opportunities may also be generated through Winchester's role as a visitor destination, with tourism / cultural facilities being developed in suitable locations to support both visitors and the resident population.

3.5 RETAIL

- 3.5.1 Retail studies prepared for Local Plan Part 1 noted that in the short to medium term there is no need to allocate any further land for retail uses. The 2014 Retail Study Update¹ amended the projected floorspace need to 6,200 sq.m post 2021. This is broken down into 2,400 sq.m. of convenience floorspace, and 3,800 sq.m. of comparison.
- 3.5.2 In the short to medium term up until 2021 retail growth requirements will be met through the redevelopment at Silver Hill (see Policy WIN4 below), and small scale local additions such as the local centre at Barton Farm and the regeneration of the Station Approach area. In this way retail growth will be directed towards the town and local centres rather than out of centre sites, which is more consistent with the vision for Winchester town by ensuring that it is an attractive destination for the local community and visitors. Policy WIN11 allows for limited additional retail floorspace in clearly defined zones within the Winnall employment area, where specific retail activities are of a type which cannot normally be located within the town centre.
- 3.5.3 Given the uncertainties over the long-term nature of retailing and the impact of on-line shopping the retail studies recommended that there is no need to allocate any further retail floorspace at the present time, through this Local Plan.
- 3.5.4 The main retail area is currently centred on the historic High Street and The Brooks shopping centre. With the development of Silver Hill additional prime retail frontage will be created to extend the existing retail offer. It is important to ensure that the prime retail frontages remain healthy and enable Winchester to fulfill its role as a significant retail centre. Outside of the prime frontage there are a number of streets which contain an important selection of

¹ Winchester Retail Study Update 2014 – Nathaniel Lichfield & Partners (January 2014)

smaller speciality shops and other town centre uses, which make a major contribution to the attractiveness and vibrancy of the town centre as a whole. These are designated as secondary retail frontages, where the aim is to provide for a mix of retail-type uses, including those that serve the evening economy.

- 3.5.5 This Plan therefore defines both primary and secondary shopping frontages. With the additional retail floorspace to be developed at Silver Hill, the primary shopping frontage has been reviewed and redrawn as appropriate. An area of secondary shopping frontages is also defined, as advised by the National Planning Policy Framework. These are vital to encourage specialty shops to maintain the distinctiveness and vitality of the town's retail offer. Policies DM7 and DM8 define the primary and secondary retail frontages within the town centre.

3.6 INFRASTRUCTURE (INCLUDING OPEN SPACE, LEISURE, AND TRANSPORT)

- 3.6.1 The LPP1 identifies an overall surplus of open space in the town, due largely to the amount of accessible Natural Green Space. However there are deficits in some categories, particularly Children's Play, Parks, Sports and Recreation Grounds and many open space facilities are unevenly distributed across the town.
- 3.6.2 Additional new sports and recreational facilities are planned at Barton Farm (LPP1 Policy WT2), along with large areas of natural and informal green space. While these are aimed primarily at meeting the needs of the new community they will provide an asset for the whole community, and help make up shortfalls to the north of the town. To the south of the town the development of Bushfield Camp (LPP1 Policy WT3) will provide around 23 hectares of open space. These new areas will provide for much of the shortfall of open space, particularly for informal space and parks.
- 3.6.3 Therefore, no new allocations of land to provide for open space uses are proposed in the LPP2. Although some shortfalls will remain and opportunities to remedy them will be sought, there are difficulties in assembling land for this use given the high values within the town. Both the Planning Frameworks for Stanmore and Abbots Barton identify opportunities for enhancing open space which is currently under-used. Allocating more land beyond the town boundary would have only limited benefits and the open spaces provided would not be accessible to residents in the central Wards. The strategy for open space therefore will be to ensure that the important open spaces within the town, which are listed in the Winchester District Open Space Strategy and protected by policy DM4, will be retained, and to investigate how existing spaces can be used more effectively, which is particularly pertinent for the provision of play space. Any significant residential development which comes forward during the Plan period would be expected to provide for its open

space needs and contribute towards addressing existing shortfalls where possible.

- 3.6.4 The Winchester Built Facilities Assessment 2014 identified a growing demand for sports and recreation facilities in the town which could not be met within existing facilities. The leisure centre at North Walls is in need of significant improvements to provide the range of services expected in a modern leisure centre, and to create additional capacity to meet the expected growth in leisure needs. Options are currently being explored by the Council to determine a cost effective way forward, which is likely to involve one of two areas already in recreational use, either at River Park or Bar End. The timing of this project does not enable a site to be identified through LPP2, so any proposals will need to accord with LPP1 Policies WT1, CP6, CP7 and other relevant policies.
- 3.6.5 The Hampshire Local Transport Plan was updated in May 2014 to cover the period 2011- 2031. The original plan in 2011 set out the role of Access Plans and how they will guide the longer term vision and strategies covering all modes of transport within larger settlements such as Winchester. The Winchester Town Access Plan approved in July 2011 jointly developed by Hampshire County Council and Winchester City Council sets out a shared vision for how access to facilities and services within the town will be improved. It focuses on improving accessibility and air quality, reducing the level of traffic in the city centre and therefore improving the situation in terms of localised congestion. The four key aims of the Access Plan are:
- to ensure that the vitality and resilience of the local economy is strengthened by planning for movement and access which is economically and environmentally sustainable;
 - to lead a transition to cycling, walking, public transport and low-carbon modes of travel, including low emission private and commercial vehicles;
 - to reduce the negative effects of transport related carbon emissions on all neighbourhoods including the town's historic environment, particularly in relation to air quality and the safety of pedestrians and cyclists;
 - to enhance the social and cultural wellbeing of Winchester by providing access for all.
- 3.6.6 The approved walking and cycling strategies facilitate these forms of movement around Winchester, in accordance with the aims of the Access Plan and projects are monitored on a regular basis, with reports presented to Winchester Town Forum. Streets and roads within all new developments should be consistent with the principles of these strategies while also creating and enhancing links to the existing network of pedestrian and cycle routes.

- 3.6.7 The Council has published the Winchester District Car Parking Strategy 2014-2018, which sets out the approach to managing the provision of public parking spaces in the District. It notes the provision of additional park and ride facilities at Pitt Manor and Barton Farm, and additional spaces at the railway station provided by Network Rail. The objective is to retain parking capacity in the town generally at current levels, but the operation of the town centre car parks will be kept under review to assess whether there is potential for improvements and/ or consolidation. The Strategy recognises the potential to redevelop several car parks within the town, including the surface car park in Chesil Street, which now has planning consent for extra care accommodation, but in the main the development potential of the other car parking sites is something that will be explored over the course of the Plan period.
- 3.6.8 A new primary school is planned for Barton Farm, this will be either a two or three form entry school depending on the demand for places in the area. Plans are also under consideration to expand Henry Beaufort School as a result of the increased numbers of secondary school pupils resulting from the Barton Farm development. The education authority has implemented a programme to increase primary school places with the development of a new primary school at Westgate Secondary School and the expansion of several existing schools within the town.

3.7 POLICIES

- 3.7.1 While it is important to ensure that Winchester town continues to thrive and grow sustainably, it is equally important to ensure that development does not detract from the special character of both the town and its landscape setting. Various studies help to define the special character of Winchester, including 'Winchester City and its Setting' and the 'Winchester Conservation Area Project'. There are also a series of Local Area Design Statements and Neighbourhood Design Statements for various parts of the town. Special care will be needed where development is proposed on the sloping and higher ground around the edges of the town to retain important views into and out of the town, protect treed skylines and contain the town within the surrounding main ridgelines (see Policy WT3).
- 3.7.2 The following policy will apply throughout Winchester town and seeks to realise the Vision for the town. It sets out a series of principles for new development, rather than specific criteria which every application for planning permission will be expected to meet. Where appropriate, proposals for new development within the town should say how these principles have been taken into account in preparing planning applications.

Policy WIN1 –Winchester Town

Within the defined settlement boundary of Winchester as shown on the Policies Map, planning permission will be granted for development which accords with the Development Plan and is consistent with the following principles aimed at delivering the Vision for Winchester

town:

- (i) protect and enhance the special character of Winchester Town, including its setting, heritage assets and treed skylines;**
- (ii) provide a range of housing, including affordable housing, to meet local housing needs;**
- (iii) encourage economic prosperity by reinforcing its reputation as a regional centre for creativity and culture**
- (iv) encourage sustainable transport options**
- (v) contribute towards reducing carbon emissions**
- (vi) create a green and environmentally friendly town.**

3.7.3 **The Town centre** is a vibrant commercial and retail centre, but it also has an important resident population. It is the preferred location for new retail, commercial, leisure, culture and tourism development. It is important that the town maintains a balance between the different uses, and minimises any areas of potential conflict between the need for sustainable economic growth and environmental factors. For example, the need to provide a sustainable transport network must be balanced with the need to reduce congestion and improve air quality, to recognise the needs of both businesses and residents from neighbouring villages poorly served by public transport.

3.7.4 The role of the town centre as a hub for public administration is vulnerable to change and it is therefore important to encourage and attract investment which helps to re-balance the local economy. In line with the vision for the town employment opportunities in creative and knowledge based, low carbon industries will be particularly encouraged.

Policy WIN2 –Town Centre

Within the defined town centre as shown on the Policies Map, planning permission will be granted for development which accords with the Development Plan and is consistent with the following principles aimed at delivering the Vision for Winchester town:

- (i) contribute towards maintaining Winchester’s role within the hierarchy of retail centres and promote the town centre as a natural destination for visitors and shoppers;**
- (ii) contribute towards economic prosperity, and broaden the town’s economic base, through retention / expansion of existing business and provision of space for new and start-up businesses;**
- (iii) effectively mitigate adverse environmental or transport impacts within the town centre.**
- (iv) enhance the sensitive historic environment of the town centre and its heritage assets.**

- 3.7.5 Winchester is located in a natural bowl through which the River Itchen flows and is surrounded by high chalk downland. The landform of chalk downland and escarpments is dramatic and affords some spectacular panoramic views across the town, as well as locally distinctive visual corridors and vistas linking the town and countryside. This landscape setting distinguishes Winchester from other English cathedral cities, in that the town and its cathedral are subservient to the landscape, a characteristic which is almost unique amongst these cities. Therefore panoramic views across the town are a defining characteristic of Winchester, and much of its character derives from the roofscape and the juxtaposition of spires, steeples, clock-towers and other tall buildings and significant structures, which pierce the general level of rooftops and the skyline, making them landmarks.
- 3.7.6 The Cathedral, is the most important building within the town and can be viewed from distances well beyond the town boundaries, but its size and architectural qualities can also be appreciated from higher ground on the edge of the town centre. Close to, the Cathedral can be surveyed from relatively few locations, and sometimes not at all, as the tight narrow streets and landform restrict these views.
- 3.7.7 Winchester's roofscape is characterised by a closely packed interwoven network of small scale tiled pitched roofs giving an impression of informality, but which in fact has form and order. Views and vistas to and from significant historic buildings that punctuate the generally low rise level of roofs are highly valued and need to be protected from developments that would be out of scale, visually dominant, or incongruous.
- 3.7.8 It is expected that new buildings should be of a scale which is sympathetic to others in the surrounding area. Where a building of a larger scale may be appropriate it should be demonstrated that important views, especially of landmark features from public places including transport corridors, are retained.
- 3.7.9 Guidance on roofscape, roof shape, rooflines, set back upper storeys, dormers and rooflights, together with roofing materials and detailing are set out in the High Quality Places SPD adopted in 2015. This document also provides general guidance on views and vistas, but given the historic significance of Winchester Town and the character and quality of its setting, the following policy will apply to development proposals.

Policy WIN3 – Views & Roofscape

Development within and around Winchester Town which accords with the Development Plan will be permitted, provided:

- (i) views that are integral to local character and distinctiveness are maintained, in particular views of treed skylines which connect Winchester with its setting;**
- (ii) important views and vistas to and from the key historic features shown on the Policies Map (and listed below) are protected;**

- (iii) roof designs are sympathetic to the character of the town's historic roofscape in terms of bulk, grain, form and materials and make a positive contribution to the roofscape;
- (iv) any necessary plant, micro-energy generation equipment and other intrusive roof features are avoided or sensitively integrated within the roof-profile.

3.7.10 Key features which contribute most to the character of the town's roofscape have been marked on the Policies Map and are listed below. The planning authority will expect applicants to demonstrate that views to and from these will not be harmed and that the general character of the roofscape will be preserved. Within the town, developments which block key views, whether at roof or street level, or which compete with the finer grain of the roofscape by way of over-bulky design and lack of refinement, or by insensitively locating plant, micro-generation equipment and reflective structures or materials, will only be approved in exceptional circumstances.

Winchester Key Historic Features

- | | | |
|--------------------------------------|-----------------------------------|-----------------------------------|
| • Winchester Cathedral | • St Catherine's Hill | • Winchester College Chapel |
| • Winchester Guildhall | • Abbey House | • King Alfred's Statue |
| • St John's House & Chapel | • The Old Guildhall (Lloyds Bank) | • Barclays Bank Building |
| • St Thomas' Church | • The Great Hall | • Queen Elizabeth Court |
| • Castle Offices, Castle Hill | • The Westgate | • Peninsula Barracks |
| • 3-5 Clifton Road & 16 Clifton Hill | • Winchester Prison tower | • Royal Hampshire County Hospital |
| • Hospital of St Cross | • Wolvesey Castle | • St John's Church |
| | • St Giles Hill | |

3.7.11 The **Silver Hill** site includes the current bus station, which creates an unsightly gap in the buildings fronting the historic Guildhall and Abbey Gardens, together with a former health centre, Sainsbury's supermarket, Kings Walk, where there are a number of vacant and under-used buildings, and the now closed Friarsgate multi storey car park. The area in general currently detracts from the townscape qualities of the town. The whole of the site is within a conservation area, which means that development proposals will be expected to be of the highest quality to protect and enhance the special

qualities of the area. A number of watercourses run through the site and part of the area has the potential to flood.

- 3.7.12 The development of Silver Hill is expected to provide substantial improved retail floorspace which will meet the town's retail needs up until at least 2021. Planning consent has been granted for a mixed use development on the site, and the relevant Compulsory Purchase Orders confirmed.

Policy WIN4 –Silver Hill

Development proposals for a comprehensive mixed-use development within the area known as Silver Hill as shown on the Policies Map, will be granted planning permission provided that detailed proposals accord with the Development Plan and:

- (i) provide an appropriate mix of uses that reinforce and complement the town centre, including retail, residential and other town centre uses;**
- (ii) proposals should include a high quality contemporary design response;**
- (iii) respect the historic context, and make a positive contribution towards protecting and enhancing the local character and special heritage of the area and important historic views, especially those from St Giles Hill;**
- (iv) enhance the public realm;**
- (v) improve pedestrian and cycle access;**
- (vi) provide a landscape framework to create planting opportunities and ensure that where trees are lost an appropriate replacement planting scheme is agreed;**
- (vii) include proposals which accommodate buses and coaches, reduce traffic in the Broadway, and remove traffic from Silver Hill (except for servicing). Appropriate car parking to replace any spaces lost through development should be provided and proposals should include any on or off-site mitigation measures identified through the Transport Assessment;**
- (viii) include a comprehensive archaeological assessment to define the extent and significance of any archaeological remains and provide for their preservation or recording, as appropriate;**
- (ix) include a Strategic Flood Risk Assessment, with suitable mitigation measures, and an Environmental Impact Assessment which includes an assessment of other potential environmental impacts and any mitigation measures necessary.**

- 3.7.13 **Station Approach Area:** The area around Winchester Station, including the former Cattlemarket area, is on a number of key transport routes, but the area does not fulfil its potential to provide a vibrant entrance into the town centre, and contains a number of vacant and under-used sites and properties. The

City Council has assessed the potential for viable development in this area in order to maximise the benefits for the City as a whole². This includes:

- identifying the most suitable mix and broad scale of uses;
- identifying the main sites with potential for development / redevelopment;
- identifying important constraints and urban design/access principles; and
- clarifying the landowners' intentions, site availability and likely timescales for development.

3.7.14 The assessments have enabled the Council to develop a number of strategic aspirations, which are to:

- ensure the area around the Station enhances the economic vitality of the city, offering improved employment opportunities;
- create a high quality and welcoming arrival point and improve way-finding and legibility so that people find their way to the city centre and other key destinations;
- create an area that serves a variety of people and builds on and adds to the existing commercial and cultural life in the city;
- improve the aesthetic and environmental impact of the area, including the retention of important trees and new planting;
- safeguard and enhance views and the character of the area; and
- repair the urban fabric and create a cohesive high quality townscape, and public realm.

3.7.15 Based on the above aspirations for the area, studies and market assessments have been undertaken to test options, around a common concept of:

- creating commercial office hubs on the Carfax and Cattlemarket site;
- improve permeability for pedestrians and cyclists, including linkages to the station, through the sites and to key destinations;
- broadly retain the existing car parking levels within the area and provide sufficient parking for the new development;
- strengthen the existing local centre around Andover Road;
- achieving active frontages by providing a variety of uses at ground floor level along key routes;
- providing a mix of houses and flats; and
- creating and providing quality public spaces.

3.7.16 An overall planning response has been developed to address issues of access, car parking level changes, views and key design principles to ensure

² Winchester Station Approach Development Assessment; Tibbalds, Nov 2013 & Sept 2014

that proposals come forward through a comprehensive plan led approach, taking into account local constraints. The matters set out in Policies WIN5-WIN7 below are intended to be comprehensive but not prescriptive, building on local character and an understanding of the complex relationships between the many elements that make up the built environment in this locality.

- 3.7.17 The overall aim is not only to regenerate this neighbourhood but also to create buildings and spaces which both individually and in combination form an attractive public realm. To successfully integrate new development into the environment it is necessary to have a full understanding of its local context, therefore proposals will be required to undertake detailed analysis of the setting of the building / site in terms of traffic activities and land use, built form, skylines and views, landscape and visual relationship with the locality and wider setting.
- 3.7.18 The area can be split into two prime sites, the Carfax site adjoining the station, and the Cattlemarket and the Winchester Club, both of which could be designed and developed separately. Other sites in this area might also come forward for development and Policy WIN5 sets out the general principles for development within the overall Station Approach Area. The purpose of WIN5 is to set out general parameters for new development that will contribute to and stimulate regeneration within this part of Winchester. Site specific requirements for the Carfax site are set out in Policy WIN6 and for the Cattlemarket site in Policy WIN7. Development in this area will also need to respond to the aims of the Vision for Winchester as set out at para 3.1.5.
- 3.7.19 The following policies do not seek to prescribe a set amount of floorspace for the different uses, but for the purposes of assessing urban design principles, transport issues and viability certain assumptions have been made in respect of what a scheme might deliver. It is expected that the area covered by Policy WIN5 has the capacity to deliver over 100 new dwellings, more than 16,000 sq.m of new office space, and sufficient car parking to maintain public parking provision and serve the new development. These are not firm targets and development proposals will need to take account of capacity of the sites within the area, the various planning requirements set out in respective policies in LPP1 and LPP2 and the need to deliver a viable scheme.
- 3.7.20 In addition to the following policies, schemes will also need to reflect the various strategies and specialist guidance that has been approved by the Council, such as the High Quality Places SPD and the Walking and Cycling Strategies. Whilst most of this area falls outside the designated Conservation Area, small parts lie within it and the boundary of the Conservation Area coincides in some instances with the area covered by Policies WIN5, WIN6 and WIN7. There is evidence that this part of Winchester lies within an area of significant archaeological potential and proposals will need to respond to this constraint and provide for mitigation as required by Policy DM25. Proposals will therefore need to reflect and be sympathetic to the heritage assets in the vicinity.
- 3.7.21 A key requirement for this area is the delivery of high quality development – to encourage excellence, innovation and creativity in design poor or mediocre

proposals will be discouraged. Schemes should be compatible with the scale and character of the local environment in order to enhance the overall quality of the built environment, the attractiveness of the area for investment, economic regeneration and to reinforce civic pride and sense of place for the overall benefit of commercial interests and residents.

Policy WIN5 – Station Approach Area – Development Principles

Land in the Winchester Station area, as shown on the Policies Map, is suitable for an employment-led mixed use development comprising:

- **offices, and other employment generating uses**
- **car parking**
- **open spaces**
- **leisure/culture**
- **small-scale retail**
- **residential, including exploring the potential to provide accommodation aimed at meeting the needs of older persons**
- **student housing on suitable sites**
- **hotel as part of a mixed use development.**

Planning permission will be granted provided that detailed proposals accord with the Development Plan and:

- (i) take a contextual approach which respects the characteristics of Winchester town, and relate positively to the conservation area and other heritage assets;**
- (ii) make a positive contribution towards improving the area as an entrance into the town centre, enhancing the public realm and improving pedestrian and cycling access within the area and to its surroundings;**
- (iii) clearly demonstrate a high standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings;**
- (iv) assess the impact of buildings over 3 storeys on views and adjoining areas and do not exceed 4-5 storeys in height, unless a taller building can be justified in townscape terms. Taller buildings are unlikely to be acceptable in close proximity to nearby residential properties;**
- (v) retain views of the treed skyline and other key historic features;**
- (vi) retain existing trees where they make a positive contribution towards enhancing local distinctiveness, and prepare a landscape framework to establish opportunities for new planting;**
- (vii) provide active street frontages to enhance the pedestrian environment, and promote the vitality and viability of the local centre along Andover Road;**
- (viii) are consistent with the Council's adopted Parking Strategy**

and adopt a coordinated approach to the provision of car-parking which ensures that the overall quantity of public parking spaces in the area is not reduced.

3.7.22 The area around the main entrance to the Station forms an important gateway into the town, but the spaces and buildings around the station are poorly defined and the overall experience of arrival is much diminished. Therefore there is an opportunity to create a sense of arrival on this key transport node, with improved pedestrian links and signage into the town centre. The opportunity should be taken to ensure that a properly integrated circulation/access scheme is developed for the required pedestrian, vehicular and public realm improvements around the Station forecourt. In developing proposals for this area, consideration should be given to the retention of the former Registry Office building. Whilst, this is not an absolute policy requirement as a more appropriate architectural statement could be provided by the way of a new building, it will be necessary for proposals to demonstrate delivery of a high quality scheme, along with an improved circulation area and public realm in front of the Station.

Policy WIN6 –The Carfax Mixed Use Site

Land at the Carfax site, as shown on the Policies Map, is allocated for a mixed-use development comprising offices (Use Class B1a), small-scale retail or leisure/cultural uses, residential accommodation, and car parking. Planning permission will be granted provided that detailed proposals accord with the Development Plan and:

- (i) demonstrate a full understanding of the site constraints, context of the area, and show how the designs have responded to it;**
- (ii) provide a fitting entrance into the town centre, by enhancing and extending the public realm;**
- (iii) providing buildings of the highest design quality reflecting local distinctiveness;**
- (iv) retain and respect the Hampshire Record Office and Station buildings and test the feasibility of retaining and re-using the former Registry Office building and integrate these into the development proposals;**
- (v) respect the scale of the existing adjacent residential properties**
- (vi) prioritise pedestrian routes through the site and links to the town centre and other key destinations, improving provision for and integration of pedestrians, cyclists and public transport.**

3.7.23 The area formerly used as the Cattlemarket is now largely used as a car park; the building containing the Winchester Club is also within the site. As such the Cattlemarket is an under-used site which makes no contribution towards the

townscape of the area. Important views of the Cathedral can be glimpsed from the northern part of the site adjoining the Andover Road. The site presents the opportunity to create an office hub to help diversify the local economy and building on the economic vitality of the town. The site is well located to public transport routes, and within walkable distance of the town centre. It is recognised that the parking provision in this location is attractive to some long stay users, who might otherwise travel into one of the more central car parks which are primarily aimed at shoppers and visitors.

Policy WIN7 – The Cattlemarket Mixed Use Site

Land at the Cattlemarket site, as shown on the Policies Map, is allocated for a mixed use development comprising offices (Use Class B1a) and other commercial uses, residential accommodation, and car parking. Planning permission will be granted provided that detailed proposals accord with the Development Plan and:

- (i) proposals should demonstrate a full understanding of the site constraints, context of the area, and show how the designs have responded to it;**
- (ii) any proposals to develop part of the site should clearly demonstrate a comprehensive approach to ensure that the development of part of the site does not compromise the development of the remainder;**
- (iii) provide a fitting entrance to this part of the town, by improving the public realm, improving pedestrian and cycling access, including through the site;**
- (iv) proposals should include a high quality creative design response to the junction of Andover Road and Worthy Lane;**
- (v) define the extent and significance of any archaeological remains and provide for their preservation or recording, as appropriate;**
- (vi) ensure that the scale of the development respects and is not overbearing for nearby residential and other properties.**

3.7.24 The Council has prepared planning frameworks for a number of neighbourhoods in Winchester Town at Stanmore, Abbotts Barton and Winnall. These frameworks have a broader remit than spatial planning and will be used by the Council to inform decision making processes, including planning. For this reason they have not been adopted as supplementary planning documents, but are a material consideration in the planning process.

3.7.25 The **Stanmore** Planning Framework was approved in September 2013, after an extensive consultation period. The Framework reflects community priorities for change and establishes a deliverable portfolio of projects to guide regeneration and growth. The Framework identified that the four main areas of concern were delivering housing growth and renewing the built environment; enhancing community facilities; improving public open space; and transport and parking.

3.7.26 The adopted Vision for Stanmore which will guide the policy response is;

‘Stanmore will be a thriving and safe neighbourhood where all residents are proud to live. It will be a place that has seen the benefits of housing growth captured locally, with desirable homes that provide for the existing community and attract new residents.

There will be a strong sense of community spirit, effective partnership working, a wide range of well-run community facilities and high quality, and well maintained green spaces.

It will have strong connections within the neighbourhood and to nearby areas with training and learning programmes on offer for those who require further support’

3.7.27 The Planning Framework identified sites with the potential to deliver around 150 new houses over the long term, of which around 56 new dwellings would come forward over the short to medium term, many of them as affordable units. The scheme being implemented at the former New Queen’s Head site on Stanmore Lane will provide affordable housing for the area. In the longer term further sites are likely to come forward subject to detailed feasibility studies and further consultation. It is expected that any new development will contribute towards meeting local needs in respect of the other themes of the Framework identified above. In this connection the Council will investigate measures to capture the financial benefits of development for investment in facilities which directly benefit the neighbourhood. The proposed Community Letting Plan for new affordable homes will ensure priority is given to local people who need affordable housing.

3.7.28 The Council will continue to explore opportunities for improving community facilities, and enhancing the attractiveness of the area, particularly for improvements to the cluster of community facilities at Somers Close, which would need to ensure sufficient parking is available and that the existing play area is replaced and improved if this part of the site were developed as affordable housing. Such improvements could be delivered through an affordable housing scheme and could also improve parking and access arrangements for existing dwellings in Somers Close, improve the natural surveillance of the recreation ground and provide new homes to meet local needs.

3.7.29 The Council will also investigate the potential for additional housing and improved open space, and other infill opportunities, which potentially include; about 35 homes at The Valley, including improving green infrastructure; about 15 homes adjacent to Somers Close community facilities, including improving parking arrangements for existing homes in Somers Close, a relocated and improved play area, and opportunities for enhanced community facilities; and about 20 homes at Cromwell Road Recreation Ground, including the provision of sports pitches and changing facilities.

Policy WIN8 - Stanmore

Within the Stanmore area, as shown on the Policies Map, the Council will implement the key principles and proposals set out within the Stanmore Planning Framework. Planning permission will be granted for development that accords with the Development Plan and is consistent with the following objectives of the Stanmore Planning Framework:

- (i) provide (individually or in combination with other developments) for new or improved open spaces and green infrastructure; including the introduction of natural play facilities, multi-use games areas (up to two); teenage play structures; an additional junior pitch with associated changing facilities, and dedicated community gardening opportunities, as well as the better use of existing spaces;
- (ii) improve the accessibility of the neighbourhood, including permeability through well lit and signposted footpaths and cycle routes;
- (iii) enhance community facilities, particularly those offering co-location and collaboration opportunities such as a multi-purpose community 'hub' for Stanmore to accommodate social, leisure, health and educational activities for all;
- (iv) provide new housing to meet local need, in particular affordable housing, and improved open space, including
- (v) explore the potential for infill development to provide new affordable housing, in accordance with the Planning Framework;
- (vi) provide improvements to community facilities, particularly those at Somers Close, whilst ensuring that any development in this area provides adequate car parking, replaces and enhances the play area, enhances the overall attractiveness of the area, and provides for new housing as set out above.

3.7.30 A major issue facing the community at Stanmore is the number of **houses in multiple occupation**, particularly student housing. This is perhaps most acute in this area, but other areas in the town also face this issue, which Policy WIN9 below seeks to address.

3.7.31 The City Council has set out its plans to provide for a mix of housing to meet the needs of different communities in Policy CP2 - Housing Provision and Mix, in the adopted Core Strategy and in line with the NPPF. Policy CP2 only relates to new developments, but it recognises that the greatest demand across the District is for 2-3 bed affordable family housing. 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) (Use

Class C4), carried out under current permitted development rights³. Larger HMOs are classed as *sui generis* and require planning permission for a change of use.

- 3.7.32 On the whole, HMOs make up a small proportion of the overall housing market and provide an important housing supply for vulnerable households, those on lower incomes, students and young professional sharers⁴.
- 3.7.33 Compared to the rest of the Central Hampshire Housing Market Area, Winchester Town has a high proportion of single person and sharing households⁵. The projections in the updated Strategic Housing Market Assessment (2012) do not predict an increase in multi-person households, but identify that many of these households are in housing need, demonstrating that this type of accommodation is providing an important source of more affordable housing.
- 3.7.34 However, in the Stanmore area almost 20% of properties are estimated to be HMOs and of these, over half (182 households) provide student housing, predominantly in the areas of Cromwell Road, the top of the Valley, Upper Stanmore and Stanmore Lane⁶. Apart from the loss of more affordable family homes also needed in Winchester, the over-concentration of HMOs in any one area can create an unbalanced housing market with increased pressures on parking provision, loss of amenity and tensions within communities.
- 3.7.35 Stanmore is a desirable location for students and private-rental landlords. It is within walking distance of the University of Winchester and the style of the properties (predominantly former council housing) allows them to be adapted to provide additional bedrooms and thereby more affordable accommodation for students. Given the steady increase in the number of full time undergraduates attending the University of Winchester in recent years⁷ it is anticipated that the demand for HMOs in Stanmore may continue and not be met by new University developments catering for first years and international students, nor by privately owned halls of residence of which there is a lack in the Town⁸. Most 2nd and 3rd year students will still need to seek accommodation elsewhere in the city and therefore represent the greatest demand for accommodation in private accommodation.
- 3.7.36 The City Council recognises the important contribution the Universities and their students make to the local economy and labour market, supporting knowledge based industries, research and links with other centres of learning,

³ Under the Town and Country Planning (General Permitted Development) Order 1995 (as amended) small HMOs are classed as C4, properties occupied by three or more unrelated people as their only or main residence, who share facilities (such as toilet, bathroom or kitchen facilities) where at least one resident is renting. Large HMOs are properties rented to 5 or more people who form more than 1 household, are at least 3 storeys high and where tenants share toilet, bathroom or kitchen facilities

⁴ Winchester Housing Strategy 2013/14 – 2018/19

⁵ The Winchester District Housing Market and Housing Need Assessment DTZ 2012

⁶ Stanmore Planning Framework Broadway Malyan June 2013

⁷ Higher Education Statistics Agency

⁸ Assessment of the present and future student population in Winchester town, and its impact on housing

as well as contributing to mixed communities. In order to balance support for the universities in Winchester with retaining a mixed housing stock in various neighborhoods, the Council has agreed to impose an 'Article 4 Direction' to restrict permitted development rights on HMOs. This would mean that the development of HMOs would require planning consent but would only be applied in those areas where there is an existing or potential over-concentration of HMOs, such that local communities have well-founded concerns over amenity and the availability of family housing. This situation currently applies in Stanmore, but Policy WIN9 covers the whole of Winchester and enables controls to be applied elsewhere if needed.

3.7.37 The Direction would remove existing permitted development rights for any new changes of use from a dwelling-house (Use Class C3) to small a shared house (Class C4) within the area covered by an Article 4 Direction. These proposals would require planning permission and will judged on the criteria set out in this policy.

3.7.38 Parking provision should accord with local standards, taking the following issues into consideration:-

- The amount of parking available on and off site;
- Existing parking pressures; and
- The proposed number of bedrooms and adult occupancy numbers.

3.7.39 The policy aims to prevent the over-concentration of HMOs in any one area. There may be exceptional circumstances where a single existing dwelling is in an area dominated by HMOs and would not be suitable for continued use as a dwelling. This is likely to be due to the amenities of the dwelling being seriously compromised by the effect of existing HMOs. Evidence should be provided to show that reasonable attempts have been made to use the property or to market it at a reasonable price, based on the local property market and provisions of Policy WIN9.

3.7.40 The number of HMOs in any area covered by an Article 4 Direction will be monitored regularly and the data from the Annual Monitoring Report will be used to assess whether the relevant thresholds have been met.

Policy WIN9 - Houses in Multiple Occupation

In order to retain a balanced housing stock, the Council will designate Article 4 Directions in areas where it is necessary to restrict permitted development rights in relation to the creation of Houses in Multiple Occupation (HMO). In these areas, proposals for the conversion of dwellings to houses in multiple occupation will be permitted where the proposal accords with the Development Plan and:

- (i) **would not create an overconcentration of HMOs, with no more than 20% of all properties in the total area being HMOs, and no more than 25% of the properties on any one street in use as HMOs; and**

- (ii) **would not result in a dwelling being bounded by HMOs on both sides or a continuous line of 3 or more HMOs. Exceptionally, the change of use of an existing dwelling to an HMO may also be permitted where its suitability for continued use is seriously compromised because of existing domination by HMOs; and**
- (iii) **provides parking to meet the needs of the development taking into consideration the availability and adequacy of on-street parking.**

‘Dwellings’ are defined as housing within Use Class C3 and Houses in Multiple Occupation are within Use Class C4 or *Sui Generis*.

3.7.41 The **Abbotts Barton** Planning Framework was approved by the Council in February 2013. It has the following series of aims:

- To provide around 50 new council houses for local people over a period of years.
- To ensure new buildings and spaces are of a high quality and good design.
- To spread the benefits of housing growth by capturing the economic benefits for local community investment.
- To ensure new development encourages more sustainable journeys, through better use of improved pedestrian and cycle links.
- To develop a community lettings plan to give priority to local people who need affordable housing.
- To provide new parking with new housing, and ensure that parking provides the maximum benefits to the local community.
- To consider the qualities of the local landscape and townscape character and limit the impact of new development.
- To enhance the biodiversity attractiveness and amenity value of open spaces in the area.
- To work with the community to translate the Planning Framework into detailed ideas and develop a Community Plan to help achieve their aspirations.

3.7.42 The Framework identifies sites for up to 50 new affordable houses to help meet the shortage of affordable housing in the area, although only around 37 are likely to be delivered in the short to medium term. These include; about 12 dwellings at Hillier Way; about 9 dwellings at Dyson Drive; 4 dwellings at Hussey Close; 4 dwellings at Austen Close; and around 8 dwellings at the south eastern end of Charles Close

3.7.43 The Planning Framework took into account feedback from consultation events, as well as various studies undertaken including topographical, environmental, and historical surveys.

- 3.7.44 The Council will continue to work with the community to translate the Planning Framework into a detailed strategy and to develop a Community Plan to help articulate and achieve the community's aspirations. This will include developing a Community Letting Plan for the new homes which will give priority to local people who need affordable housing, and a review of Council garage usage to improve their benefit to the local community.
- 3.7.45 The Council will also investigate measures to ensure that the values captured from the developments are reinvested in the local area. In particular it will ensure that adjacent scrubland is reclaimed for the benefit of the local community, and compensates for green space lost through development.

Policy WIN10 – Abbotts Barton

Within the Abbotts Barton area, as shown on the Policies Map, the Council will implement the key principles and proposals set out within the Abbotts Barton Planning Framework. Planning permission will be granted for proposals to improve the provision of housing, open space and community facilities, including about 37 affordable houses, provided that detailed proposals accord with the Development Plan and:

- (i) provide new housing to meet local needs, in particular affordable housing, and improved areas of open space;**
- (ii) explore the potential to improve recreation and greenspace opportunities in the area, including green infrastructure, particularly land on Hillier Way, to make it accessible for community use, possibly including a new community building.**

- 3.7.46 The **Winnall** Planning Framework identifies a number of opportunities to enhance the quality of life for the local community, and improve business performance. Although the Framework has no formal planning status, it should be used as the starting point for bringing forward proposals for development in the Winnall Area.
- 3.7.47 The framework recognises opportunities to improve pedestrian and cycle access to the countryside and South Downs National Park, given the location of the area, and highlights the need to provide additional open space and improve local community infrastructure.
- 3.7.48 The employment area in Winnall is the largest employment area in Winchester Town and generally the area is thriving with very few vacant premises. The policy therefore is aimed at retaining the core of the employment area in traditional employment uses (Use Classes B1, B2, and B8) while allowing for a degree of flexibility in those parts of the employment area where change might be expected. It also recognises the need to maximise opportunities for improvements to community infrastructure, open space and green infrastructure provision.

Policy WIN11- Winnall

Within the Winnall area, as shown on the Policies Map, the Council will continue to apply policy CP9 with the expectation that it will remain as the main employment area in Winchester Town. Planning permission will be granted for proposals which are in accordance with the Development Plan and the approach for Winnall, as set out below and within the Winnall Planning Framework:

- **in sub area 1, which is the core employment area in Winnall focussed on Moorside Road, there is a presumption in favour of the retention of 'B' Use Classes to ensure this area continues as a centre for more traditional employment opportunities.**
- **in sub-area 2, along Easton Lane, the Council will adopt a more flexible approach in allowing employment generating uses outside of the B1, B2, and B8 Use Classes. All new development, including changes of use, along this corridor will be expected to:**
 - (i) provide a range of employment opportunities;**
 - (ii) provide tangible improvements to the public realm;**
 - (iii) provide an attractive, active frontage which properly addresses the street and avoids bland rear / side elevations onto Easton Lane;**
 - (iv) provide parking for staff and commercial users to meet the requirements of the proposed development;**
 - (v) where new trade or retail use is proposed, provide evidence to show that the use requires an out-of-centre location and that a 'sequential approach' has been applied to demonstrate that the use could not reasonably be accommodated in the town centre or a sequentially-preferable location.**
- **in sub-area 3, the Council will encourage the sub-division and development of units to create provision for start up businesses and small to medium enterprises (SMEs). Non-Use Class 'B' uses in this area will only be allowed where required to make the retention of employment sites viable, and should be compatible with and proportionate to the business space being retained or created.**
- **in sub-area 4 applications for non-Use Class 'B' uses will be considered against the requirements of policy CP9, in the context of adjoining land uses.**

All proposals should maximise opportunities to:

- **create or improve pedestrian/cycle links with the surrounding area;**
- **create or improve recreation and greenspace opportunities in the area, including the provision of community and green infrastructure.**

4

MARKET TOWNS AND RURAL AREA

4.1 INTRODUCTION

- 4.1.1 The Local Plan Part 1 – Joint Core Strategy identifies three ‘spatial areas’ within Winchester District. The Market Towns and Rural Area’ is the largest of these, covering that part of the District outside Winchester Town and the South Hampshire Urban Areas, including all the rural settlements and undeveloped countryside.
- 4.1.2 The vision for the Market Towns and Rural Area set out in LPP1 is to support development that serves local needs in the most accessible and sustainable locations, promotes the vitality and viability of all communities, and maintains their rural character and individual settlement identity. Policy MTRA1 sets out the development strategy for the ‘MTRA’ area which is aimed at identifying and meeting local needs, providing a range of housing (policy CP1 sets a target of 2,500 dwellings for the MTRA area), retaining and expanding employment opportunities and local facilities, maintaining local character, and ensuring new development is appropriate.
- 4.1.3 The vision and development strategy are amplified in policies MTRA2 – MTRA5. Policy MTRA2 sets a series of housing and other targets for the larger and more sustainable rural settlements, as follows:
- 500 dwellings in each of the settlements of Bishops Waltham and New Alresford
 - 250 dwellings in each of the settlements of Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham
- The policy also supports economic growth and improvements to facilities and services.
- 4.1.4 This Chapter of the Plan contains sections on each of the 8 larger settlements which are subject to policy MTRA2. It sets out policies and proposal that are specific to those settlements, in particular allocating sites as necessary to meet the housing targets and other development needs identified. Denmead is subject to a Neighbourhood Plan so the section on that settlement refers mainly to that Plan.
- 4.1.5 The smaller rural settlements are subject to policy MTRA3, which has no housing or other specific development targets. Development which is commensurate with their size, character and function may be permitted and they fall into two types:
- villages with defined settlement boundaries within which development and redevelopment opportunities will be supported;
 - villages in which infilling of small sites within continuously developed road frontages may be supported.
- 4.1.6 Many of the villages listed in MTRA3 fall within the South Downs National Park and will be subject to the National Park Authority’s Local Plan. They do not, therefore, lie within the LPP2 area and remain subject to the policies of the Local Plan Part 1 and the ‘saved’ policies of the Winchester District Local

Plan Review 2006 until such time as the National Park Local Plan supersedes these Plans. The settlements which fall within the Local Plan Part 2 area are:

- **Villages with defined settlement boundaries:** Compton Down, Hursley, Knowle, Littleton, Micheldever, Micheldever Station, Old Alresford, Otterbourne, South Wonston, Southdown, Southwick, Sparsholt, Sutton Scotney;
- **Villages where infilling may be permitted:** 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.

4.1.7 The areas outside the provisions of MTRA2 and MTRA3 are defined as 'countryside' for the purposes of planning policy and are subject to LPP1 policy MTRA4. Section 4.10 below deals with the smaller settlements and with any specific proposals in the rural area. The Development Management Chapter (6) sets also out a series of policies which apply in the countryside, relating to new development generally or particular types of development.

4.2 BISHOP'S WALTHAM

Location, characteristics & setting

- 4.2.1 Bishop's Waltham is an historic market town in an attractive rural setting, enhanced by the South Downs National Park, which borders the northern edge of the town. The town has a long and varied history and lies at the mid point of a long-established route from Winchester to Portsmouth that cuts through chalk downs and the ancient Forest of Bere. The town centre has much historic interest, having developed around a medieval town and Bishop's Palace. Today it is a thriving market town with a locally-based economy and strong community spirit.

Development Needs

- 4.2.2 The development strategy for the Market Towns and Rural Area has been identified through Policy MTRA1 of LPP1. Policy MTRA2 supports the evolution of the more sustainable settlements, including Bishop's Waltham, to maintain and improve their role and function in meeting a range of local development needs. These include:
- the provision of about 500 dwellings over the plan period 2011-2031; and
 - supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.
- 4.2.3 Development should be of an appropriate scale and result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the settlement and its catchment area. All development should be proportionate in scale and of appropriate design, so as to conserve the settlement's identity, countryside setting and local features. To also reflect and respond to the Vision Statement developed by Bishops Waltham during the preparation of LPP2, which reads : *"all new developments to be situated as close as possible to the town centre or existing developments in order to maintain the social ambience and vitality of Bishop's Waltham, a medieval market town within natural boundaries surrounded by farmed lands."*

Housing

- 4.2.4 The remaining housing requirement, as calculated at July 2015 taking account of completed and anticipated development, was about 372 dwellings (see the table below). One of the roles of this Plan is to allocate sites to meet this figure in suitable locations that can deliver the number of homes required in Bishop's Waltham during the Plan period.

Bishop's Waltham Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011 - 2031)*	500
b. Net Completions 1.4.2011 to 31.3.2015	49
c. Outstanding permissions at 31.3.2015	55
d. SHLAA sites within settlement boundary	24
e. Windfall allowance	0
f. Total supply (b+c+d+e)	128
Remainder to be allocated (a – f)	372

* Policy MTRA2 of LPP1

- 4.2.5 The outstanding planning permissions referred to in the table (c.) include sites at Coppice Hill and Green Lane Farm (adj to Hoe Road) and various smaller sites. Given the presumption in favour of development within the built-up area (Policy DM1), SHLAA sites do not need to be formally allocated in this Plan, but have been assessed as being deliverable and are confirmed as components of the housing land supply.
- 4.2.6 No allowance is made for the development of unidentified ('windfall') sites that may come forward within the defined settlement boundary on infill or redeveloped sites over the Plan period. This reflects the conclusions of the 'Windfall Trends and Potential' study for Bishop's Waltham, but does not mean that such opportunities are not appropriate or may not be suitable for new housing. Any such proposals will continue to be considered on their individual merits against current policies and, where approved, will provide flexibility in maintaining the supply of housing in the town.
- 4.2.7 The process of selecting appropriate sites took into account the work undertaken by the Development Plan Steering Group and community focus groups on behalf of the Parish Council to establish the community's preferences for new development sites. Through a series of 'Design Bishop's Waltham' local consultation events, surveys and discussions with Council officers, the Group considered all the potential housing sites in and around Bishop's Waltham promoted through the SHLAA.
- 4.2.8 Having regard to development needs identified, the established assessment methodology (see Chapter 2), the vision statement and the community's preferences that have emerged, the development strategy for Bishops Waltham comprises the following:

Housing Sites

- Policy BW1 - Coppice Hill
- Policy BW2 - Martin Street and part of Priory Park
- Policy BW3 - The Vineyard and land east of Tangier Lane
- Policy BW4 - Albany Farm

Employment site

- Policy BW5 - Tollgate Sawmill.

- 4.2.9 The evidence base also highlighted a need for quality open space provision, especially for children's play, informal open space and parks, although the distribution of most types of open space in the village is adequate.

Employment and Retail

- 4.2.10 There is a need to maintain the balance between housing and employment and it is estimated that an additional 200-250 jobs will be needed to achieve this, taking account of the level of new housing proposed. A new employment site is therefore included in this plan at Tollgate Sawmill site and existing sites should be retained, and additional employment provision encouraged, in suitable locations within the built-up area.
- 4.2.11 The retail centre of Bishops Waltham is thriving and features a high proportion of independent traders and low vacancy rates, there is a strong desire to maintain and improve retail vitality. Policy DM6 (Chapter 6) sets out the requirements, regarding development in defined town and village centres, including Bishop's Waltham. The boundaries of the town centre and the Primary Shopping Frontages (Policy DM7) have been reviewed, taking account of advice in the Winchester Retail Study Update (2014). The town centre boundary remains appropriate and is unchanged. The Primary Shopping Frontages have been amended to exclude areas in the High Street now primarily in service use and to include frontages in Cross Street and Southbrook Mews.

Open space and Infrastructure

- 4.2.12 Bishops Waltham is generally well served with services and facilities, but a need has been identified for the following new or improved facilities:
- education (Bishops Waltham Infants and Junior Schools)
 - facilities for young people
 - indoor sports facilities
 - NHS dental provision
 - waste recycling facilities
 - library facilities
 - GP facilities
- 4.2.13 The overall scale of development proposed in Bishop's Waltham will require an extension to Bishop's Waltham Infants and Junior Schools. All the housing allocations will be expected to make a proportionate contribution to the cost of this improvement, which is required as a result of development. Other improvements to facilities, or financial contributions, will be secured through planning obligations where this is necessary to make the development acceptable in planning terms. The Council's Community Infrastructure Levy (CIL) is also payable and CIL is intended to fund improvements to accommodate the wider impacts of development.
- 4.2.14 Sites allocated under Policies BW2 and BW3 fall within the area covered by the Interim Solent Recreation Mitigation Strategy (see paragraph 1.11). These will be expected to make a financial contribution towards measures to

mitigate their recreational impact on protected sites. Also, all site allocations for Bishops Waltham are required to provide substantial areas of landscaping along the southern edge of the town. This will not only have the potential to assist biodiversity through the creation of a wildlife corridor, but also create a new well defined edge to the settlement that enhances and strengthens green infrastructure provision.

- 4.2.15 The allocation sites are required to provide on site open space, landscaping, links with the existing public rights of way network and new connections between each site and other facilities. This has multiple benefits ensuring health and wellbeing matters are integrated into new development and that connections exist to encourage the community to avoid using vehicles for short journeys. Furthermore, such enhanced green infrastructure provision will protect the rural lanes and surrounding countryside from urbanisation.
- 4.2.16 Open spaces in Bishop's Waltham have been re-assessed in terms of their importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected under Policy DM4, are set out in the updated Open Space Strategy and are shown on the Local Plan Policies Map.
- 4.2.17 A key historical feature which can be seen in parts around Bishop Waltham is the deer park recorded in the Domesday Survey as a hunting park, but may have originated as a Saxon land holding. The deer park was enclosed by the Park Lug and served the Bishops Palace, a scheduled monument. The Park Lug or Pale comprises a wide bank and ditch and may originally have had a fence, hedge or trees on top of the bank. Where it survives well, the Park Lug may be considered to be of national significance and where it is in proximity to the sites proposed for development then it should be appropriately assessed to determine whether paragraph 139 of the NPPF might be applicable. Also the impact of new development on the setting of the Palace, views from the Palace and the deer park as a landscape feature needs to be assessed to ensure any adverse impacts can be avoided or minimised through suitable mitigation.
- 4.2.18 A number of the development sites in Bishops Waltham have existing underground sewerage/water infrastructure, which may have an impact on site layout and it will also be necessary to ensure future access is provided for maintenance and upsizing purposes.
- 4.2.19 The development sites proposed in Bishops Waltham are predominately to the south-west of the town, accessed directly or indirectly from the B2177. The transport assessments undertaken for Local Plan Part 1 and 2 indicate that the scale of development proposed in Bishops Waltham, and cumulatively in the wider area, can be accommodated, on local roads and along the B2177.
- 4.2.20 More specific transport requirements for individual sites are outlined in the policies below and future planning applications will need to incorporate any necessary traffic management measures, junction improvements or other works necessary to satisfy the requirements of the Highway Authority.

Site Allocation Policies

- 4.2.21 The proposed site at **Coppice Hill** (4.8 hectares) performed very well against the assessment criteria and was well supported through the public consultation. It is close to the town centre, well contained and accessible directly from the B2177. Development in this location is not considered to undermine the overall purpose of the Bishop's Waltham/Waltham Chase Gap as it would not extend built development beyond the existing developed area to the north and is visually very well contained.
- 4.2.22 New development will need to retain and reinforce this containment so as to avoid intrusion into the Gap and on the setting of Bishop's Waltham. There is the opportunity for the access arrangements to incorporate the existing Shore Lane junction, so as to improve traffic movement, safety and pedestrian and cycle crossing facilities. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories on-site. The site should also look to maximise green infrastructure, amenity and biodiversity opportunities to provide improved links with the surrounding countryside. Links utilising the public rights of way network that incorporates Park Lug should avoid unacceptable impacts on this heritage asset and key landscape feature. The site lies in close proximity to The Moors SSSI, an area of semi-natural woodland, fen and grassland and open water, it is the main source of the Hamble River. Any hydrological impact from the development site should be assessed in accordance with Policy CP16 of LPP1.

Policy BW1 – Coppice Hill Housing Allocation

Land at Coppice Hill, as shown on the Policies Map, is allocated for the development of about 80 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

Access

- provide single vehicular access point, taking into consideration the Shore Lane junction and visibility on Coppice Hill;
- provide new/improved pedestrian and cycle access from the site across the B2177, along the northern side to the Crown Roundabout, and improve provision on the southern side of Coppice Hill where possible;
- create a footpath link with the public right of way along the Park Lug through the site to link the new and existing development to the wider countryside.

Environmental

- avoid unacceptable impacts on the historic significance of the Bishops Palace, Park Lug and Palace Deer Park. Developers will be expected to undertake necessary

assessments to define the extent and significance of the Park Lug and to make provisions for its preservation or recording as appropriate;

- **protect, retain and reinforce existing boundaries within and around the site;**
- **retain sufficient space to support existing and proposed trees and tree belts, particularly along the Park Lug;**
- **provide suitable boundary treatment:**
 - **for the neighbouring site to the west (permitted for sheltered housing); and**
 - **retain the open undeveloped nature of the countryside to the south/east which lies within the Bishops Waltham – Swanmore- Waltham Chase- Shedfield- Shirrell Heath settlement gap;**
- **provide on-site open space (Local Equipped Area for Play, Natural Green Space and Informal Open Space).**

Other Infrastructure

- **contribute to the expansion of Bishop’s Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.**

4.2.23 The proposed site at **Martin Street** (2.7 hectares) performed very well against the assessment criteria and was well supported through the public consultation. Its location close to the town centre makes the site highly suitable for housing and substantial open space is proposed on other sites (e.g. Policy BW4), where it can serve other parts of the town.

4.2.24 New development will need to make up Martin Street and provide necessary traffic and pedestrian improvements to link with existing networks.

4.2.25 This site also provides the opportunity to achieve a valuable pedestrian link between the Bishop’s Waltham to Botley railway trail and Priory Park. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing on-site informal and green space to complement other facilities at Priory Park.

Policy BW2 – Martin Street Housing Allocation

Land at Martin Street, as shown on the Policies Map, is allocated for the development of about 60 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

Access

- **improvement of Martin Street and its junction with Victoria Road to facilitate safe vehicle, pedestrian and cycle access to the site;**
- **provide new/improved pedestrian and cycle access from the site:**
 - o **to the Station Roundabout; and**
 - o **across the site from the Bishop's Waltham to Botley railway trail to Priory Park; and**
 - o **to link with The Vineyard Site (Policy BW3), the Albany Farm Site (Policy BW4), Tollgate Sawmill site (Policy BW5) and beyond.**

Environmental

- **create sensitive links with the adjacent permissive route - Bishops Waltham to Botley trail, so as to minimise harm to the integrity of the Local Nature Reserve;**
- **provide and strengthen the landscape framework on southern and eastern site boundaries;**
- **create a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links;**
- **provide on-site open space including Natural Green Space and Informal Open Space to complement provision on the adjacent Priory Park.**

Other Infrastructure

- **contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.**

- 4.2.26 The proposed site at **The Vineyard/Tangier Lane** (totalling 7.4 hectares including the SINC) performs well against the site assessment criteria and is located closer to the centre of Bishop's Waltham than alternative sites. However, the public consultation showed concern about the proposed access points for the site via The Avenue and Albany Road; further investigations have revealed the potential to also use Tangier Lane as an alternative or in addition to these. The impact of new access points on existing residents, the Site of Importance for Nature Conservation and Priory Park playing fields should be minimised. Policy BW3 therefore requires traffic management measures to be developed to address potential access and parking issues before the site can be developed.
- 4.2.27 The site is on sloping land which has no substantial boundary at present, so proposals will need to provide this through additional landscaping. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories on-site, including the retention and management of the Site of Importance for Nature Conservation (SINC) as Natural Green Space. Given, the location of the SINC in relation to the new and existing development along this edge of Bishops Waltham it may be necessary to explore compensatory provision of

land to be managed for its ecological value; this will ensure that overall there is no net loss in biodiversity from the development of this site. The site also provides an opportunity to achieve a valuable pedestrian and cycle route along the southern edge of Bishop's Waltham, linking the various site allocations with Priory Park and the former Bishop's Waltham to Botley railway trail.

Policy BW3 – The Vineyard/Tangier Lane Housing Allocation

Land at The Vineyard and land east of Tangier Lane, as shown on the Policies Map, is allocated for the development of about 120 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

Nature and Phasing of Development

- a masterplan establishing principles for the disposition of housing, open space, access points and linkages with adjacent sites and the wider countryside, including proposals for the SINC to ensure that there is no net loss of biodiversity for the whole allocated area, should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole.

Access

- provide access points via Albany Road, Tangier Lane and The Avenue, including traffic management measures to address any potential problems at the junctions with Winchester Road and with on-street parking;
- provide a new/improved footpath/cycleway along the northern edge of the site as part of a route along the southern edge of Bishop's Waltham to link with Priory Park and the Martin Street Site (Policy BW2) and the Albany Farm site (Policy BW4).

Environmental

- provide substantial landscape framework to create a new settlement edge to the south and west;
- protect, retain and reinforce existing treed boundaries
- provide on-site open space (Informal Open Space and Local Equipped Area for Play);
- minimise the impact of the access points on the Site of Importance for Nature Conservation (SINC) and Priory Park;
- improve/manage the SINC as a Natural Green Space and ensure no net detriment to biodiversity (including habitat isolation and fragmentation) through onsite and, if necessary, offsite measures;

- **create a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links.**

Infrastructure

- **contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.**

4.2.28 The proposed site at **Albany Farm** (totalling 11.8 hectares) performed well against the assessment criteria. Although it is the furthest of the allocated housing sites from the town centre, it is well contained, capable of providing substantial open space areas and was well supported through the public consultation.

4.2.29 Only part of the site is allocated for housing: the rest is to be provided as informal open space, with a new settlement edge to contain and screen the housing, as well as providing links with the open space. On-site open space should be provided in accordance with LPP1 Policy CP7 and the site is capable of providing a number of the categories, including children's play. A substantial area of informal open space and parkland should be provided to meet the needs of the development and create a new recreational area in conjunction with the adjoining cricket pitch and allotments. The site provides an opportunity to achieve a valuable pedestrian and cycle route along the southern edge of Bishop's Waltham, linking the various sites with Priory Park and the former Bishop's Waltham to Botley railway trail. A masterplan should be produced to illustrate how the various uses and requirements will be provided, including the relative timing.

Policy BW4 – Albany Farm Housing and Open Space Allocation

Land at Albany Farm, as shown on the Policies Map, is allocated for the development of about 120 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

Nature & Phasing of Development

- **a masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole.**

Access

- **provide safe vehicle, pedestrian and cycle access to Winchester**

Road in a form and position which minimises the loss of trees and hedgerows;

- **provide a new/improved footpath/cycleway through the site as part of a route linking the Tollgate Sawmill site (Policy BW5), housing and open space at Albany Farm and the route proposed through the Vineyard site (Policy BW3).**

Environmental

- **avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to make provisions for its preservation or recording as appropriate;**
- **protect the Park Lug and provide substantial landscaping to create a new settlement edge between the housing development and substantial open space to the south, linking with the adjoining allotments and cricket ground;**
- **protect, retain and reinforce existing treed boundaries;**
- **retain sufficient space to support trees and tree belts, particularly along the Park Lug;**
- **provide on-site open space (Informal Open Space and Local Equipped Area for Play) including a substantial area of informal open space on the undeveloped part of the site, beyond the new settlement boundary, (as shown on the policies map) to meet current and future open space needs.**

Other Infrastructure

- **contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms;**
- **provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.**

4.2.30 The planning strategy for the larger rural settlements seeks to maintain or improve Bishop's Waltham's employment role and the balance between housing and employment (policies MTRA1 and MTRA2). The **Tollgate Sawmill** site (2.6 hectares) is not required for housing but has an established commercial use and is well-located to provide for more intensive employment use. To ensure that the site is brought forward for employment purposes a limited number of dwellings may be permitted if it is shown to be necessary to achieve a viable employment development and the restoration of Tollgate House, subject to surveys confirming this is feasible.

4.2.31 Vehicular access should be via the existing access into Winters Hill, along with any necessary improvements to this access or the Winters Hill junction.

The site should be linked with the proposed allocations to the east, and the existing settlement, by means of a pedestrian and cycle route to the Albany Farm site and continuing along the southern edge of Bishop's Waltham, linking other proposed allocations.

Policy BW5 – Tollgate Sawmill Employment Allocation

Land at Tollgate Sawmill, as shown on the Policies Map, is allocated for employment use and a limited amount of market housing so as to enable a viable employment development and the restoration of Tollgate House. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

Nature & Phasing of Development

- provide employment uses falling with Use Classes B1(b) (research & development), B1(c) (light industrial) and B8 (storage and distribution), with limited B2 (general industrial) to minimise harmful impacts on existing and proposed housing by keeping potentially harmful uses to the south west corner of the site, with other business uses limited to ancillary elements. A masterplan establishing principles for the disposition of housing, employment, open space, access points and linkages with the adjacent Albany Farm site for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- a phasing plan establishing the order of development and infrastructure provision for all of the allocated area should be produced and agreed in advance of planning permission being granted;
- limit any residential development to the minimum needed to secure a viable employment development on at least 2.2ha (gross) of the site and the restoration of Tollgate House.

Access

- provide improvements as necessary to the existing access onto Winters Hill;
- provide a pedestrian/cycle link to the Albany Farm development (Policy BW4) as part of a route linking the site with other sites allocated for housing and open space.

Environmental

- protect the Park Lug and provide a landscaped buffer between the employment uses and housing on Winters Hill to minimise impacts on residents and the Park Lug;
- avoid unacceptable impacts on the historic significance of the

Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to make provisions for its preservation or recording as appropriate;

- **protect, retain and reinforce existing treed boundaries;**
- **retain sufficient space to support trees and tree belts, particularly along the Park Lug.**

Other Infrastructure

- **provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.**

4.3 COLDEN COMMON

Location, characteristics & setting

- 4.3.1 Colden Common is a thriving village located to the south of Winchester on the outskirts of the South Downs National Park. It has a mix of housing, including mobile home parks, and employment development such as Wessex Business Park. It is close to many remnants of ancient woodland, originally part of the former Forest of Bere. The approach to the village is predominantly rural, and the main areas of housing are largely concealed from the main through roads (B3354 and B3335) which provide connections to Winchester, Eastleigh, Fair Oak and Bishop's Waltham. The triangle formed by Main Road, Highbridge Road and Church Lane broadly contains the main developed area of the village. The avenue of lime trees leading from Highbridge Road to Brambridge House, west of the village, is one of the largest in Hampshire. These aspects of the local landscape are valued highly by the local community, as reflected in the adopted Village Design Statement (2012).

Development Needs

- 4.3.2 The development strategy for the Market Towns and Rural Area has been identified through Policy MTRA1 of LPP1. Policy MTRA2 supports the evolution of the more sustainable settlements, including Colden Common, to maintain and improve their role and function in meeting a range of local development needs. These include:
- the provision of about 250 dwellings over the plan period 2011-2031; and
 - supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.
- 4.3.3 Development should result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the village and its catchment area. All development should be appropriate in scale and design, so as to conserve the settlement's identity, countryside setting and local features.
- 4.3.4 The remaining housing requirement, as calculated at April 2015, taking account of completed and anticipated development, was about 165 dwellings (see the table below). One of the roles of this Plan is to allocate sites to meet this figure in suitable locations that can deliver the number of homes required in Colden Common during the Plan period.

Colden Common Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011 - 2031)*	250
b. Net Completions 1.4.2011 to 31.3.2015	4
c. Outstanding permissions at 31.3.2015	28
d. SHLAA sites within settlement boundary	53
e. Windfall allowance	0
f. Total supply (b+c+d+e)	85
Remainder to be allocated (a –f)	165

* LPP1: Policy MTRA2

- 4.3.5 The existing planning permissions referred to in the table (c.) include sites at Dunford's Yard, Main Road (under construction) and The Apex Centre, Church Lane. The SHLAA sites (d.) within the settlement boundary with capacity for 5 or more dwellings are those at Clayfield Park Homes and land adjacent to Avondale, Main Road (ref.888/889) which are now included as an allocation under Policy CC2.
- 4.3.6 No allowance is made for the development of unidentified ('windfall') sites (e.) that may come forward within the defined settlement boundary on infill or redeveloped sites over the Plan period. This reflects the conclusions of the 'Windfall Trends and Potential' study for Colden Common, but it does not mean that such opportunities are not appropriate or may not be suitable for new housing. Any such proposals will continue to be considered on their individual merits against current policies and, where approved, will provide flexibility in maintaining the supply of housing in the village.
- 4.3.7 The process of selecting appropriate sites has taken into account the work undertaken by the Colden Common Parish Council's appointed Community Engagement Group ('Commonview') to establish the community's preferences for new development sites. All the potential housing sites in and around Colden Common that were promoted through the SHLAA were considered using the established assessment methodology (see Chapter 2), and the most sustainable option was considered to be that which sought to concentrate new development along Main Road (B3354).
- 4.3.8 Two sites on the eastern side of Main Road were initially selected as preferred options to deliver the remainder housing numbers for the village, at Sandyfields Nurseries and east of Main Road at the northern entrance to the village. The 'Development Strategy for Colden Common' was published for public consultation in October 2013. The community's response and discussions with the landowners and prospective developers of sites 275/2495 identified an opportunity to increase its capacity for new housing with an adjacent woodland area being made available for public use as community woodland, making the need for the other site redundant.

Open Space and Other Infrastructure

- 4.3.9 Work on local needs and the evidence base highlights a need for open space provision of various types. There is a shortfall in open space provision within Colden Common in most categories except for sports grounds and allotments. Policy DM4 aims to protect open spaces which are important for recreation, amenity, biodiversity or heritage reasons and the open spaces protected under the policy are shown on the Local Plan Policies Map. The proposed public open space associated with Policies CC1 and CC2 will provide significant areas of informal and natural green space with the potential to link to the wider countryside public path network and Colden Common Park for the benefit of Colden Common's immediate and long term recreation needs.
- 4.3.10 The overall scale of development proposed in Colden Common will also require a further extension to Colden Common Primary School to increase provision to two form entry. The proposed housing allocations will be expected to make a proportionate contribution to the cost of this improvement, which is required as a result of development. Other improvements to facilities, or financial contributions, will be secured through planning obligations where this is necessary to make the development acceptable in planning terms. The Council's Community Infrastructure Levy (CIL) is also payable and CIL is intended to fund improvements to accommodate the wider impacts of development.
- 4.3.11 Consultation on development needs, options and the draft Plan has highlighted concerns about the adequacy of infrastructure, with the transport impact of developments being a common concern. The transport assessments undertaken for Local Plan Part 1, and the supplementary cumulative traffic impacts study¹ of the B2177/B3354/B3335 transport corridor, indicate that the scale of development proposed in Colden Common, and cumulatively in the wider area, can be accommodated. The proposed housing allocations in Colden Common are accessed directly from Main Road (B3354). This provides an opportunity to consider access and traffic management arrangements more widely and future planning applications will need to incorporate any necessary traffic management measures, junction improvements or other works necessary to satisfy the requirements of the Highway Authority.

Site Allocation Policies

- 4.3.12 The **Sandyfields** housing allocation comprises two adjoining plots of land, totalling approximately 5.6 hectares. The majority of the site includes an extensive caravan storage area, former nursery, some agricultural buildings, three dwellings and an area of undeveloped land. The smaller plot comprises a detached house and gardens fronting Main Road. The

¹ B2177 B3354 A334 Corridor Cumulative Traffic Impacts Study – SYSTRA (August 2015)

proposed number of dwellings is a net figure that makes allowance for the four existing properties.

- 4.3.13 Given the site's location immediately adjoining the boundary of the South Downs National Park (SDNP), it has been assessed for its sensitivity in terms of the local landscape. Its 'moderately sensitive' rating means it is one of the best development opportunities outside the existing settlement boundary in terms of landscape impact and reflects the fact that the majority of the site currently or previously contains development of various types. The design of the proposed housing will need to include a sympathetic boundary treatment to the adjacent woodland area to ensure there will be no detrimental impact on the landscape of the SDNP, and therefore no conflict with LPP1 Policy CP19 or National Park purposes. This will be facilitated by the need to leave an easement for existing sewerage infrastructure to the east of the site when designing the site layout.
- 4.3.14 This woodland (Stratton's Copse) is part of a Semi-Natural Ancient Woodland, which is a high priority habitat for the National Park. It is in the same ownership as the Sandyfields site and has been offered to the local community as recreational open space. This would not only complement the proposed housing development, but would also address existing shortfalls in the provision of open space in Colden Common, particularly in the 'Natural Green Space' category. Development proposals will be expected to demonstrate how public access will be managed to protect the woodland ecology from adverse impact.
- 4.3.15 Because the woodland lies within the National Park, this particular proposal is referred to in policy CC1, but cannot be part of the LPP2 allocation. However, the City Council will continue to work with the National Park Authority, Colden Common Parish Council, developers and landowners to bring forward in a co-ordinated and progressive manner:
- public footpaths through Stratton's Copse and Park Copse including linking the development to the wider public path network beyond the woodland;
 - a single Forestry Commission approved management plan for the whole woodland; and
 - long-term management to maintain the ancient woodland and restore the adjoining Plantation on an Ancient Woodland Site (PAWS) to native broadleaf species.
- 4.3.16 Protected species are present on the site and development will need to accommodate existing populations, including their foraging requirements and need to access habitats beyond the site. The retention and reinforcement of existing planting around the site edges will assist the ecological networks as well as contributing to the open space requirements and enhancing the setting of the development. In addition to a sympathetic boundary treatment the housing density and layout should show a graduated approach to reflect the transition between urban and rural thus avoiding a harsh edge to the

development and ensuring there is no detrimental impact on the landscape of the National Park.

- 4.3.17 Access to the site will be from Main Road, with the detailed arrangements being designed to take account of other junctions and traffic management measures along the B3354, including any that may be required in the development of the sites allocated under Policy CC2. The junction should complement these so as to allow for appropriate pedestrian crossing facilities along Main Road and the coordinated management of traffic. This may require off-site improvements to accommodate the development satisfactorily. As well as providing for pedestrian access to Stratton's Copse, provision should also be made for a pedestrian link with Colden Common Park, should the opportunity arise in future to provide this across land to the north.
- 4.3.18 Additional local sewerage infrastructure will be required to accommodate the proposed development, involving making a connection to the local sewerage network at the nearest point of adequate capacity at costs to the developers. Also the site has archaeological potential, due to finds elsewhere in the locality, and therefore the preparation of a comprehensive archaeological assessment to define the extent and significance of any archaeological remains, and provide for their preservation or recording as appropriate, will be required in accordance with Policy DM25 prior to the commencement of development.

Policy CC1 –Sandyfields Housing Allocation

Land at Sandyfields Nurseries and fronting Main Road, as shown on the Policies Map, is allocated for the development of about 165 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature & Phasing of Development

- a masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole.

Access

- provide a single point of access from Main Road with junction arrangements designed to facilitate safe vehicle, pedestrian and cycle access and crossing arrangements, along with any wider traffic management and mitigation measures necessary;
- provide a footpath link through the site to the adjacent Stratton's Copse woodland in the National Park to the east, and provide for

possible future links to Colden Common Park.

Environmental

- retain and reinforce planting along existing boundaries around the site within multifunctional green areas to accommodate both public open space and ecological connections to other areas of natural greenspace off site;
- provide on-site open space (Informal Open Space and Local Equipped Area for Play);
- manage access to adjacent woodland at Stratton's Copse in the National Park for public use as Natural Green Space;
- prepare an ecological assessment setting out how biodiversity interests will be protected and enhanced;
- promote a housing density and layout which respects the location of the site in relation to the National Park.

Other Infrastructure

- contribute to the expansion of Colden Common Primary School and other infrastructure needed to make the development acceptable in planning terms;
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

- 4.3.19 The **Clayfield Park** housing allocation comprises two adjoining plots of land totaling about 2.7 hectares within single ownership. Located within the current settlement boundary and with a prominent frontage to Main Road, the plot at Clayfield Park Homes Ltd is previously developed whilst the part adjoining Avondale Park is an undeveloped field plot. Whilst a comprehensive development scheme for the combined area is preferable there is potential for development to be phased to allow for the relocation of existing commercial uses. Ground conditions resulting from current uses and historic use of the Clayfield site as a brick works will require assessment to determine the extent of any remedial measures prior to redevelopment.
- 4.3.20 The main point of access should be from Main Road with a secondary access from Spring Lane; however the development layout should be planned to allow a through route for pedestrians and cyclists but not for vehicular traffic. An existing public footpath through to St Vigor Way provides pedestrian access to the Primary School, local centre and equipped recreation area and would benefit from improvement alongside the site due to the position of protected trees. Open space on site should be flexible to provide amenity space, support informal recreation and other functions including tree planting and urban drainage in accordance with Policy CP7.

Policy CC2 – Clayfield Park Housing Allocation

Land at Clayfield Park and adjoining Avondale Park, Main Road, as shown on the Policies Map, is allocated for the development of about 53 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Access

- provide safe vehicle, pedestrian and cycle access from Main Road along with any wider traffic management and mitigation measures necessary;
- provide a footpath and cycleway link through the site from Main Road to Spring Lane.

Environmental

- retain and reinforce planting around the site boundaries;
- provide on-site open space (Informal Open Space and Local Equipped Area for Play).

Other Infrastructure

- contribute to the expansion of Colden Common Primary School and other infrastructure needed to make the development acceptable in planning terms;
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

4.4 KINGS WORTHY

Location, characteristics & setting

- 4.4.1 Kings Worthy is bounded generally by the main London-Southampton railway to the west, Lovedon Lane to the north-east and the A34 to the south. The older part of the village lies on a south-east facing slope above the River Itchen, with large areas of modern development to the north.
- 4.4.2 Kings Worthy has a varied character, with a rural historic Conservation Area as well as extensive areas of more modern suburban development. It generally consists of medium to low density housing, a few shops, open spaces, many footpaths and a hierarchy of road styles leading into sections of housing. There are a large number of trees and hedges throughout the village, creating a very 'green' semi-rural/suburban appearance.

Development Needs

- 4.4.3 The development strategy for the Market Towns and Rural Area has been identified through Policy MTRA1 of LPP1. Policy MTRA2 supports the evolution of the more sustainable settlements, including Kings Worthy, to maintain and improve their role and function in meeting a range of local development needs. These include:
- the provision of about 250 dwellings over the plan period 2011-2031; and
 - supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.
- 4.4.4 Development should result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the village and its catchment area. All development should be proportionate in scale and of appropriate design, so as to conserve the settlement's identity, countryside setting and local features.

Housing

- 4.4.5 The remaining housing requirement, taking account of completed and anticipated development, is about 51 dwellings (see the table below). One of the roles of this Plan is to allocate sites to meet this figure in suitable locations that can deliver the number of homes required in Kings Worthy during the Plan period.

Kings Worthy Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011-2031)*	250
b. Net Completions 1.4.2011 to 31.3.2015	70
c. Outstanding permissions at 31.3.2015	8
d. SHLAA sites within settlement boundary	51
e. Windfall allowance	70
f. Total supply (b+c+d+e)	199
Remainder to be allocated (a – f)	51

* LPP1: Policy MTRA2

- 4.4.6 The outstanding planning permissions referred to in the table (c.) include a variety of smaller sites, particularly in the Springvale area. Given the presumption in favour of development within the built-up area (Policy DM1), the SHLAA sites do not need to be formally allocated in this Plan, but are confirmed as components of the housing land supply.
- 4.4.7 Historically, a large proportion of development in Kings Worthy has taken place on unidentified ‘windfall’ sites. The Council’s assessment of ‘Windfall Trends and Potential’ concludes that windfall sites are likely to continue to provide housing completions. The allowance in the overall supply (70 dwellings) assumes a lower level of windfall completions than in the past and reflects the fact that, for the purposes of defining ‘windfall’, residential garden areas can no longer be taken into account. However, this does not mean that such opportunities are not appropriate or may not be suitable for new housing. Any such proposals will continue to be considered on their individual merits against current policies and, where approved, will provide flexibility in maintaining the supply of housing in the village.
- 4.4.8 The process of selecting an appropriate site to accommodate the modest residual requirement has taken into account the work undertaken by a ‘Local Plan Steering Group’ appointed by Kings Worthy and Headbourne Worthy Parish Councils to establish the community’s preferences for new development sites. All the potential housing sites in and around Kings Worthy that were promoted through the SHLAA were considered using the established assessment methodology (see Chapter 2) and a shortlist of three site options was drawn up. The Parish and City Councils undertook an informal consultation with the local community on these options and the site at Lovedon Lane was selected for allocation (Policy KW1).
- 4.4.9 The evidence base also highlights a need for open space provision of all types apart from sports pitches. The proposed site allocation will enable substantial improvements in most categories of open space. The overall scale of development proposed in Kings Worthy can be accommodated by Kings Worthy Primary School which has recently been extended. Improvements to other facilities, or financial contributions, will be secured through planning obligations where this is necessary to make the development acceptable in planning terms. The Council’s Community

Infrastructure Levy (CIL) is also payable and CIL is intended to fund improvements to accommodate the wider impacts of development.

Employment and Retail

- 4.4.10 No specific employment needs have been identified that would warrant an employment allocation, but Policy CP9 of the Local Plan Part 1 seeks to retain existing employment sites and buildings. Kings Worthy is defined as a 'local centre' in the retail hierarchy defined in Local Plan Part 1 (Policy DS1). The extent of the village centre is defined on the Policies Map and is subject to Policy DM6.

Open Space and Infrastructure

- 4.4.11 A significant proportion of the development required in Kings Worthy is already built or committed and the remainder is likely to be developed on smaller sites. The proposed allocation at Lovedon Lane will provide for open space needs as well as housing, landscaping, and links through the site and to other facilities. This has multiple benefits ensuring health and wellbeing matters are integrated into new development and that connections exist to encourage the community to avoid using vehicles for short journeys. There are no other major infrastructure issues raised by the scale of development proposed.
- 4.4.12 Policy DM4 aims to protect open spaces which are important for recreation, amenity, biodiversity or heritage reasons and the open spaces protected under the policy are shown on the Local Plan Policies Map. The open space existing at Eversley Park and proposed at Lovedon Lane (Policy KW1) will provide a major new public open area suitable for a range of uses to meet Kings Worthy's immediate and long-term recreation needs.

Site Allocation Policies

- 4.4.13 The **Lovedon Lane** allocation totals approximately 6.8 hectares, including housing development in the north-eastern part of the site and various types of open space. Provision should be made for the long-term maintenance and protection of the open space, as part of the Kings Worthy / Abbots Worthy Gap. Much of the area will be laid out as informal Parkland and Natural Greenspace, to maintain the open and undeveloped nature of the Gap. The development of the area provides the opportunity to achieve a major expansion of the recreation facilities provided at Eversley Park to meet the needs of the development and respond to existing local shortfalls. The location of the proposed housing and revised settlement boundary aim to limit impacts on the Settlement Gap and the South Downs National Park and the development and open spaces should be designed so as to reinforce this.
- 4.4.14 The site falls within a Groundwater Protection Zone and this will need to be taken into account in the design of the development, as will the existing sewerage infrastructure on the site. The site lies within an area of high

archaeological potential relating to Iron Age / Roman settlement and adequate archaeological assessment will be needed to define the extent of any remains and provide for their preservation or recording, as appropriate.

- 4.4.15 Access to the site will be from Lovedon Lane and off-site improvements to nearby junctions on the A33 should be made if necessary to accommodate the development satisfactorily. Provision should also be made for pedestrian and cycle links with the historic village centre, where various facilities and services are located, other key destinations, such as the Primary School, and the adjoining countryside.

Policy KW1 – Lovedon Lane Housing and Open Space Allocation

Land at Lovedon Lane, as shown on the Policies Map, is allocated for the development of open space and about 50 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature & Phasing of Development

- a masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole.

Access

- provide safe vehicle, pedestrian and cycle access from Lovedon Lane and contribute to any off-site junction improvements necessary;
- provide footpaths/cycleways through the site to link with routes to the village centre, Primary School and adjoining countryside.

Environmental

- provide substantial new planting to retain and reinforce existing boundaries around the proposed housing area, in conjunction with open space provision, particularly along the southern and eastern edges;
- avoid detrimental impacts on the South Downs National Park and its setting;
- provide on-site open space (Informal Open Space and Local Equipped Area for Play) and a substantial area of open space including Parkland, Natural Greenspace, Informal Open Space and Allotments on the undeveloped part of the site, to meet current and future open space needs, enhance the network of green infrastructure, improve its amenity and biodiversity value

and provide long-term protection for the Kings Worthy / Abbots Worthy Gap.

Other Infrastructure

- ensure that the Groundwater Protection Zone is protected;
- provide infrastructure needed to make the development acceptable in planning terms.

4.5 NEW ALRESFORD

Location, characteristics & setting

- 4.5.1 New Alresford is a small market town known for its colourful Georgian architecture, open airy streets and quaint passageways. It is set on the edge of the Alresford marshlands, in the Upper Itchen Valley countryside, to the east of Winchester.

Development Needs

- 4.5.2 The development strategy for the Market Towns and Rural Area has been identified through Policy MTRA1 of LPP1. Policy MTRA2 supports the evolution of the more sustainable settlements, including New Alresford, to maintain and improve their role and function in meeting a range of local development needs. These include:
- the provision of about 500 dwellings over the period 2011-2031; and
 - supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.
- 4.5.3 Development should be of an appropriate scale and result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the settlement and its catchment area. All development should be proportionate in scale and of appropriate design, so as to conserve the settlement's identity, countryside setting and local features.

Housing

- 4.5.4 The remaining housing requirement, taking account of completed and anticipated development, is about 400 dwellings (see the table below). One of the roles of this Plan is to allocate sites to meet this figure in suitable locations that can deliver the number of homes required in New Alresford during the Plan period.

New Alresford Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011-2031)*	500
b. Net Completions 1.4.2011 to 31.3.2015	42
c. Outstanding permissions at 31.3.2015	28
d. SHLAA sites within settlement boundary	30
e. Windfall allowance	0
f. Total supply (b+c+d+e)	100
Remainder to be allocated (a – f)	400

* LPP1: Policy MTRA2

- 4.5.5 The outstanding planning permissions referred to in the table (c.) include a variety of smaller sites, mainly in and around the town centre. There are a limited number of SHLAA sites identified, referred to in the table (d.) Given the presumption in favour of development within the built-up area (policy DM1), these sites do not need to be formally allocated in this Plan, but are confirmed as components of the housing land supply.
- 4.5.6 No allowance is made for the development of unidentified ('windfall') sites (e.) that may come forward within the defined settlement boundary on infill or redeveloped sites over the Plan period. This reflects the conclusions of the 'Windfall Trends and Potential' study for Alresford, but it does not mean that such opportunities are not appropriate or may not be suitable for new housing. Any such proposals will continue to be considered on their individual merits against current policies and, where approved, will provide flexibility in maintaining the supply of housing in the town.
- 4.5.7 The process of selecting appropriate sites has taken into account the work undertaken by the Town Council, which set up a series of 'Needs Groups' to establish the community's needs for various types of development. All the potential housing sites in and around New Alresford that were promoted through the SHLAA were considered using the established assessment methodology (see Chapter 2) and a development strategy was drawn up. The Town and City Councils then undertook consultation with the local community and further work has also been undertaken on the transport issues, which has confirmed that the traffic impacts of development can be accommodated and that the new access point onto the A31 is necessary and deliverable.
- 4.5.8 The various 'Needs Groups' established in Alresford have identified a need for different types of housing and other development in the town to meet current and future needs. There is a need for affordable housing and the provision of sheltered housing or extra care accommodation.

Employment and Retail

- 4.5.9 Additional employment land is needed to maintain Alresford as a working town, as well as to replace land that will be redeveloped at The Dean. Land is allocated at Sun Lane (Policy NA3) to make provision for the long-term employment needs of the town. High speed broadband is also important for businesses, and tourism contributes substantially to the local economy.
- 4.5.10 No significant need for new retail provision has been identified, which is consistent with the Retail Study Update 2014. The importance of safeguarding existing public car parking provision is highlighted, along with increasing provision where possible. The boundaries of the town centre and the Primary Shopping Frontages (Policies DM6 and DM7) have been reviewed, taking account of advice in the Winchester Retail Study Update (2014). The inclusion of areas in Pound Hill and The Dean within the defined town centre provides scope for the expansion of town centre uses as

part of the proposed redevelopment at The Dean, or through changes of use to existing buildings.

Open Space and Infrastructure

- 4.5.11 Work on local needs and the evidence base highlights a need for open space provision in the open space categories of allotments, children's play and informal green space, with the distribution of some types of open space in the town also being uneven. There is also expected to be a need for increased burial ground capacity. The potential to achieve a long distance footpath and cycleway between Alresford and Kings Worthy, using the former railway line, was also raised. The overall scale of development proposed in Alresford will require an extension to Sun Hill Infants and Junior Schools. Both housing allocations will be expected to make a proportionate contribution to the cost of this improvement, which is required as a result of development. Other infrastructure improvements, or financial contributions which are required to accommodate the development, will be secured through planning obligations, with the Council's Community Infrastructure Levy also being payable for measures to accommodate the wider impacts of development.
- 4.5.12 Open spaces in New Alresford have been re-assessed in terms of their importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected under Policy DM4, are set out in the updated Open Space Strategy and shown on the Local Plan Policies Map. The open space proposed to the east of Sun Lane (Policy NA3) will provide a major new public open area suitable for a range of uses to meet Alresford's immediate and long-term recreation needs.
- 4.5.13 Consultation on development needs and options in Alresford has highlighted concerns about the adequacy of existing infrastructure, for example the transport impact of developments, as well as the need for the various facilities mentioned above. The transport assessments undertaken for Local Plan Part 1 indicate that the scale of development proposed in Alresford can be accommodated. However, a further assessment of the traffic impacts of different development options and the deliverability of site access was carried out through the 'New Alresford Land Allocations' transport study 2015. More specific transport requirements for individual sites are outlined in the policies below and future planning applications will need to incorporate any necessary traffic management measures, junction improvements or other works necessary to satisfy the requirements of the Highway Authority.

Policies

- 4.5.14 Consultation during the development of the Local Plan highlighted the need to retain existing public car parking provision and to make increases if the opportunity arises. This is a particular issue in Alresford where the two most central public car parks (Alresford Station and Perins) are very well-used and wholly or partly located on land which is leased. It is, therefore, important that these are not lost through redevelopment for other uses, unless there is

an essential need for operational development, and that opportunities to increase provision are also considered. Redevelopment at The Dean provides such an opportunity and the City Council will seek to acquire (by lease or acquisition) land for the development and operation of a car park of 50-100 spaces. If this does not prove possible other options will be sought, subject to compliance with relevant policies.

Policy NA1 – Car Park Provision

Existing public car parks at Alresford Station and Perins, as shown on the Policies Map, should be retained and additional public car parking be provided to help maintain Alresford as a vibrant commercial centre. Planning permission will not be granted for proposals which result in a loss of public car parking provision in these locations, or which reduce its accessibility, other than for development essential to the operation of Alresford Station or Perins School.

An additional 50-100 public parking spaces are proposed in conjunction with redevelopment in The Dean (see policy NA2) or through other opportunities which may arise and will be assessed against relevant policies of the Plan.

Site Allocation Policies

- 4.5.15 The proposed allocation at **The Dean** totals 2.1 hectares and consists of a number of commercial properties in different ownerships and uses. Some of these uses are not well suited to this location adjoining the historic town centre, particularly where they generate noise or fumes, or require access for large commercial vehicles. The site performs very well against the assessment criteria for housing sites and is on the edge of the town centre, making it well suited to the provision of housing for the elderly.
- 4.5.16 There is a need to maintain and increase employment levels in Alresford in order to reflect the strategy for the market towns (see Local Plan Part 1 Policies MTRA1, MTRA2 and CP8). This will also help balance the additional housing proposed, promote economic growth and ensure Alresford remains a working town. Land is allocated to the south-east of the town which is suitable for the development of modern employment units for both the relocation of various uses currently at the Dean and to accommodate additional businesses (see Policy NA3 below). This will provide the opportunity for business at The Dean to remain in the town, which is the aim, although it is recognised that they cannot be required to relocate to the Sun Lane site.
- 4.5.17 The southern part of The Dean is closest to the town centre and therefore suitable for the development or retention of office uses and for the provision of additional public car parking. The allocated area is also suitable for housing or care accommodation for the elderly, as well as other forms of residential development and open space provision. Existing dwellings

around the site are not included within the allocation although they could form part of any future redevelopment proposals if their owners wish.

- 4.5.18 Ideally, there would be comprehensive development of land at The Dean, but it would not be reasonable to make this a policy requirement. It is, however, essential that any piecemeal development proposals show how the necessary uses can be accommodated, have regard to their surroundings, and allow for the incorporation of subsequent developments. They should also avoid uses or layouts that will make it difficult for remaining businesses to continue to operate, such as proposing housing too close to retained employment uses. Redevelopment of sites in the southern part of the area for office use will be permitted, provided the same principles are followed and a suitable mix of uses is achieved.
- 4.5.19 Redevelopment for housing and other suitable uses should overcome the existing problems caused by heavy vehicles accessing The Dean. It will also enable an improved public realm through high quality urban design and enhanced pedestrian access to the town centre. Open space should be provided in accordance with LPP1 Policy CP7, with provision on-site or by way of extensions/improvements to the adjoining Arlebury Park recreation area where practical. Given the current and former uses in this area, there is the potential for contamination which will need to be fully investigated and remedied before the site can be developed. The results should be reflected in future proposals and these should include measures to deal with contamination issues in an appropriate way (see also Policy DM20). The development should also contribute to any improvements to drainage infrastructure which may be necessary.

Policy NA2 – The Dean Housing Allocation

Land at The Dean, as shown on the Policies Map, is allocated for the development of about 75 dwellings, commercial and parking uses. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature & Phasing of Development

- a masterplan establishing principles for the disposition of housing, parking, commercial, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- individual site proposals should be designed to enable future linkages to adjoining land and to avoid harm to the amenities or operation of adjacent land and businesses, unless there is comprehensive development of the existing employment land at The Dean;
- development may include the provision of offices to meet local

needs and should include additional public car parking close to the town centre, as well as housing suitable for the elderly to help meet local housing needs in a highly accessible location.

Access

- **provide safe vehicle, pedestrian and cycle access from The Dean and contribute to any off-site junction or pedestrian improvements necessary.**

Environmental

- **retain and reinforce landscaping on existing boundaries around the area, in conjunction with open space provision, and provide for improvements to the public realm on The Dean;**
- **proposals should be accompanied by a comprehensive assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided;**
- **provide on-site open space (Informal Open Space and Local Equipped Area for Play).**

Other Infrastructure

- **include provision for a public car park of 50-100 spaces;**
- **provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider;**
- **contribute to the expansion of Sun Hill Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.**

4.5.20 The **Sun Lane** site totals over 30 hectares, with approximately 10 hectares proposed for housing, 5 hectares for business use and access, and 15 hectares for open space and burial ground use. These uses are proposed in the northern, southern and central parts of the site respectively. The northern part of the site performs well against the assessment criteria for housing sites, being close to the town centre and primary school. The southern part of the site is the only part of Alresford where it is considered that substantial new/replacement business development could take place, as there is scope to create a new access onto the A31 Alresford Bypass. The central part of the site is the highest area and the most sensitive in landscape terms, making it unsuitable for built development but an ideal opportunity to provide a large and attractive new area of public space.

4.5.21 Alternative sites and strategies have been assessed but only the Sun Lane site can provide a major new open space amenity, new access to the Alresford Bypass and enable the relocation and growth of businesses uses, releasing land near the town centre which is well suited for elderly persons'

housing. In order for the benefits of the site to be achieved it is essential that transport and traffic management improvements are made and that the necessary infrastructure changes are achieved in the correct sequence. The new access to Alresford Bypass is the key to enabling the business site to come forward and this, in turn, is required before housing is built. New development should incorporate sustainable drainage systems (in accordance with policy CP17) in order to avoid flooding or harm to the Groundwater Protection Zone. The foul drainage system will also need to be improved to accommodate the development.

- 4.5.22 The central part of the site is likely to be brought into public use over a period of time as some new areas of open space are needed more urgently than others. For example, while it is important that space for an additional burial ground is secured, it may not be brought into use until the second half of the Plan period, or a financial contribution towards another form of provision may be needed. On the other hand, scope exists to divert Sun Lane into the site to create a safe parking and dropping-off point for Sun Hill Schools at an early stage. Given the scale of the central part of the site, there may be areas that are used temporarily for informal open space provision while they are held in reserve for longer-term or, as yet unforeseen, needs. Nevertheless, legal agreements need to be in place before planning permission is granted for other elements of the site to ensure that all of the proposed open space/burial ground area is provided and retained in open uses, with sufficient flexibility for the different components to be brought forward as they are needed.
- 4.5.23 The proposed housing area will provide for a range of housing types and tenures to meet a variety of housing needs. It should be designed so as to facilitate and improve access to the town centre by non-car modes and limit the impact of vehicles, particularly on nearby residential streets. This will be achieved through the design of the development, its access arrangements, and wider traffic management measures. Consultation with the community on these measures will be encouraged and a Transport Assessment will be needed at the planning application stage to establish the details of necessary measures, including public transport improvements. Housing should be designed so as to avoid harmful impacts on the amenities of existing housing, particularly in Langtons Court, through appropriate layout, landscaping and positioning of open spaces. Substantial boundary planting will also be needed on the eastern edge of the site, which is sensitive in landscape terms, and the archaeological potential of the area will need to be investigated and protected as necessary.
- 4.5.24 The southern part of the site is allocated primarily for employment use, but will also need to accommodate junction arrangements associated with the new access to Alresford Bypass. These will include rearrangement of the existing junction of Whitehill Lane and Sun Lane, with scope to reduce traffic on Whitehill Lane and create an attractive green route. The new junction with Alresford Bypass will require careful design to balance highway design requirements with the need to minimise the impacts on existing residents and the landscape. It should be provided as the first stage of the

development, so as to enable the employment land to be serviced and made available in advance of housing development.

- 4.5.25 The employment area is intended to provide for businesses wishing to relocate from The Dean, making land there available for housing and other uses, and for further business growth to balance the planned housing expansion and enable the local economy to grow. It is suitable for a range of business uses (Use Classes B1, B2 and possibly B8). A landscape buffer should be provided along the western edge, with this side of the site accommodating uses that will protect the amenities of existing housing and create an attractive edge to Sun Lane (research and development and light industrial uses - Use Classes B1b and B1c). Uses which may generate higher levels of noise disturbance or heavy goods traffic (Use Classes B2 and B8) should be located to the east of the site, where they will be furthest from existing and proposed housing and have immediate access to the A31 Bypass. There will be a need for a substantial landscape edge to be created on the eastern side of the site and for views from the Bypass to be taken into account in the design and landscaping of development.

Policy NA3 – Sun Lane Mixed Use Allocation

Land east of Sun Lane, as shown on the Policies Map, is allocated for a mixed use development comprising about 10 hectares of residential development (about 325 dwellings), 5 hectares of employment uses (B1, B2 and/or B8), and 15 hectares of informal and recreational open space and a burial ground. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature & Phasing of Development

- a masterplan establishing principles for the disposition of housing, employment, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole.
- provide for housing development on about 10 hectares of land to the north of the site; business development and a new access to Alresford Bypass on about 5 hectares to the south of the site, designed so as to minimise harmful impacts on existing or proposed housing by keeping potentially harmful uses to the east of the site and providing adequate landscape buffers; and open space of various types and a burial ground on about 15 hectares in the central part of the site;
- a phasing plan establishing the order of development and infrastructure provision for all of the allocated area should be produced and agreed in advance of permission being granted. This should achieve the provision of the new access to Alresford Bypass in advance of business uses being developed,

ensure that serviced land for business uses is made available before the completion of housing units, and secure affordable housing provision in step with market housing. The phasing of open space provision should also be agreed and set out within the phasing plan.

- proposals for individual parts of the site may be brought forward provided they are designed in accordance with the masterplan and follow the stages set out in the phasing plan, including providing business land, open space and other facilities (including affordable housing) at the appropriate stage, and do not prejudice the development of subsequent phases.

Access

- access to the site should be primarily from the south by means of a new junction onto the A31 Alresford Bypass to be provided as the first phase of development;
- include measures to provide new/improved pedestrian and cycle access from the site into the town centre, between elements of the development, and to the surrounding development and countryside, including off-site improvements as necessary;
- include measures to discourage use of motorised transport and to manage traffic so as to minimise the impact of development on nearby residential roads, particularly Sun Lane, Nursery Road and Tichborne Down;
- produce a transport assessment setting out how transport requirements, including those above, will be secured and the stages at which they need to be provided. This should include off-site vehicle, pedestrian, cycle and public transport improvements to be provided or funded by the development.

Environmental

- retain and reinforce existing landscaped boundaries around the site, particularly along the eastern edge;
- provide suitable boundary treatment on the western edges of the proposed housing and business sites to protect the amenities of existing housing;
- provide about 15 hectares of open space in the central part of the site, designed to achieve a major new open area for the community providing for a range of current and future needs. The area should be carefully designed, integrating the burial ground and different types of open space;
- provide on-site open space within the proposed housing site (Informal Open Space and Local Equipped Area for Play).

Other Infrastructure

- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider;
- ensure that the Groundwater Protection Zone is protected;
- contribute to the expansion of Sun Hill Infants and Junior

Schools and other infrastructure needed to make the development acceptable in planning terms.

4.6 SWANMORE

Location, characteristics & setting

- 4.6.1 Swanmore is roughly equidistant between Winchester, Portsmouth and Southampton. The village has managed to retain its essentially rural character and setting despite the relatively large scale of development that has taken place there over the past 40 years or so. The South Downs National Park borders its north-eastern edge and there are a large number of sites around the village designated for their environmental interest, including Sites of Special Scientific Interest (SSSIs), Sites of Importance for Nature Conservation (SINCs) and ancient woodlands.

Development Needs

- 4.6.2 The development strategy for the Market Towns and Rural Area has been identified through Policy MTRA1 of LPP1. Policy MTRA2 supports the evolution of the more sustainable settlements, including Swanmore, to maintain and improve their role and function in meeting a range of local development needs. These include:
- the provision of about 250 dwellings over the plan period 2011-2031; and
 - supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.
- 4.6.3 Development should result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the village and its catchment area. All development should be proportionate in scale and of appropriate design, so as to conserve the settlement's identity, countryside setting and local features.

Housing

- 4.6.4 The remaining housing requirement, taking account of completed and anticipated development, is about 146 dwellings (see the table below). One of the roles of this Plan is to allocate sites to meet this figure in suitable locations that can deliver the number of homes required in Swanmore during the Plan period.

Swanmore Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011-2031)*	250
b. Net Completions 1.4.2011 to 31.3.2015	12
c. Outstanding permissions at 31.3.2015	81
d. SHLAA sites within settlement boundary	11
e. Windfall allowance	0
f. Total supply(b+c+d+e)	104
Remainder to be allocated (a – f)	146

* LPP1: Policy MTRA2

- 4.6.5 The outstanding planning permissions referred to in the table (c.) include a variety of smaller sites, particularly in the Chapel Road and Church Road areas. Given the presumption in favour of development within the built-up area (Policy DM1), the SHLAA sites do not need to be formally allocated in this Plan, but have been assessed as being deliverable and are confirmed as components of the housing land supply.
- 4.6.6 No allowance is made for the development of unidentified ('windfall') sites that may come forward within the defined settlement boundary on infill or redeveloped sites over the Plan period. This reflects the conclusions of the 'Windfall Trends and Potential' study for Swanmore, but does not mean that such opportunities are not appropriate or may not be suitable for new housing. Any such proposals will continue to be considered on their individual merits against current policies and, where approved, will provide flexibility in maintaining the supply of housing in the village.
- 4.6.7 The process of selecting appropriate sites has taken into account the work undertaken by the Parish Council to establish the community's preferences for new development sites. All the potential housing sites in and around Swanmore that were promoted through the SHLAA were considered using the established assessment methodology (see Chapter 2), and a development strategy which included two main areas for housing and open space was drawn up. The Parish and City Councils then undertook an informal consultation with the local community and the resulting development strategy promoting development along the southern edge of Swanmore was selected for allocation.
- 4.6.8 Work on local needs and the evidence base also highlights a need for open space provision, especially for children's play, allotments, informal open space and parks, with the distribution of some types of open space in the village also being uneven. The overall scale of development proposed in the catchment of Swanmore College of Technology will require an extension to this Secondary School. The housing allocations will be expected to make a proportionate contribution to the cost of this improvement, which is required as a result of development.

- 4.6.9 Public consultation has indicated a desire for new or improved health facilities, public transport and footways, broadband and leisure facilities. Improvements to facilities, or financial contributions, will be secured through planning obligations where this is necessary to make the development acceptable in planning terms. The Council's Community Infrastructure Levy (CIL) is also payable and CIL is intended to fund improvements to accommodate the wider impacts of development.

Employment and Retail

- 4.6.10 No specific employment needs have been identified that would warrant an employment allocation, but Policy CP9 of the Local Plan Part 1 seeks to retain existing employment sites and buildings. Swanmore's village centre is too small to feature in the retail hierarchy defined in Local Plan Part 1 (policy DS1) although policy CP6 seeks to retain facilities and services, including local shops.

Open Space and Other Infrastructure

- 4.6.11 Consultation on development needs and options in Swanmore has highlighted concerns about the adequacy of existing infrastructure, for example the transport impact of developments on the village centre. The transport assessments undertaken for Local Plan Part 1 and 2 indicate that the scale of development proposed in Swanmore, and cumulatively in the wider area, can be accommodated. More specific transport requirements for individual sites are outlined in the policies below and future planning applications will need to incorporate any necessary traffic management measures, junction improvements or other works necessary to satisfy the requirements of the Highway Authority.
- 4.6.12 Open spaces in Swanmore have been re-assessed in terms of their importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected under Policy DM4, are set out in the updated Open Space Strategy and are shown on the Local Plan Policies Map.

Site Allocation Policies

- 4.6.13 The proposed allocation at **The Lakes** extends between New Road and Hillpound (totalling 11.6 hectares), performs very well against the assessment criteria and was supported through the public consultation. The development options around Swanmore are heavily constrained by the presence of the South Downs National Park to the north and settlement Gaps on most other sides. Development would be contained by The Lakes, a well defined feature, and will need to retain and reinforce existing landscaping along the southern edge of the area to create a substantial new landscaped edge to the built-up area and Gap.
- 4.6.14 The area includes two Sites of Importance for Nature Conservation (SINCs), which need to be retained and managed, and land along the southern edge

which is potentially liable to flooding. As it is an extensive area in several ownerships, and with a variety of constraints and proposed uses, a masterplan setting out development principles for the whole area is needed before individual sites will be permitted. This should indicate which parts of the site should be developed for various uses, including the provision and retention of various types of open space, adequate vehicular, pedestrian and cycle access through the site and financial contributions to off-site improvements as necessary, and to ensure that the considerable opportunities provided by the site are properly assessed and achieved.

- 4.6.15 The size of the area and the constraints existing provide scope for a number of open areas to be provided, retained, and managed as Natural Green Space, Informal Open Space, Parkland, Allotments and Local Equipped Areas for Play. Developments should create (or make financial contributions towards) an extensive and attractive series of connected public and wildlife routes and spaces through the site, incorporating the SINCs, areas that may be undevelopable due to potential flooding, and the creation of additional open spaces of a variety of types.
- 4.6.16 Part of the land covered by policy SW1 is potentially liable to flood and measures will need to be implemented as necessary to prevent this. These should also ensure that pollution to areas of nature conservation importance, such as The Moors at Bishops Waltham, is avoided. Improvements will also be needed to the foul drainage network to accommodate the proposed development. Drainage and water supply infrastructure cross the site and this will need to be safeguarded through the design and layout of development.

Policy SW1 – The Lakes Housing Allocation

Land to the north of The Lakes, as shown on the Policies Map, is allocated for the development of about 140 dwellings and areas of open space. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature & Phasing of Development

- a masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole.

Access

- provide safe vehicle, pedestrian and cycle access points to the west (New Road) and east (Hillpound) in a form and position which minimises the loss of trees and hedgerows;
- provide footpath/cycleway links between New Road and

Hillpound through the site, or by improving The Lakes, and link with existing development and facilities to the north.

Environmental

- provide substantial landscaping to create a strong new settlement edge to the south, whilst retaining and reinforcing protected and other important trees and hedgerows within the area to maintain and improve green links;
- retain, improve and manage the Sites of Importance for Nature Conservation (SINCs) and link these with the provision of substantial on-site open spaces running through the site (Natural Green Space, Informal Open Space, Parkland, Allotments and Local Equipped Areas for Play) to provide for adequate public open space and wildlife corridors to enhance biodiversity.

Other Infrastructure

- contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms;
- undertake a surface water drainage assessment and implement any drainage measures or improvements necessary, including avoiding development in areas potentially liable to flooding, providing Sustainable Drainage Systems, and making any necessary on- and off-site drainage improvements;
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

4.6.17 Land at **Lower Chase Road** (1.1 hectares in total) is allocated for open space use and a small amount of housing. The area is contained by existing housing and the Swanmore College recreation land and provides the opportunity to extend the range of open spaces available in this part of the village, helping address local open space shortfalls. In order to facilitate this and give certainty over the future of this land, a limited number of dwellings will be permitted adjacent to the existing development on Lower Chase Road, as part of a comprehensive, open space-led scheme for the whole site.

4.6.18 The area is within the Swanmore-Waltham Chase Gap and the open space uses should be designed so as to avoid harmful impacts on the surrounding housing or intrusion into the Gap.

Policy SW2 – Lower Chase Road Open Space Allocation

Land at Lower Chase Road, as shown on the Policies Map, is allocated for the development of public open space with limited housing. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature & Phasing of Development

- the majority of the site, behind properties in Lower Chase Road, Broad Lane and Crofton Way, should be developed for public open space to address local needs, funded by a small number of dwellings in the south-west part of the site.

Access

- provide safe vehicle, pedestrian and cycle access from Lower Chase Road;
- provide a new footpath/cycleway through the site, accessing the open space and linking with housing and open space at Swanmore College to provide access between Lower Chase Road and New Road.

Environmental

- provide landscaping to enhance the proposed open space areas and protect the amenities of adjoining housing and the open character of the settlement Gap, retaining and reinforcing important trees and hedgerows within the area;
- provide substantial open space suitable for the location, such as Informal Open Space, Parkland and Allotments, to help address existing local shortfalls.

Other Infrastructure

- contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms.

4.7 WALTHAM CHASE

Location, characteristics & setting

- 4.7.1 Waltham Chase is a large village in an attractive rural setting, located to the south west of the South Downs National Park. It consists mainly of relatively modern development of various styles, but it is the rural setting which gives Waltham Chase its special character.

Development Needs

- 4.7.2 The development strategy for the Market Towns and Rural Area has been identified through Policy MTRA1 of LPP1. Policy MTRA2 supports the evolution of the more sustainable villages, including Waltham Chase, to maintain and improve their role and function in meeting a range of local development needs. These needs include:
- the provision of about 250 dwellings over the plan period 2011-2031; and
 - supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.
- 4.7.3 Development should result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the village and its catchment area. All development should be appropriate in scale and design, so as to conserve the settlement's identity, countryside setting and local features.

Housing

- 4.7.4 The remaining housing requirement, taking account of completed and anticipated development, was about 174 dwellings (see Table below). One of the roles of this Plan is to allocate sites to meet this figure in suitable locations that can deliver the number of homes required in Waltham Chase during the Plan period.

Waltham Chase Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011 - 2031)*	250
b. Net Completions 1.4.2011 to 31.3.2015	15
c. Outstanding permissions at 31.3.2015	1
d. SHLAA sites within settlement boundary	60
e. Windfall allowance	0
f. Total supply (b+c+d+e)	76
Remainder to be allocated (a – f)	174**

* Policy MTRA2 of LPP1

** Clewers Lane (Policy WC2) was permitted after April 2015 and therefore remains as part of the need for allocations.

- 4.7.5 There are minimal existing planning permissions referred to in the table (c.). The proposed allocation at Clewers Lane (Policy WC2) now has planning consent but was granted after April 2015. The SHLAA site referred to in the table (d.) is at Morgan's Yard. This site is within the current settlement boundary but is a key site which has the potential to deliver several uses that Waltham Chase needs, hence it is subject to a specific mixed use allocation (see Policy WC1 below).
- 4.7.6 No allowance is made for the development of unidentified ('windfall') sites which may come forward within the defined settlement boundary on infill or redeveloped sites over the Plan period. This reflects the conclusions of the 'Windfall Trends and Potential' study for Waltham Chase, but does not mean that such opportunities are not appropriate or may not be suitable for new housing. Any such proposals will continue to be considered on their individual merits against current policies and, where approved, will provide flexibility in maintaining the supply of housing in the village.
- 4.7.7 The process of selecting appropriate sites has taken into account the work undertaken by the Parish Council to establish the community's preferences for the location of new development sites. Through local consultation and discussions with Council, all the potential housing sites in and around Waltham Chase that were promoted through the SHLAA were considered. Having regard to development needs identified, the established assessment methodology, and the community's preferences that the development should be spread around the edges of the village, which emerged through earlier consultations, the preferred development strategy comprises the following:
- Housing sites:
- Land north of Clewers Lane (Policy WC2)
 - Land east of Sandy Lane (Policy WC3)
 - Land north and south of Forest Road (Policy WC4)
- Mixed- use site:
- Morgan's Yard (Policy WC1).
- 4.7.8 The small number of existing completions and outstanding planning permission (totalling 16 dwellings) means that the majority of the housing requirement for Waltham Chase will be accommodated on new site allocations (Policies WC1- WC4 below). These policies include estimates of each site's capacity, but the number of dwellings actually delivered over the 20 year Plan period will take account of various site and market conditions that will influence the number, type and size of homes provided. While the precise number may be a little higher or lower than estimated, the existing commitments and allocated sites are expected to provide the requirement of 'about 250 new homes' in total.

Employment

- 4.7.9 No new employment sites are needed but existing provision should be retained (although there will be a net loss of employment floorspace at Morgans Yard) and additional employment development is encouraged in suitable locations within the built-up area.

Open Space and Other Infrastructure

- 4.7.10 The overall scale of development proposed in Waltham Chase will require an extension to the Primary School. The development allocations will be expected to make a contribution to the cost of this improvement, which is required as a result of development and is facilitated by Policy DM9.
- 4.7.11 Sites allocated under Policies WC1, WC2, WC3 and WC4 fall within the area covered by the Interim Solent Recreation Mitigation Strategy (see paragraph 1.11). These will be expected to make a financial contribution towards measures to mitigate their recreational impact on protected sites.
- 4.7.12 Work on local needs and the evidence base also highlights a need for open space provision in most categories. There is therefore a policy requirement for all the sites allocated below to provide open space; this will both meet the needs of the new development and also help make up local shortfalls. The allocation sites are required to provide on site open space, landscaping, links with the existing public rights of way network and new connections between each site and other facilities. This has multiple benefits ensuring health and wellbeing matters are integrated into new development and that connections are provided to encourage the community to avoid using vehicles for short journeys. Furthermore, such enhanced green infrastructure provision will help protect the rural lanes and surrounding countryside from urbanisation.
- 4.7.13 Open spaces in Waltham Chase have been re-assessed in terms of their importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected, under Policy DM4 are set out in the updated Open Space Strategy and are shown on the Local Plan Policies Map.

Site Allocation Policies

- 4.7.14 The site at **Morgans Yard** (totalling 2.8 hectares) is within the current settlement boundary of Waltham Chase. It is close to the village centre, well contained and easily accessible from the B2177. Due to the previous uses on the site it is believed to suffer from contamination which will need to be fully investigated and remedied before the site can be developed.
- 4.7.15 The site is currently used for a number of employment uses, and showroom/sales facilities. It is one of the few significant employment sites in the village, although the disposition of the various uses does not make for the most effective use of the site. Given the requirement to enable the school extension and for decontamination, and the fact that this is not a prime employment location, it would not be realistic to expect all the existing land

area devoted to employment uses to be replaced, or to specify the precise amount or uses of floorspace to be provided. However, in bringing forward the site the developers should develop a masterplan for a mix of uses that includes sufficient commercial uses to at least compensate for the loss of existing employment floorspace, taking account of the viability of the development.

- 4.7.16 This site will be expected to make a contribution to the improvement of St John the Baptist Primary School, which is required as a result of development. Scope to extend the School is limited, given the SSSI immediately to the north, and Morgan's Yard offers the best opportunity for expansion. Following discussions with Hampshire County Council on the best way to extend the school, they confirmed that the site's contribution towards the expansion of the School, should, therefore, be achieved by providing an area of land (0.5 – 0.64 hectares) for the expansion of the School grounds. This additional land is needed to provide additional play space to meet the needs of the enlarged school. There is also the potential to provide a multi-use games area for the school which could be made available to the local community outside of school hours.

Policy WC1 – Morgan's Yard Mixed Use Allocation

Land at Morgan's Yard, as shown on the Policies Map, is allocated for the development of about 60 dwellings, extension of the adjoining St John the Baptist Primary School, and employment generating uses to replace existing jobs lost on the site. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements;

Nature & Phasing of Development

- a masterplan establishing principles for the disposition of housing, school extension, employment uses, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- the proposals, should be accompanied by a comprehensive site assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided.

Access

- provide a safe vehicle, pedestrian and cycle access point from Solomons Lane;
- include footpath/cycle access onto Winchester Road and through the site to provide a safe pedestrian link with the

School.

Environmental

- maintain and reinforce existing landscaped boundaries around the site, particularly to ensure an effective buffer between the development and the adjoining Waltham Chase Meadows Site of Special Scientific Interest (SSSI);
- provide suitable boundary treatment with the neighbouring School;
- provide for an extension of the adjoining St John the Baptist Primary School playing fields and on-site open space (Local Equipped Area for Play, or Multi Use Games Area and Informal Open Space).

Other Infrastructure

- provide between 0.5 to 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms;
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

4.7.17 The proposed site at **Clewers Lane** (0.8 hectare) is one of a number of potential sites identified along Clewers Lane. The allocated site has an estimated capacity of about 30 dwellings and it is sensible to modify the settlement boundary to include this site and other adjoining land. However, the adjoining areas are not part of the proposed allocation as they include existing businesses and dwellings and any net residential gain would be modest. Any future development proposals can be assessed against the Plan's general policies for development within the village, but it is important that development of the allocated site does not prejudice suitable development of adjoining sites which might come forward in the future.

4.7.18 The site should include Informal Open Space and has the potential to improve access to other types of open space by providing pedestrian access to the adjoining 'Triangle' open space and possibly providing some parking spaces to serve it.

Policy WC2 – Clewers Lane Housing Allocation

Land at Clewers Lane, as shown on the Policies Map, is allocated for the development of about 30 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Access

- provide a safe vehicle, pedestrian and cycle access point from Clewers Lane;
- provide a pedestrian/cycle link through the site to the adjoining

recreation ground and investigate/implement improvements to pedestrian/cycle links with the surrounding area;

- **provide for access to enable the development of adjoining land along Clewers Lane.**

Environmental

- **maintain and reinforce existing landscaped boundaries around the site, particularly the northern site boundary;**
- **provide on-site open space (Informal Open Space).**

Other Infrastructure

- **contribute to the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms.**

- 4.7.19 The proposed site at **Sandy Lane** (3.2 hectares) performs well against the assessment criteria and makes a logical and defensible boundary to the western side of the settlement. The site has a substantial hedgerow along the western boundary which, apart from access arrangements, should be retained and strengthened. The site is also higher in parts than the surrounding residential properties, so care will be needed in the layout to avoid over-looking. There is an existing access road off of Sandy Lane which serves a number of residential properties, access to which needs to be maintained.

Policy WC3 – Sandy Lane Housing Allocation

Land at Sandy Lane, as shown on the Policies Map, is allocated for the development of about 60 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Access

- **provide a safe vehicle, pedestrian and cycle access from Curdrige Lane which minimises the impact on the existing hedgerow and maintains access to existing residential properties;**
- **provide a new/improved footpath/cycleway along the eastern edge of the site as part of a route into the village centre.**

Environmental

- **provide substantial landscaping to create a new settlement edge to the south and west;**
- **provide landscape buffers to protect the amenities of existing properties to the south and east of the site;**
- **provide on-site open space (Informal Open Space and Local Equipped Area for Play).**

Other Infrastructure

- **contribute to the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms;**
- **provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.**

- 4.7.20 The following policy allocates two housing sites (totalling 3.9 hectares) to the north and south of **Forest Road**. There is residential development immediately to the west of the sites and on the opposite side of the road to the northern site. Although the sites lie within the Waltham Chase/Swanmore Gap, development is not considered to undermine its overall purpose as the northern site would not extend beyond the existing developed area and the southern site runs alongside existing development.
- 4.7.21 The sites are also visually well contained and new development will need to retain and reinforce this containment so as to avoid intrusion into the Gap, including through the provision and location of open space. Due to the more rural nature of the southern site and the open Gap to the south and east, a lower density of development might be more appropriate.
- 4.7.22 Open space should be provided in accordance with LPP1 Policy CP7, with each site capable of providing Informal Open Space and a Local Equipped Area for Play on-site. Development of these sites should take particular account of the presence of the Waltham Chase Meadows SSSI, and the Lower Chase Stream, both of which should be protected through the layout of the scheme and the provision of suitable buffers.

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

Land to the north and south of Forest Road, as shown on the Policies Map, is allocated for the development of about 85 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements

Access

- **provide safe vehicle, pedestrian and cycle access points to Forest Road in a form and position which minimises the loss of trees and hedgerows.**

Environmental

- **provide substantial landscaping to create a new settlement edge to the north, south and east of the sites, and protect and strengthen the existing hedgerow on the western boundaries adjoining existing housing. The required landscaping to the southern edge of the southern site should provide a strong buffer to protect the Waltham Chase Meadows SSSI;**

- the layout should recognise the presence of the nearby Lower Chase Stream which adjoins parts of the site, and where appropriate a suitable landscaped buffer zone should be incorporated into the scheme, to allow for access, and to ensure that no back gardens immediately back onto the watercourse;
- provide on-site open space on both sites (Informal Open Space and Local Equipped Area for Play) including a substantial area of informal open space on the undeveloped part of the sites to meet current and future open space needs.

Other Infrastructure

- contribute to the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms;
- provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

4.8 WICKHAM

Location, characteristics & setting

- 4.8.1 Wickham is a compact, nucleated, historic village which has expanded alongside the River Meon around a medieval planned centre. Despite gradual expansion during the 20th Century to meet local housing needs, it has retained its ancient character as a peaceful and compact village in an attractive rural setting. It is surrounded by countryside typical of the Hampshire basin generally, and particularly of the natural environment throughout the lower valley of the River Meon.
- 4.8.2 Much of the Wickham environment is riverine with adjacent mixed pasture and woodland. Many small fields feature old hedges, creating a rich biodiversity. The River Meon, Wickham Water Meadows and Meon Valley Meadows and Woodland are all Sites of Importance for Nature Conservation (SINCs) within or adjoining the village.

Development Needs

- 4.8.3 The development strategy for the Market Towns and Rural Area has been identified through Policy MTRA1 of LPP1. Policy MTRA2 supports the evolution of the more sustainable settlements, including Wickham, to maintain and improve their role and function in meeting a range of local development needs. These include:
- the provision of about 250 dwellings over the plan period 2011-2031; and
 - supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.
- 4.8.4 Development should result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the village and its catchment area. All development should be proportionate in scale and of appropriate design, so as to conserve the settlement's identity, countryside setting and local features.

Housing

- 4.8.5 The remaining housing requirement, taking account of completed and anticipated development, is about 196 dwellings (see the table below). One of the roles of this Plan is to allocate sites to meet this figure in suitable locations that can deliver the number of homes required in Wickham during the Plan period.

Wickham Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011-2031)*	250
b. Net Completions 1.4.2011 to 31.3.2015	5
c. Outstanding permissions at 31.3.2015	49
d. SHLAA sites within settlement boundary	0
e. Windfall allowance	0
f. Total supply (b+c+d+e)	54
Remainder to be allocated (a – f)	196

* LPP1: Policy MTRA2

- 4.8.6 The outstanding planning permissions referred to in the table (c.) include the former Wickham Laboratories site and several smaller developments. In Wickham's case, no further suitable sites have been identified within the settlement boundary through the SHLAA process.
- 4.8.7 No allowance is made for the development of unidentified ('windfall') sites that may come forward within the defined settlement boundary on infill or redeveloped sites over the Plan period. This reflects the conclusions of the 'Windfall Trends and Potential' study for Wickham, but does not mean that such opportunities are not appropriate or may not be suitable for new housing. Any such proposals will continue to be considered on their individual merits against current policies and, where approved, will provide flexibility in maintaining the supply of housing in the village.
- 4.8.8 The process of selecting appropriate sites has taken into account the work undertaken by the Neighbourhood Planning Steering Group, set up by the Parish Council to work with City Council officers to develop a Local Plan or Neighbourhood Plan that represents the views, needs and aspirations of the community.
- 4.8.9 All the potential housing sites in and around Wickham that were promoted through the SHLAA were considered using the established assessment methodology (see Chapter 2), and a development strategy including site options for new housing allocations was drawn up. These were at Winchester Road (Policy WK2) and the southern part of The Glebe (Policy WK3), with sports pitches proposed on land east of Mill Lane and public open space on the northern part of The Glebe.
- 4.8.10 This approach was considered to provide the best balance between the need for sites to meet planning criteria and achieving the aims and needs of the local community. The Steering Group and City Council undertook an informal consultation with the local community on the preferred sites in January/February 2014.

Employment and Retail

- 4.8.11 No new employment sites are needed but existing sites should be retained and additional employment provision is encouraged in suitable locations within the built-up area. The retail centre of Wickham is thriving and there is strong support to maintain shops in the village and to conserve the attractiveness and vitality of The Square. Wickham village centre is defined as a 'district centre' in the retail hierarchy defined in Local Plan Part 1 (Policy DS1) and Primary Shopping Frontages are defined so as to retain the prominence of retail uses in the areas shown on the Policies Map (policy DM7).

Open Space and Other Infrastructure

- 4.8.12 Consultation on development needs and options in Wickham has consistently highlighted concerns about the adequacy of open space and infrastructure, especially drainage. The transport impact of developments in and around the area, particularly at Welborne, is also a frequent concern.
- 4.8.13 Work on local needs and the evidence base highlights a need for open space provision, especially for allotments, children's play and sports uses. There is also a need to improve the distribution of open space in the village. The Wickham Needs Assessment identified the need for improvements to various community facilities, particularly the Community Centre and Recreation Ground Pavilion. The doctors' surgery has recently been relocated to a new building and the school has capacity for additional development. Parking is an issue in the village centre and additional parking has recently been provided at the Station car park.
- 4.8.14 The allocation sites are therefore required to provide substantial open space to address local needs, as well as landscaping, links with rights of way and new connections between each site and other facilities. This has multiple benefits ensuring health and wellbeing matters are integrated into new development and that connections exist to encourage the community to avoid using vehicles for short journeys. Furthermore, such enhanced green infrastructure provision will protect the rural lanes and surrounding countryside from urbanisation. Open spaces in Wickham have been re-assessed in terms of their importance and Policy DM4 aims to protect open spaces which are important for recreation, amenity, biodiversity or heritage reasons. The open spaces protected under the policy are shown on the Local Plan Policies Map.
- 4.8.15 The transport assessments undertaken for the Local Plan indicate that the scale of development proposed can be accommodated, but a further assessment of the cumulative impact of traffic on the B2177/B3354/A334 corridor has been undertaken (B2177 B3354 A334 Corridor Cumulative Traffic Impacts Study 2015). This confirms the route generally has sufficient capacity to accommodate forecast growth up to 2031 but, to the north of Wickham, capacity is predicted to be reached or exceeded at the A334/Titchfield Lane junction and the B2177/Kitnocks Hill junction. Therefore, more detailed transport assessments will be needed for individual

sites to determine the extent to which individual site allocations impact on these junctions. These should also have regard to the cumulative impact of proposed developments and incorporate measures to deal with these as appropriate. The Highway Authority will need to be satisfied with the transport measures proposed and will also scrutinise the impacts for Wickham of the transport arrangements proposed at Welborne.

- 4.8.16 There have been localised but serious flooding problems, especially at the lower end of Bridge Street, at times of heavy rainfall, apparently caused by infiltration of surface water into the foul drainage system. The Wickham Flood Investigation Report (2015) was commissioned by Hampshire County Council to investigate and make recommendations on flooding issues in Wickham and involved several stakeholders, including the City Council. It concludes that the causes of flooding in Wickham are complex, affect various parts of the village, and are caused by a combination of factors. Therefore, the report makes a large number of recommendations for improvement options and areas for further study, both for specific parts of Wickham and more generally, rather than identifying a single 'solution'. It also promotes continued multi-agency collaboration to develop a strategy for flood mitigation and management.
- 4.8.17 There are a number of areas in which land use planning can help in alleviating flood threats or preventing changes that would increase flood risk. There may be opportunities for the new development needed to reduce the causes and impacts of flooding, but it should only go ahead when it is clear that it will not increase the risk of flooding to the development or elsewhere. This cannot happen until the causes of flooding in Wickham are fully understood and a strategy has been developed and put in place to address these. The relevant agencies are working to develop such a strategy and the key measures are expected to be incorporated into the Wickham Drainage Area Plan (DAP), currently being prepared by Southern Water. In the meantime, the nature of the drainage system in Wickham, and uncertainties over the exact causes of flooding, mean that significant new development would increase the risk of flooding to existing properties.
- 4.8.18 Policy WK1 therefore resists further significant development, particularly of the sites allocated in Policies WK2 and WK3, until a multi-agency drainage strategy is in place and it is possible to be confident that development will not exacerbate drainage problems and will help provide solutions where possible and justified. Currently, it is expected that the Wickham DAP will provide such a strategy and its completion is planned during 2016. The strategy should clarify the causes of flooding, the measures that are needed to address them, and the implications for releasing further significant housing development. It is not expected that this will prevent the allocated sites from being developed during the Local Plan period, but it may result in development being held back until later in the Plan period.
- 4.8.19 Policy WK1 also promotes the implementation of other measures recommended by the Wickham Flood Investigation Report (2015), where they relate to land use planning matters. This includes encouraging tree

planting and resisting the paving over of front gardens, or other areas, with impermeable surfacing (where planning permission is required).

- 4.8.20 Infrastructure improvements or financial contributions which are required to accommodate development will be secured through planning conditions or obligations, with the Council's Community Infrastructure Levy also being payable for measures to accommodate the wider impacts of development. The allocated sites fall within the area covered by the Interim Solent Recreation Mitigation Strategy (see paragraph 1.11), so will be expected to make a financial contribution towards measures to mitigate their recreational impact on protected sites.

Policy WK1 – Drainage Infrastructure

Further development at Wickham will only be permitted provided that,

- (i) flooding incidents in the locality, foul and surface water drainage capacity, and potential mitigation measures have been properly assessed and a coordinated multi-agency strategy for dealing with existing flooding issues is developed and put into place prior to, or in conjunction with, further development;**
- (ii) the development provides, or makes an appropriate contribution towards, any relevant measures contained in the multi-agency strategy required above, so as to avoid or mitigate the risk of flooding; and**
- (iii) surface water drainage is separated from the sewerage system and managed so that the risk of flooding is not increased within the vicinity of the site or downstream of it.**

These requirements are necessary to ensure development does not increase flood risk and is acceptable in planning terms. Planning conditions will be applied, or planning obligations secured, to ensure that the development does not proceed until any required infrastructure is delivered to avoid increasing the risk of flooding.

Opportunities to overcome existing drainage problems, as recommended by the Wickham Flood Investigation Report (2015), are encouraged wherever possible, such as tree planting. Measures which may exacerbate drainage or flooding problems, such as paving of gardens with impermeable surfaces, will not be permitted.

Site Allocation Policies

- 4.8.21 The proposed **Winchester Road** housing area consists of two adjoining sites (totalling 4.2 hectares) which perform very well against the assessment criteria and were well supported through the public consultation. It has been promoted as part of an allocation which includes the provision of new sports pitches and pavilion on land in the same ownership to the east of Mill Lane. This provision is necessary to help meet part of the open space

requirements for development and to improve the amount and distribution of available sports grounds. Parking provided at Mill Lane may help to alleviate shortfalls in The Square when it is not being used by the sports facility.

- 4.8.22 The housing sites are accessible directly from the A334 and have good access to the village centre and various facilities. They are well related to the settlement and are well-contained within the landscape and by existing boundary planting. Access should be from Winchester Road and a traffic light junction is likely to be the optimum solution in terms of vehicular and pedestrian safety (also allowing safe crossing arrangements) and reducing the impact on the important 'tunnel' of trees that is a feature of this part of Winchester Road. The details of the access arrangements, including off-site improvements which are likely to be necessary to the A334/Titchfield Lane junction, will need to be developed and tested at the planning application stage and other access arrangements which meet the requirements of policy WK2 are not ruled out. Pedestrian and cycle access into the village and to local facilities will need to be improved, but the rural character of the right of way crossing the site should be maintained.
- 4.8.23 New development will need to provide substantial landscaping to retain and reinforce the containment of the site, currently provided by various important trees and hedges around its edges, and to create a new settlement edge. The substantial belt of trees along the north-eastern edge of the site is protected by a Tree Preservation Order and the Site of Importance for Nature Conservation (SINC) to the north-west of the site should be protected to ensure no net loss of biodiversity. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories, including the proposed sports provision at Mill Lane.

Policy WK2 – Winchester Road Housing and Open Space Allocation

Sites at Winchester Road and Mill Lane, as shown on the Policies Map, are allocated for the phased development of about 125 dwellings and public sports provision. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature & Phasing of Development

- **two adjoining sites at Winchester Road are proposed for residential development in conjunction with 3.5 hectares of land at Mill Lane being laid out and made available for the provision of sports pitches, pavilion and parking. A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the**

- form of development intended by this allocation as a whole;
- a phasing plan establishing the order and location of development and infrastructure provision for all the allocated areas should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the sports provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.

Access

- provide safe vehicle, pedestrian and cycle access to the housing sites by means of a new junction on Winchester Road, including suitable crossing arrangements and off-site junction improvements, particularly to the Winchester Road/Titchfield Lane junction, in a location and form that minimises any harmful impact on the important group of trees alongside Winchester Road in this area;
- provide safe vehicular, pedestrian and cycle access to the sports site in Mill Lane, with any access to the Meon Valley Trail being sensitive to its location in the National Park, including parking provision commensurate with the proposed use;
- provide pedestrian/cycle access within the site and improve off-site links to community facilities and the village centre along Winchester Road and via The Circle and Dairymoor.

Environmental

- provide substantial landscaping to create a new settlement edge to the north and west, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site;
- provide and lay out 3.5 hectares of land at Mill Lane for public sports pitches, a pavilion and associated access, parking, drainage and landscaping;
- retain and protect the important belt of protected trees along the north-eastern boundary of the site and provide substantial on-site open space (Allotments and Local Equipped Areas for Play).

Other Infrastructure

- provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;
- include surface water management measures to ensure the risk of flooding is not increased.

4.8.24 The proposed site at **The Glebe** totals 5.9 hectares of which the northern part (3 hectares) is proposed for informal public open space use. The site is of potential archaeological interest, especially the northern part, and this will

require investigation and appropriate protection and recording, in accordance with policy DM25. The southern part of the site performs very well against the assessment criteria and is promoted as part of an allocation which includes the use of the northern part of the site for informal recreation and parkland, along with a contribution to the improvement of Wickham's sports provision (likely to be in the form of a replacement pavilion at the Recreation Ground). This provision is necessary to help meet the open space requirements for development and will also improve the amount and distribution of recreation land and facilities. The site is well related to the settlement and accessible directly from the A32/A334 junction, with good access to the village centre and various facilities.

- 4.8.25 Vehicular access should be from the existing A32/A334 roundabout and is likely to be by means of a fourth 'arm' being provided. However, the detailed access arrangements will need to be developed and tested at the planning application stage, taking account of any measures needed as a result of the proposed development of Welborne to the south. The revised junction arrangements should include improved facilities for pedestrians wishing to access the village centre using Fareham Road and, in order also to enable safe access via Bridge Street, it will be necessary to provide pedestrian crossing facilities on School Lane. This may also provide an opportunity to improve the operation of the A32/Southwick Road junction and any transport measures relating to this site should take account of, and be developed alongside, improvements needed to accommodate Welborne.
- 4.8.26 New development will need to retain protected trees within the site, reinforce the containment of the site, and provide a new settlement edge through substantial additional planting, particularly on the northern and eastern boundaries. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories on-site, as well as contributing to improving Wickham's sports provision, particularly at the nearby Recreation Ground. The northern part of the site should be laid out and made available as informal public open space and parkland so as to conserve the archaeology of the site in situ and enhance the setting of the village on this approach. Archaeological excavation and recording will be required in the southern part of the site prior to housing development taking place.

Policy WK3 – The Glebe Housing and Open Space Allocation

Land at the southern end of The Glebe, as shown on the Policies Map, is allocated for the development of about 80 dwellings and the provision of public open space on the northern part of the site. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature & Phasing of Development

- the southern part of the site (approximately 2.9 hectares) is proposed for residential development in conjunction with the

northern part (approximately 3 hectares) being laid out and made available for informal public open space. A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

- **a phasing plan establishing the order and location of development and infrastructure provision for all the allocated area should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the open space provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.**

Access

- **provide safe vehicle, pedestrian and cycle access to the site by means of an improved A32/A334 junction, with pedestrian/cycle accesses provided at this point and to the north, on School Road and Southwick Road;**
- **provide crossing arrangements to enable pedestrians and cyclists to cross School Road safely to access the village centre and facilities, along Fareham Road and Bridge Street.**

Environmental

- **provide substantial landscaping to create a new settlement edge to the north and east, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site;**
- **provide and lay out 3 hectares of land in the northern part of the site for public Informal Open Space and Parkland, and make Sports provision by contributing to the improvement of Wickham Recreation Ground, and provide open space within housing development (Local Equipped Areas for Play);**
- **investigate the archaeology of the whole site and take the results into account in planning the future of the site, preserving in situ, excavating or recording, as appropriate, important finds so as to prevent damage to the heritage of the site.**

Other Infrastructure

- **provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;**
- **include surface water management measures to ensure the risk of flooding is not increased.**

4.9 DENMEAD

- 4.9.1 In September 2012, the City Council, as local planning authority, designated a 'Neighbourhood Area' to cover the majority of Denmead Parish for the purpose of preparing the [Denmead Neighbourhood Plan](#) (DNP). The DNP was prepared by a working party of the Denmead Parish Council, which is a "qualifying body" for making a neighbourhood plan under the Planning and Compulsory Purchase Act 2004 (as amended by Localism Act 2011).
- 4.9.2 The Neighbourhood Area excludes that part of the Parish within the South Downs National Park, as well as a small area in its south-eastern corner that is part of the West of Waterlooville Strategic Housing Allocation (see Policy SH2 of Local Plan Part 1).
- 4.9.3 A Neighbourhood Plan is required to comply with the Neighbourhood Planning Regulations 2012 and follow specific stages. The 'Pre-Submission' Neighbourhood Plan was approved by the Parish Council in March 2014 and published for public consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Following this the Plan was amended, as necessary, in the light of representations received and a revised plan was submitted to the City Council as the local planning authority. The City Council published the Neighbourhood Plan in September 2014 for a further six weeks to enable any further representations to be made before the Plan was formally submitted for examination by an independent examiner. The Examiner's report was received by the City Council in December 2014, recommending that the DNP met the basic conditions and could proceed to referendum. A referendum for local residents was held on 5 March 2015 with a successful outcome receiving a majority support for the Plan (51% or more of votes cast). Following this the DNP was formally 'made' by the City Council on 1 April 2015 and became part of the development plan for Winchester District.
- 4.9.4 The Denmead Neighbourhood Plan makes site allocations and incorporates a number of specific policies for Denmead, however, the Development Management policies of LPP2 (see Chapter 6 below) will also apply to Denmead. As the Neighbourhood Plan has been subject to a separate process of preparation and approval from LPP2, the policies as shown on the Neighbourhood Plan Proposals Map and Inset Map do not form part of the LPP2 and are illustrated for information only.
- 4.9.5 The strategic policies of LPP1 will continue to be applied to the Neighbourhood Plan area, along with the relevant policies of this Plan. Together with the Neighbourhood Plan, these will be the basis for the consideration of planning applications and other development proposals in Denmead.

Denmead Neighbourhood Plan: Summary of Proposals

- 4.9.6 The Neighbourhood Plan includes a series of policies and proposals on the following matters –

Land Use Policies

1. Spatial Plan
2. Housing Allocations:
 - i Land East of Village Centre
 - ii Land off Tanners Lane
 - iii Land at Baptist Church, Anmore Road
 - iv Land off Anmore Road
3. Housing Design
4. Parklands Business Park, Forest Road:
 - i. Care home
 - ii. Changes of use
 - iii. Lorry park
5. Sports & Leisure Facilities
6. Public Car Park at Hambledon Road/Kidmore Lane
7. Burial Ground

Other Non-Statutory Proposals

1. Green Infrastructure
2. Denmead Village Centre
3. Locally Listed Buildings
4. Infrastructure Projects
5. Travellers' Accommodation

4.10 THE SMALLER VILLAGES & RURAL AREA

Smaller Villages

- 4.10.1 The policy for development in those villages not dealt with in sections 4.1 – 4.9 above is established in LPP1 (policy MTRA3). That policy does not set housing targets for these villages, nor envisage that their settlement boundaries will be reviewed, but includes provision for local communities to identify needs or aspirations which may require development that does not fall within the normal provisions of MTRA3. The policies of LPP1 and this Plan which apply to the smaller villages and rural area will enable modest levels of housing and other development to take place, providing an added level of flexibility to contribute to the Local Plan's housing requirements.
- 4.10.2 Therefore, no changes have been made to the boundaries of those settlements within the Plan area that are subject to policy MTRA3. The policy provides for additional development in all the smaller settlements where it would meet a community need and has its clear support. Early experience of this provision suggests there is a risk of it being used by landowners or developers to put pressure on communities to support developments that they have not identified a need for, or initiated. This is not the intention of the policy and, in applying it, the local planning authority will expect to see evidence that any community needs and benefits that are claimed for a proposal have been instigated by the local community or clearly identified through their Neighbourhood Plan, Parish Plan, or similar process.

The Rural Area

- 4.10.3 The area outside defined settlement boundaries and the infilling provisions of policy MTRA3 is defined as countryside and subject to policy MTRA4 of Local Plan Part 1. This limits development to that which has an operational need for a countryside location, the reuse of existing buildings for certain uses (and their redevelopment in some cases), or small-scale tourist accommodation. The Development Management policies (Chapter 6) amplify this policy in relation to specific types of development, e.g. agricultural workers' dwellings. Policy MTRA5 provides for masterplans to be produced to enable the retention and development of several specific large establishments in the countryside.
- 4.10.4 While no specific proposals are made for rural rights of way, including those identified in previous Local Plans, the City Council supports the improvement of the rural rights of way network, which is consistent with its policies on green infrastructure and other strategies. In particular, it recognises the potential offered by former railway lines for walking, cycling and horse riding, as sustainable transport and recreational routes, and welcomes the initiatives being promoted to bring the following into use:
- Bishops Waltham to Botley multi-user trail along the former railway line;

- The 'Watercress Way' along the former railway line between Alresford and Kings Worthy and on to South Wonston and Wonston;
- Missing links between Wickham and Fareham along the former railway line and around Knowle and Welborne.

5

SOUTH HAMPSHIRE URBAN AREAS

5 South Hampshire Urban Areas

Background

- 5.1 The identification of the South Hampshire Urban Areas is a local response to meet the challenges presented by a significant part of the District being located within the Partnership for Urban South Hampshire (PUSH). The City Council is a member of PUSH, a grouping of local authorities in southern Hampshire which has been formed to develop a joint economic and spatial strategy. The local authorities have cooperated through PUSH to develop a spatial vision for the South Hampshire sub-region which was incorporated into the South East Plan and subsequently updated in 2012.
- 5.2 South Hampshire has a dense and complex settlement pattern, and there are substantial areas of undeveloped or underused land within the urbanised parts of the sub-region. The updated (2012) South Hampshire Spatial Strategy reiterates PUSH's support for the growth of the cities of Southampton and Portsmouth as the drivers of a sustainable and growing economy. However, the strategy also provides for major greenfield development concentrated at 'Welborne', to the North of Fareham and adjoining the Winchester District boundary. The principle of a Strategic Development Area to the North of Fareham (SDA) has been established in the adopted Fareham Core Strategy (2011), and the Local Plan Part 1 commits the City Council to working closely with Fareham Borough Council to help bring forward this development.
- 5.3 The spatial vision for the South Hampshire Urban Areas is to develop a series of sustainable new neighbourhoods/communities to contribute towards meeting the PUSH strategy of improving economic performance. This will provide sustainable opportunities for large-scale, high quality housing, economic development and associated uses, in the form of new urban extensions, rather than dispersing similar numbers amongst the smaller settlements which also lie within the PUSH area. The major greenfield developments required within the PUSH part of the District are focused on the urban areas that fringe the District, at West of Waterlooville and North Whiteley. A total of about 6,000 dwellings are proposed in these locations, where there are already large existing and planned employment allocations.
- 5.4 PUSH has commenced review of the South Hampshire Spatial Strategy to extend the period covered from 2026 to 2036. An updated Strategic Housing Market Assessment (SHMA) was produced in 2014 and provides evidence of housing needs. The SHMA is not a housing allocation strategy, but will inform the housing allocations in the revised PUSH Spatial Strategy alongside evidence on land availability, urban capacity, accessibility to jobs and services, infrastructure capacity, environmental impact and many other factors and constraints.
- 5.5 The Local Plan Part 1 and this Local Plan make substantial provision for housing and other development in the PUSH area, particularly at West of Waterlooville and Whiteley, but also in the MTRA2 settlements within PUSH.

This more than meets the objectively assessed need identified in the 2014 PUSH SHMA for the part of the District within the PUSH area. It is, therefore, expected that any significant changes arising from the review of the South Hampshire Spatial Strategy will apply beyond the period of this Local Plan (i.e. post 2031). It is likely that these can be addressed through the normal process of reviewing and rolling forward the LPP1 and this Plan to cover the period beyond 2031. However, the Council will monitor the situation and the implications of the review of the South Hampshire Spatial Strategy, including whether there is a need for an earlier review of its Local Plan.

- 5.6 The majority of the housing requirement for the South Hampshire Urban Area will be delivered through the strategic allocations at West of Waterlooville and North Whiteley. There are also a number of existing completions and smaller development opportunities, which will achieve the target of 6,000 dwellings over the Plan period, as set out in the table below.

South Hampshire Urban Areas Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011 - 2031)*	6000
b. Net Completions 1.4.2011 to 31.3.2015	296
c. Outstanding permissions at West of Waterlooville**	2217
d. Outstanding permissions at Whiteley	75
e. North Whiteley Allocation (SH3)	3500
f. SHLAA sites within settlement boundaries	18
g. Windfall allowance	0
h. Total supply (b+c+d+e+f+g)	6106

* Policy CP1 of LPP1

** Includes 103 dwellings on allocated employment land, permitted June 2014

West of Waterlooville Strategic Housing Allocation

- 5.7 Existing completions and planning permissions for the West of Waterlooville Major Development Area (b. and c.) will eventually provide over 2,500 new dwellings in Winchester District. The remainder (around 600 dwellings) will be developed within the neighbouring Havant Borough in accordance with the adopted Havant Borough Core Strategy (2011). The total includes the former 'reserve' site for 1,000 homes. The City and Borough Councils will continue to work in partnership to plan for this new community. More details are given in Policy SH2 of LPP1. Development is well underway at West of Waterlooville including some additional dwellings which were completed before the start of the Plan period.

North Whiteley Strategic Housing Allocation

- 5.8 Development to the north of Whiteley provides the opportunity to secure important infrastructure and community facilities, and to locate new residential

development close to major employment areas. It provides the opportunity to complete Whiteley Way as a new road primarily aimed at serving the new development, but which will also provide a new link to the Botley Road. The development will also provide for a new secondary school and two new primary schools which, in addition to meeting the needs of the new development, will also serve to meet existing shortfalls in educational facilities locally.

- 5.9 The overall site area is approximately 202 hectares, of which around half is either constrained or required to mitigate potential environmental impacts. Detailed work is well advanced on the implementation of this strategically important development: a large number of technical studies have been completed, various community engagement events have been undertaken, and an outline planning consent was granted in 2015. This has been achieved as a result of close and cooperative working between the City Council and Hampshire County Council, the local community and the development consortium. The North Whiteley development is, therefore, expected to deliver about 3,500 dwellings within the Plan period.

Welborne

- 5.10 'Welborne' is the name given to the Strategic Development Area proposed to the North of Fareham, adjoining the Winchester District boundary. It is a proposal of the adopted Fareham Core Strategy, and the Winchester District Local Plan Part 1 commits the City Council to working to bring forward this development. Fareham Borough Council has adopted the Welborne Plan which allocates specific land for the development and this indicates the need for large areas of 'Suitable Alternative Natural Green Space' (SANGS) to be provided to mitigate or avoid the impacts of development on internationally important sites protected for their biodiversity interest.
- 5.11 Some of the land that is likely to be provided for SANGS is in Winchester District, for example at Dash Wood and in the triangle of land between Knowle and Welborne. Such provision is fully consistent with the City Council's policies for this land, which is defined as part of a gap between Welborne and adjoining communities (LPP1 Policies SH4 and CP18). The Welborne Plan also seeks to improve the provision of public rights of way to link the development with the surrounding villages and countryside, and this would also be supported by the City Council's policies.
- 5.12 Therefore, the City Council will work with Fareham Borough Council and the promoters of Welborne to implement SANGS and other facilities that retain and secure the future of the undeveloped land within the Gap between Welborne, Knowle and Wickham. Land is not allocated for these uses in this Plan, as they may not require planning consent and, if they do, this would be capable of being permitted under Policies SH4, CP18 and this Plan's countryside policies. Where this is not the case, and particularly where proposals would not protect the open and undeveloped rural character of the defined Gap, the City Council will resist proposals associated with Welborne, or other development.

Whiteley

- 5.13 The Local Plan Part 1 includes strategic site allocations relating to West of Waterlooville and North Whiteley, and the Local Plan Part 2 does not need to amend or add to these, but this section and policies relate to the existing built-up area of Whiteley. No changes are proposed to the settlement boundary of Whiteley, as the strategic allocations will meet the development needs of the settlement for the Plan period.
- 5.14 The saved policies in the 2006 Local Plan Review relating to proposed developments for employment and business uses at Whiteley have been carried forward to the LPP2. A housing allocation at Whiteley Green was granted outline permission for 75 dwellings, but was not implemented. Instead, Hampshire County Council, as landowner, developed the site for a temporary primary school, and the intention is that this will be replaced by a permanent facility as part of the North Whiteley development (see 5.8 above). Until then, it is appropriate for LPP2 to take the original proposal forward and retain its allocation for residential and open space development.
- 5.15 Whilst it would not preclude the development of this site for housing, there are foul and surface water sewers running across the site which would require an easement of 6m to be kept clear of all buildings and tree planting. The site is also within a groundwater Source Protection Zone, which should also be taken into account in bringing forward proposals for developing the site.
- 5.16 Due to its proximity to the Solent Special Protection Area the site falls within the area covered by the Interim Solent Recreation Mitigation Strategy (see paragraph 1.11). Therefore it will be expected to make a financial contribution towards measures to mitigate the recreational impact on protected sites.

Policy SHUA1 – Whiteley Green Housing Allocation

Land at Whiteley Green, as shown on the Policies Map, is allocated for the development of about 75 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Access

- provide safe vehicle, pedestrian and cycle access from Bader Way, an attractive footpath and cycleway network, and provide convenient access to public transport.

Environmental

- provide landscaping and tree planting belts of at least 20 metres adjoining the M27 to protect the amenities of occupiers of the proposed housing from noise and to screen the development;
- maintain or enhance existing woodland and major hedgerows within the site and carry out additional planting.

- provide on-site open space (Informal Open Space, and Local Equipped Area for Play) as part of a neighbourhood green to serve the proposed and surrounding development, as originally planned.

Infrastructure

- contribute to infrastructure needed to make the development acceptable in planning terms.

- 5.17 The major part of the ‘**Solent 1** Business Park’ has now been built out for a range of employment uses, but there still remain some areas of undeveloped land within the Business Park which are ideally located to meet future employment needs. Therefore, the undeveloped employment land at Solent 1 should continue to be retained and developed for employment purposes.

Policy SHUA2 – Solent 1 Employment Allocation

Land at Solent 1, Whiteley, as shown on the Policies Map, is allocated for business park development. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature and Phasing of development

- provide for a range of high technology and business uses falling within Use Class B1 (Business);
- incorporate a high standard of design so that the buildings make an individual and positive contribution towards the overall appearance of the business park;
- generally avoid being over three stories or 14 metres in height to eaves level.

Environmental

- include parkland, which as a minimum should constitute around 30% of the site area. This is in addition to the structural landscaping which adjoins the sites;
- measures for the on-going maintenance and management of the landscape parkland.

Other Infrastructure

- contribute to infrastructure needed to make the development acceptable in planning terms.

- 5.18 The Business Park allocation at ‘**Solent 2**’ has now largely been built out, but some small areas remain undeveloped. Part of this area, along with some of the site already built on, were included in a designated Site of Importance for

Nature Conservation (SINC). However as development on this site has already commenced the allocation should be carried forward into the LPP2 to safeguard this important gateway site for employment generating uses.

Policy SHUA 3 – Solent 2 Employment Allocation

Land at Solent 2, Whiteley (within Winchester District), as shown on the Policies Map, is allocated for employment development. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature and phasing of development

- provide for a range of employment uses within Use Classes B1 (Business), B2 (General Industry) or B8 (Storage and Distribution) or will provide significant employment opportunities which could not readily be provided elsewhere, especially within the established town centres;
- the layout and design of the new buildings should address this important gateway site.

Environmental

- the site should be suitably landscaped and respect the biodiversity value of the adjoining SINC.

Other Infrastructure

- contribute to infrastructure needed to make the development acceptable in planning terms.

- 5.19 A site at **Little Park Farm** is part of a larger allocation for employment (B1, B2, B8) uses that extends beyond the administrative boundary of Winchester District westwards into Fareham Borough. Both the Winchester and the Fareham parts of the allocation remain undeveloped. Fareham Borough Council has taken this allocation forward into its adopted Site Allocations Local Plan and it is therefore appropriate for the City Council to do the same.
- 5.20 The most appropriate access to the site will be via that part of the overall site to the west of the allocated site, within Fareham Borough. Any proposals for alternative means of access will be considered on their merits.

Policy SHUA 4 – Little Park Farm Employment Allocation

Land at Little Park Farm, Whiteley (within Winchester District), as shown on the Policies Map, is allocated for employment development. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

- (i) it is within Use Classes B1 (Business), B2 (General Industry) or

- B8 (Storage and Distribution); and**
(ii) it is developed comprehensively with land to the west in Fareham Borough, including the provision of suitable access.

Botley Bypass

- 5.21 The Council has been advised by the Highway Authority that, in order to meet the planned level of housing growth in the Eastleigh Borough, strategic transport infrastructure improvements will be necessary to help mitigate the impact of traffic. These include the provision of Botley Bypass, although a full justification for the Bypass, together with a fully funded programme of delivery, has yet to be established. The Council will therefore continue to safeguard the section of the potential route for the Botley Bypass within the Winchester District and will work positively with stakeholders to investigate and identify appropriate means of delivering the future construction of the Bypass, although at the present time it is not in any programme for delivery.
- 5.22 The construction of the Bypass is a long term aspiration of both Hampshire County Council and Eastleigh Borough Council, and the City Council will work closely with both parties to assist the delivery of this road, either within or beyond the Local Plan Period. As well as safeguarding the route of the road, the Policy also seeks to ensure that the road can be delivered in its entirety to ensure that the section of the Bypass in Winchester District connects to the remainder of the Bypass. This is necessary to avoid an intrusive road being built in the countryside which does not connect to the complete Bypass, and to ensure that any harmful impacts on the adjoining environmentally sensitive areas are effectively mitigated or avoided. Due to the distance from the internationally protected Special Protection Area along the Solent, which includes the Upper Hamble, an assessment will be required under the Habitats Regulations, and an Appropriate Assessment, before consent for the Bypass can be granted.

Policy SHUA5 – Botley Bypass Safeguarding

Land is safeguarded, as shown on the Policies Map, for the construction of the part of Botley Bypass within Winchester District, between the District boundary at the river Hamble and the junction of the A334/A3051.

Construction of the Bypass within the Winchester District will be permitted, provided that:

- (i) measures are included to protect the environmental sensitivity of the river Hamble, and adjoining area;**
- (ii) all the required funding is in place to ensure that the road is delivered in its entirety;**
- (iii) a structural landscaping scheme is prepared and implemented, which effectively mitigates any adverse visual impacts on the surrounding area.**

Other Policies

- 5.23 Policy DM6 (Chapter 6) relates to development in defined town and village centres, including Whiteley. The boundaries of the town centre and the Primary Shopping Frontages (Policies DM6 and DM7) have been reviewed, taking account of advice in the Winchester Retail Study Update (2014) and the town centre itself has now been completely rebuilt. Adjustments to the boundary of the town centre have been made to ensure that it is contiguous with the centre as it now exists, and to the Primary Shopping Frontages to reflect the current layout and character of the centre (see Policies Map).
- 5.24 Open spaces in Whiteley have been assessed in terms of their importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected, are set out in the updated Open Space Strategy. Policy DM4 protects the open spaces shown on the Local Plan Policies Map.

6

DEVELOPMENT MANAGEMENT

6.1 INTRODUCTION

- 6.1.1 The Development Management policies of LPP2 provide a more detailed policy context for the consideration of development proposals, as well as setting out standards and principles against which planning applications can be assessed. Such policies will help to deliver the vision and objectives of the Local Plan and Community Strategy. The policies in LPP2 conform to their strategic equivalents in LPP1 and, in many instances, strengthen and elaborate on them to provide for their practical application by the City Council as Local Planning Authority.
- 6.1.2 Supplementary Planning Documents (SPDs) will also be produced as part of the Winchester District Development Framework. Several have already been adopted, including the High Quality Places SPD, several Local Area Design Statements, Neighbourhood Design Statements and Village Design Statements. There are also documents elaborating on other topics, including residential parking standards and the provision of affordable housing (see Appendix B).
- 6.1.3 Other documents, produced under the previous planning system as Supplementary Planning Guidance, deal with matters such as design guidance for shopfronts and signs, equestrian development, and landscape character. These topics continue to be of value and relevance and these SPDs will continue to be taken into account and may be revised as necessary, or absorbed into other documents.
- 6.1.4 In formulating the Development Management policies, the Council has considered the need to develop new or additional policies in evolving areas of activity and public interest. These are grouped into the themes of the Community Strategy, in the same way as Local Plan Part 1:
- **Active Communities** – including housing location and mix, and open space protection;
 - **Prosperous Economy** – including town centre policies, rural development, leisure, and recreation;
 - **High Quality Environment** – including design and development criteria, access, environmental protection, landscape, and heritage.
- 6.1.5 The following sections deal with each of the above themes. It is important to recognise that the Local Plan Part 1 contains many policies which are relevant to development management, including those on affordable housing, biodiversity, etc. Accordingly, the sections below need to be read in conjunction with other parts of the Development Plan and are not intended to be a comprehensive list of policies that may be used to determining planning applications.

Local Plan Part 2 forms part of the Development Plan, along with Local Plan Part 1 and the Hampshire Minerals and Waste Plan.

All the policies within the Development Plan will be taken into account in determining planning applications, along with other material considerations.

Therefore, the policies in this Plan do not list or cross-refer to other policies that may be relevant, but these nevertheless continue to apply.

6.2 ACTIVE COMMUNITIES

- 6.2.1 The Local Plan Part 1 sets out a series of policies in relation to housing, local facilities and services, and open space. These deal adequately with matters such as the overall level of housing proposed (Policy CP1), affordable housing requirements (Policy CP3) and open space standards (Policy CP7). It should be noted in particular that the provisions of Policy CP3 (affordable housing) apply to new housing development arising from the site allocations in this Plan, even where it is not specifically referred to, and from planning applications. However some additional policies are needed, as set out below.

Location of New Development

- 6.2.2 The Local Plan Part 1 defines the area outside of defined settlement boundaries as 'countryside' in policy terms and applies Policy MTRA4 to these areas. 'Settlement boundaries' are a key tool within the development plan and indicate where built development is, in principle, acceptable (see also paragraph 2.30). Outside these boundaries built development, especially for housing, is normally only permitted where there is a particular need for it which cannot be met within a built-up area. Policy DM1 lists those settlements within the Plan area (excluding the South Downs National Park) with settlement boundaries and these are defined on the Policies Map.
- 6.2.3 The Plan should be read as a whole and specific policies may be relevant for developments within countryside locations. Policy MTRA4 provides guidance for development within countryside locations, other policies apply for particular types of development e.g. Policy MTRA 5 (Major Commercial and Educational Establishments); Policy DM 9 (Essential Facilities and Services in the Countryside); Policy DM10 (Housing for Essential Rural Workers); Policy DM11 (Equestrian Development); Policy DM12 (Leisure and Recreation in the Countryside).

Policy DM1 – Location of New Development

Development that accords with the Development Plan will be permitted within the defined boundaries of the following settlements, as shown on the Policies Map:

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

Limited infilling will also be permitted in other settlements listed under Policy MTRA3 in the circumstances outlined in that policy.

Outside of these areas, countryside policies will apply and only development appropriate to a countryside location will be permitted, as specified in Policies MTRA4, MTRA5, DM9 – DM12, etc.

Housing

- 6.2.4 The Council's Strategic Housing Market Assessment (SHMA) has identified that most new demand across the District will be for 2 and 3 bed homes. The Council's key housing priorities include maintaining a supply of housing to meet a wide range of community needs and to maximise the provision of new affordable housing throughout the District, including rural areas. Local Plan Part 1 Policy CP2 Housing Provision and Mix – which is aimed at proposals that provide more than single dwellings - requires that the majority of homes on a development should be in the form of 2 and 3 bed houses.
- 6.2.5 Since Local Plan Part 1 was adopted the Government has revised technical housing standards in a number of respects, including the introduction of optional Building Regulation requirements for access. In order to maintain the encouragement given in LPP1 to achieving adaptable accommodation to help meet a range of needs, all affordable housing should be constructed to Part M4 Category 2 of the Building Regulations standards (Accessible and Adaptable dwellings) which are similar to the previous 'Lifetime Homes' standard. The aim will be to achieve this standard in 20% of market housing, particularly on larger sites. A small number of wheelchair user dwellings as specified under Part M4 (3) may also be needed, depending on tenants' / buyers' needs, determined as part of planning applications as appropriate.
- 6.2.6 The national technical housing standards also include optional 'nationally described space standards'. For affordable housing these are consistent with the standards already applied by the Homes and Communities Agency. It is important that affordable housing provision continues to meet the nationally described space standards for the particular size and type of dwelling being proposed, as these homes are generally fully occupied (see 'Standards in New Homes in Winchester District' 2015 and Affordable Housing SPD). In market housing there is more scope for buyer choice or, in most cases, for properties to be extended or modified. However, this is not so in the case of the smallest dwellings, particularly flats, so it is appropriate to apply the minimum nationally described space standard of 39 sq.m. of gross internal floor area (GIA) to market dwellings, to ensure that this level is at least provided. Policy DM2 sets out this requirement and also seeks to ensure that new 2 and 3 bedroomed dwellings, which are required by Policy CP2 in order to provide flexible accommodation for small families, downsizing and newly-forming households, are not overly large.
- 6.2.7 Overly large dwellings are unlikely to meet the majority of housing needs and may lead to internal subdivision to create additional bedrooms, meaning that the dwelling is not assisting in fulfilling the identified need as required under the housing mix Policy CP2. In addition, smaller houses are likely to prove more affordable to greater numbers of people than larger houses with an identical number of bedrooms. The Winchester District is characterised by higher than average house prices and so this difference in price caused by size alone, in addition to the differences caused by number of bedrooms, is important in terms of providing greater access to a range of housing for a larger number of people.

- 6.2.8 It is recognised that houses may change following construction and this policy is not intended to prevent the normal use of permitted development rights, which may involve the construction of additional bedrooms in due course. The policy does aim, however, to ensure the greatest number of dwellings are initially built in accordance with the housing mix required by Policy CP2 and this policy. On larger developments this policy will help ensure that a wide range of dwelling types and sizes are available upon construction (see also paragraphs 6.2.5 - 6.2.6 above).
- 6.2.9 The maximum sizes specified reflect the general size of housing in the Winchester District and are not overly restrictive, being in the upper range for housing of the particular bedspaces provided. The maximum levels specified are generous enough to allow for flexibility in layout and are intended to apply to a wide variety of dwellings including flats and 3 storey houses. The use of external dwelling sizes is intended to make measurement as simple as possible and to provide transparency for developers and future occupiers.
- 6.2.10 Policy CP2 identifies the provision of 2 and 3 bedroomed family housing as a particular need for the District, this policy therefore limits the imposition of size maximums to these dwellings only, in order to achieve appropriate housing mix for new developments. There is generally less of an issue with overly small dwellings but the policy sets minimum standards as necessary, as explained at paragraph 6.2.6 above.

Policy DM2 – Dwelling Sizes

In order to provide for a suitable mix of housing, in accordance with Policy CP2, all new dwellings constructed in the District should exceed a minimum gross internal floor area of 39 sq.m and affordable dwellings should meet the relevant 'nationally described space standards' in full.

In addition, two-bedroomed housing should not generally exceed 100 sq.m. when first constructed, and three-bedroomed housing 150 sq.m. when first constructed. Proposals that provide for dwellings bigger than the maximum sizes above will be expected to justify the excess in relation to the requirements of Policy CP2. Maximum dwelling sizes relate to the gross external floor area of the dwelling as permitted, including attached buildings (conservatories, porches, garages, etc). Detached garages and other outbuildings are not counted.

- 6.2.11 Permitted development rights generally allow for a reasonable extension to be made to a property, often at ground and roof level. It is therefore reasonable that any further extensions should be subject to consideration by the local planning authority. In Winchester District, the availability of smaller-scale dwellings in countryside locations is an area of concern. Policy DM3 is aimed at retaining the existing stock of smaller dwellings where possible, whilst allowing for some degree of enlargement of the dwellings.

- 6.2.12 The SHMA refers to the presence of a high proportion of larger detached houses within the rural area, when compared to the District as a whole. There is a particular bias towards houses with 4 or more bedrooms and a correspondingly lower percentage of smaller (1-3 bedroom) properties. Particularly in the countryside, where new housing is generally inappropriate, the loss of smaller dwellings is difficult to rectify. There is a need to retain the limited existing stock of smaller dwellings that do exist in the countryside and it is therefore important to apply policies to achieve this.
- 6.2.13 As stated in the SHMA, new housing only adds about 1% to the housing stock each year, so the vast majority of housing in the District consists of existing dwellings. The opportunities for achieving a greater housing mix are more limited in the countryside as larger developments, which provide the best opportunities for achieving a mix of dwellings as sought under Policy CP2, are unlikely to be permitted. Small dwellings that are extended disproportionately, or replaced by larger dwellings, are unlikely to be replaced readily, or within the vicinity. It is therefore considered important that small dwellings be retained wherever possible, in order to maximise the variety in the housing stock.
- 6.2.14 The retention of smaller dwellings also has an effect on the provision of more affordable housing in the District. Average house prices in the Winchester District are significantly above the average for the country and for the South East as a whole. Smaller dwellings will, by their very nature, attract a lesser value than would a similarly located larger property. Therefore the retention of smaller dwellings is seen as an important component of maintaining a supply of relatively affordable dwellings. In this context 'affordable' is defined as being relative to the market price that may be achieved on an unfettered development, rather than as referred to in Policies CP3 and CP4.
- 6.2.15 It is recognised that the smaller dwellings subject to this policy may not be affordable for all persons in housing need and may still have an above average market price. However, this is to be viewed in the context of the average house prices in the local area and the fact that a smaller dwelling may be, to some extent, relatively affordable.
- 6.2.16 This policy applies to dwellings that were up to 120 sq.m. gross floorspace, on the date that this Plan was adopted, or when originally constructed, whichever is the later. The 25% increase is an absolute increase in gross floorspace, applied to the size of the dwelling as originally constructed or on adoption of this Plan (whichever is later), irrespective of any subsequent additions or permitted development rights that may pertain to the property. In some instances, this may mean that no further extensions above permitted development allowances will be permitted under this policy. In order to achieve the aim of retaining smaller dwellings in the countryside, the Council will not generally permit further extensions once the 25% limit has been reached. Some permitted development rights may need to be removed to achieve this aim and a planning condition to achieve this may be needed in some cases.
- 6.2.17 When calculating the size of dwellings, buildings should be measured externally. Outbuildings and detached garages will not be included in the

calculation, although integral garages and other buildings originally attached to the dwelling and forming part of the useable living space will. Any roofspaces that form habitable rooms will comprise part of this calculation. If the original size of the dwelling cannot be confirmed, the planning authority will make a judgement based on the best evidence available at the time of an application.

- 6.2.18 In addition to the requirements of this policy, proposals should have regard to other relevant policies of the Plan. Issues of landscape character and visual impact are of particular importance in the countryside, see Policy DM22.

Policy DM3 – Small Dwellings in the Countryside

The extension and replacement of existing smaller dwellings in the countryside will be limited so as to retain the stock of such dwellings within the District.

Dwellings with gross external floorspace of up to 120 sq.m. on the date of the adoption of this Plan, or as originally constructed – whichever is the later – will be permitted to extend by up to 25% of their original size. This also applies to any replacement of such dwellings.

The Planning Authority will consider restricting permitted development rights in order to prevent further extensions which would exceed this provision. Proposals will be expected to comply with the Development Plan.

Travellers Accommodation

- 6.2.19 The 2013 [Travellers Accommodation Assessment for Hampshire](#) identified a need across that part of the District outside the South Downs National Park for 26 gypsy/traveller pitches from 2012 - 2027 and about 9 travelling showpeople's pitches in the same period. However, since that Assessment was produced the Government's policy, contained in the Planning Policy for Traveller Sites, has been revised and the assessment of pitch needs will require updating. The City Council has also commissioned consultants, in conjunction with East Hampshire District Council and the South Downs National Park Authority, to assess potential sites for traveller accommodation. In order to avoid delaying this Local Plan, a separate development plan document is proposed to address needs for and allocation of traveller sites – the Gypsy and Traveller Site Allocations Development Plan Document.
- 6.2.20 Policy CP5 of LPP1 is a criteria-based policy that will be used to determine planning applications and to assist in developing the Gypsy and Traveller Site Allocations DPD.

Open Space/Recreation

- 6.2.21 The Plan aims to concentrate development within the most sustainable locations in existing towns and villages, while retaining their green spaces where they have a recognised recreational, biodiversity, heritage or amenity value.
- 6.2.22 Open areas with an important amenity, biodiversity or heritage value contribute substantially to the appearance and local distinctiveness of the area and help define the character of towns and villages. These spaces may also be performing other important environmental functions, such as ecosystem services. The Local Planning Authority will continue to protect these important open areas both within and outside settlements. Many of the important parks and recreation grounds serving the settlements are outside the settlement boundaries, in the countryside, where they are protected by policies such as Policy MTRA4.
- 6.2.23 The National Planning Policy Framework (NPPF) provides for local communities to identify 'Local Green Space' of particular importance to them. The importance of retaining open spaces has been highlighted through the process of consulting local communities on their needs and aspirations, but no Local Green Space designations have been suggested. The NPPF is clear that this designation will not be appropriate for most green or open spaces and that particular criteria will need to be met. Therefore, this Plan does not seek to designate any Local Green Spaces, but will protect important open areas through other policies, such as Policy CP7, CP18, DM4 and the policies relating to development in the countryside.
- 6.2.24 Policy DM4 identifies and protects open areas that are important for one or more of the criteria listed in the policy. In relation to biodiversity, spaces are only included where they have a recognised nature designation (e.g. SINC or SSSI) and only areas with scheduled monuments are included in relation to heritage. Policy DM4 also does not identify all areas that may be considered to contribute to green infrastructure, which are covered under Policy CP15. Not all the areas covered by Policy DM4 will necessarily have public access, but still merit designation for other reasons, such as contributing to visual amenity, or cultural significance. Some private sports grounds fall within this category.
- 6.2.25 The Open Space Strategy, a background document to the Local Plan, lists the important open areas, whether they are within defined settlement boundaries or not, with an explanation of the role they are performing and why they are important, including the extent of public accessibility where known. The Strategy goes on to identify specific needs, deficits and surpluses of publically accessible open space. The Open Space Strategy therefore refers to some spaces that will not be subject to Policy DM4 but are nonetheless important when considering the extent and nature of provision and needs in an area, including sites outside settlement boundaries.
- 6.2.26 Policy CP7 requires that where important open areas, including hard surfaced areas such as courts, are proposed to be lost in part or completely, replacement open space should be provided nearby. Where this is not

possible, then the community benefit of the development should be shown to clearly outweigh the harm caused by the loss of the open space. However, many forms of development are seen in planning terms to 'benefit the community' and this can leave open space in a vulnerable position.

6.2.27 Therefore, the harm caused by the loss or the reduction of the important open area, both individually and cumulatively, should be fully understood with regard to the benefits or 'services' the open space is providing. These benefits and services can be economic, environmental or social and can include:

- character and local distinctiveness;
- biodiversity;
- recognised heritage value;
- water and flood management;
- climate change adaptation and mitigation;
- opportunities for improving health and well being e.g. through informal or formal physical activity, etc.

Policy DM4 – Protecting Open Areas

Open areas within defined settlement boundaries which have an important amenity, biodiversity, heritage or recreational value, as shown on the Policies Map and detailed in the Open Space Strategy, will be protected from development. Built development will only be permitted on these spaces where it accords with the Development Plan and:

- i) the proposal is for a facility which is ancillary to the function of the open space; and**
- ii) the contribution of the open area to the character of the wider area is maintained or enhanced.**

Development may exceptionally be permitted where it is demonstrated that the benefit to the community clearly outweighs the harm caused by the loss of all or part of the facility, and options for developing elsewhere have been explored.

6.2.28 The Council has introduced the Community Infrastructure Levy (CIL) to help ensure that new development makes provision for the infrastructure needed to support it. However, this does not obviate the need for sufficient on-site open space to be provided on residential and other development sites, as this is necessary to make the development acceptable in planning terms.

6.2.29 New development should provide sufficient open space to both meet the needs of its residents or users and enhance the visual and environmental character of the area. Improved access to existing nearby open space facilities or countryside will also be sought where feasible. Provision of open space should be an integral part of the development, wherever possible. For residential development of 15 dwellings and above, the detailed

requirements for the provision of open space on or adjacent to the site will be based on the Local Plan Part 1 minimum standard, as set out in Table 1 of Policy CP7, taking into account the specific requirements and priorities in the local area.

- 6.2.30 Open space needs will vary according to the type of housing proposed. Housing for the elderly will differ from housing for young families or executive housing, for example, and not all types of open space will be appropriate in every case.
- 6.2.31 A considerable amount of housing development in the District takes place on small sites. On sites accommodating less than 15 dwellings, it is often not feasible or appropriate to provide useable recreational open space. In these instances and on all other forms of development, for example business parks or residential care homes, the City Council will require the provision of sufficient on-site amenity open space and landscaping. This should be located and laid out in such a way as to enhance the local environment, incorporating existing natural vegetation and natural or historic features wherever possible.
- 6.2.32 In submitting detailed drawings and specifications, planting plans should clearly indicate retained vegetation; the position, species, density and size of proposed planting; means of protection; and management intentions. Services such as water supply, drainage, electricity supply, etc, should also be indicated on landscape drawings.
- 6.2.33 Where open space is provided on site, it should be positively planned for and not relegated to areas of undevelopable or left-over space. Utilities, e.g. sewage treatment plants, liquid petroleum gas tanks, electricity substations or gas governors, should avoid occupying areas identified as open space.
- 6.2.34 In residential situations, open space provided on site may be publically accessible to the wider community, or communal, serving only those residents on site. The design of both needs attention to detail. Where open space is accessible to the public it will be appropriate for the open space to be publically adopted and the City or Parish Councils will normally agree to adopt open space if it has been properly laid out and is accompanied by a 'commuted sum' which is adequate to provide for its long term maintenance. However, adoption will be at the discretion of the authority concerned and, where this is not agreed, the applicant will need to secure suitable alternative maintenance measures. Where open space is likely to serve only the residents on site, transfer to the local authority will be less appropriate and other arrangements should be made for on-going maintenance.

Policy DM5 – Open Space Provision for New Developments

Residential development of 15 dwellings and above should provide useable open space on site, in accordance with the Local Plan's open space standard for quantity and type (Policy CP7). The exact form and type of open space should take into account the nature and size of the development and the specific needs in the local area, including quantitative and qualitative deficits or surpluses of open space and

recreational facilities.

All sites, including those below 15 dwellings and other forms of development, such as business parks or residential care homes, should provide adequate amenity space which should:

- i) be of a high standard of design, appropriate to the use and character of the development and its location;**
- ii) contribute to maintaining or enhancing the visual and environmental character of the area;**
- iii) incorporate appropriate hard landscaping and planting; and**
- iv) include arrangements for the future management and maintenance of the area.**

6.3 ECONOMIC PROSPERITY

- 6.3.1 The Local Plan Part 1 contains broad policies relating to business development (Policy CP8), loss of employment land and buildings (Policy CP9), and transport (Policy CP10). These continue to provide an appropriate strategic framework for considering development proposals, but more detailed policies are needed on a number of matters. In order to reflect the advice of the NPPF, more detailed policies on town centre uses are included. Also included in this section are development management policies for various types of development in the defined countryside.
- 6.3.2 In order to promote its Economic Strategy and to contribute to social wellbeing and community inclusivity (Policy DP1), the Council encourages organisations carrying out development projects to provide training and employment for local people. This is not a planning policy requirement, but the Council will seek to negotiate such provision, particularly in conjunction with larger projects, either through an agreement to employ local labour and training during construction or by means of a financial contribution towards such opportunities. These arrangements should be formalised where possible through a planning obligation, requiring an Employment and Skills Plan to be developed and implemented for the relevant construction project. The National Skills Academy for Construction provides further advice and a recommended methodology.

Town Centre Policies

- 6.3.3 LPP1 Policy DS1 sets out the town centre hierarchy for Winchester District, which is reproduced below:

Sub-regional town centre	Winchester
Town centre	Whiteley
District centres	Bishops Waltham, New Alresford, Wickham
Local centres	Denmead, Kings Worthy, and, in Winchester Oliver's Battery, Stockbridge Road/Andover Road, Weeke.

Policy DS1 states that development proposals that are high attractors of people will be considered in accordance with the town centres first approach. All levels of centres, including district centres and local centres, will be considered before edge-of-centre and out of centre locations in accordance with the sequential approach in Policy DS1 and national planning guidance. The Council will take the hierarchy of centres into account when considering the appropriateness of developments in terms of their locations, having regard to the nature and scale of the development proposed and its catchment area.

- 6.3.4 All of the centres listed above have their boundaries marked on the Policies Map. Winchester, Whiteley, Bishops Waltham, New Alresford and Wickham are the higher level centres, of a size and function to have primary shopping frontages identified. Policy DM7 applies in respect of these.

- 6.3.5 Whiteley is still a developing settlement. The town centre has been recently redeveloped and is of a scale to serve both the town and a larger catchment area for comparison goods. Bishops Waltham, New Alresford and Wickham are relatively small centres in terms of the retail hierarchy. Despite this, their function as market towns/villages at the heart of larger rural areas means that they act as centres for their catchment areas.
- 6.3.6 Only Winchester Town is of sufficient size and function to also have secondary shopping frontages identified. Policy DM8 applies in respect of this area.
- 6.3.7 Denmead, Kings Worthy, Oliver's Battery, Stockbridge Road/Andover Road, Weeke are at the lower level of centres in the retail hierarchy. These local centres represent clusters of town centre uses within their locality. These centres have a variety of uses and act as important community hubs. It is therefore important to maintain uses within these centres that support that role and do not undermine the vitality and viability of the centre. The boundaries of these centres are identified on the Policies Map, however the scale of these centres means that no primary or secondary shopping frontages are identified. There are a number of smaller centres or clusters of shops which are too small to be identified in the Plan as local centres but which nevertheless provide important local facilities, which are protected by LPP1 Policy CP6.
- 6.3.8 When dealing with applications for Prior Approval for changes of use from existing town centre uses, the location of the proposal in relation to any defined town centres, primary shopping frontages or secondary frontages will form part of the consideration of potential effects on the sustainability of key shopping areas.
- 6.3.9 Locating uses together that attract large numbers of people generally has the most benefit in terms of sustainability. Centres are the focus for public transport provision in their area and they act as community hubs of a scale related to the size of the settlement and the catchment area they serve. The vitality and viability of centres is best served by the clustering of complementary uses so as to promote visits and encourage linked trips. This principle applies whatever the size of the centre. Town centre uses that attract large numbers of people will therefore be expected to locate within the defined centres.
- 6.3.10 Proposals should not be out of scale in relation to the size and function of the centre where they will be located. In these cases, developments will be directed to centres higher up in the retail hierarchy. Proposals for main town centre uses in edge-of-centre or out-of-centre locations will be required to demonstrate why they could not be located on a sequentially preferable site. Proposals for retail, leisure and office developments that are outside of defined town centres and have floorspace of 1,000 sq.m. or more in Winchester Town, and 500 sq.m. or more elsewhere, will also require the submission of an impact assessment.
- 6.3.11 Small scale town centre uses that provide a facility or service which is aimed at serving the immediate locality, and are up to 278 sq.m. in size, will generally be acceptable outside of defined centres. Account will be taken of

the nature of the proposed use, its value to the local community, its expected catchment, issues relating to amenity and traffic generation.

- 6.3.12 For all town centre uses, in order to secure acceptable amenity in the vicinity, the local planning authority may impose conditions on hours of operation, delivery and parking arrangements and require particular lighting or noise abatement measures or ventilation and pollution control measures. Regard will be had to the location of the development, the nature of the proposal and the character of the surrounding area in relation to this. The location and impact of A3, A4 and A5 uses (e.g. restaurants, bars and takeaways) within residential areas will be carefully assessed.
- 6.3.13 Use classes A1-A5, B1, C1, D1, and D2 are generally considered to be town centre uses. Other uses such as (but not exclusively) museums, theatres and nightclubs may also be considered as town centre uses for encouragement and protection under this policy, dependant upon the nature of the development concerned, using the criteria in this policy as a guide to their appropriateness.
- 6.3.14 Development will generally be permitted to change between the different town centre uses, except in the particular circumstances of the primary and secondary shopping frontages (Policies DM7 and DM8 below). Proposals that result in a loss of town centre uses at ground floor level will need to demonstrate that the new use will maintain and enhance the vitality and viability of the centre. Residential or commercial uses will be encouraged to locate above ground floor level to reduce under-occupation of buildings, subject to the achievement of appropriate standards in relation to safety, amenity and quality of life.

Policy DM6 – Town, District and Local Centres

Town centre uses that attract large numbers of people should be located within the boundaries of the town, district and local centres identified on the Policies Map. This will primarily consist of Use Classes A1-A5, B1, C1, D1, D2, but may also include arts, cultural, tourism, entertainment uses or other sui generis uses, where appropriate. Changes of use to and within these uses will be permitted within town centre boundaries, where they accord with the Development Plan, including policies DM7 and DM8 (primary or secondary shopping frontages). Particular considerations will be those in relation to amenity, design, access and parking.

Proposals will be considered taking into account the scale of the development proposed in relation to the size of centre and its position within the retail hierarchy identified in LPP1 Policy DS1. Proposals for town centre uses that attract large numbers of people which are located outside defined centres will be subject to a sequential test and should avoid significant harmful impacts on those centres (see LPP1 policies WT1 and MTRA2). Proposals for small scale town centre uses (up to 278 sq.m. in size) outside of defined centres will be approved where they provide a local facility or service, subject to compliance with the Development Plan.

Changes of use that result in a net loss of town centre uses (Use Classes A1-A5, B1, C1, D1, D2 and other uses considered as town centre uses) at ground floor level will not be permitted within the identified town centre boundaries. Town centre uses and residential uses will be permitted on the upper floors of buildings within all parts of the identified town centres, should they be suitable for such uses and subject to compliance with the Development Plan.

- 6.3.15 Primary shopping areas (PSA) occur within town centres and are described in national policy as defined areas within town centres where the main retailing activity takes place. They normally comprise the primary shopping frontage of a town centre and any closely related secondary shopping frontage.
- 6.3.16 It is not always necessary or appropriate to have separate primary and secondary shopping frontages as part of the PSA. Within the Winchester District only Winchester Town is large enough to define separate primary and secondary shopping frontages, which together comprise the PSA. Within the other centres of the District identified under this policy (Whiteley, Bishops Waltham, New Alresford and Wickham) the PSA equates to the defined areas of primary shopping frontage.
- 6.3.17 The primary shopping frontages identified on the policies map are locations where retailing uses are concentrated. The vitality and viability of the town centres is best maintained and enhanced by a having a defined area where A1 uses are concentrated and the clustering of A1 uses attracts visitors. In Winchester town, it is important to maintain the concentration of large and medium-sized shops to allow for comparison shopping and re-inforce its position as a sub-regional shopping centre.
- 6.3.18 Changes of use from A1 will not normally be allowed in the primary shopping frontages as it is important that breaks in A1 frontages are not large enough to undermine the cohesion of the area. Therefore a distance of 25m from the edge of the unit will be taken into account, within which 80% of the frontage should be in A1 use, as measured by distance on the ground. No additional distance will be added in where the frontage continues over footpaths or roads. Corner units will need to consider 25m in both directions.
- 6.3.19 Changes of use from A1 do not generally improve the vitality and viability of the centre but may exceptionally be considered where a unit has been vacant for a considerable period of time. Account will be taken of the suitability of the unit concerned, the adequacy of the marketing of the unit, and footfall volumes and patterns.

Policy DM7 – Primary Shopping Frontage

Within the primary shopping frontages of Winchester, Whiteley, Bishops Waltham, New Alresford and Wickham, as defined on the Policies Map, retail (A1 Use Class) should be retained as the main use and the loss of retail uses at ground floor level will be resisted.

In exceptional circumstances changes of use from A1 retail will be permitted where they accord with the Development Plan and:

- i) the proposal would improve the vitality and viability of that part of the town centre; and**
- ii) the proposal will not undermine the retail function of the centre or disrupt the shopping pattern/footfall of the centre, and will attract people to the centre; and**
- iii) no more than 20% of the defined frontage will be in non-A1 use within 25m of the development as a result of the proposal.**

6.3.20 Within Winchester Town Centre, a secondary shopping frontage is identified, where all the A classes (A1 retail, A2 financial and professional services, A3 restaurants, A4 drinking establishments, A5 hot food takeaways) will be allowed. The provision of these uses adds to the offer of Winchester and many are concentrated along Jewry Street and City Road, where premises benefit from being in close proximity to each other and offer choice for visitors and opportunities for linked trips. Proposals for A3-A5 uses will need to comply with Policies DM18-DM19 in respect of pollution and noise. Regard will be had to the contribution that could be made to the evening economy and the location of proposals within the town centre, as premises which may produce noise or give rise to disturbance for longer hours should not be located within residential areas.

Policy DM8 – Secondary Shopping Frontage

Retailing and supporting uses will be permitted within the secondary shopping frontage identified in Winchester Town Centre. Proposals for development within Use Classes A1 (retail), A2 (financial), A3 (restaurant), A4 (pubs) and A5 (hot food takeaways) will be permitted, subject to compliance with the Development Plan, including (Policy DM16).

Proposals which would result in a net loss of Class A1-A5 floorspace at ground floor level will only be permitted within the identified secondary shopping frontage where no more than 20% of the defined frontage will be in non Class A use within 25m of the development as a result of the proposal.

Proposals that would result in more than the above proportion being in non-Class A use, as described above, may exceptionally be granted if:

- i) the proposal would improve the vitality and viability of that part of the centre; and**
- ii) the proposal will not undermine the retail function of the**

centre or disrupt the shopping pattern/footfall of the centre, and will attract people to the centre.

Rural Development

- 6.3.21 The City Council strongly supports the development of the rural economy and of the facilities and services needed by local communities. Local Plan Part 1 Policy MTRA4 sets out the general circumstances in which development may be permitted in the countryside and the policies below provide further guidance in terms of proposals relating to particular forms of economic development. Because of the need to conserve the District's undeveloped countryside, such development is generally limited to that which has an operational need for a countryside location or for extensive areas of undeveloped land.
- 6.3.22 To override the normal presumption against non-essential development in the countryside, there must be a need for the development proposed and it must provide an essential local facility or service. The development may either need to be located on the site proposed for operational reasons, or it should be demonstrated that it is not practical or feasible to locate the development within a defined settlement. Examples of such development may include community or education facilities, premises for emergency services or development by statutory undertakers and public utility providers.
- 6.3.23 Proposals will need to comply with all other relevant policies of the Plan and attention is drawn in particular to Policy DM22 - Rural Character and the provisions of Policies DM13 – DM17 relating to site design and layout considerations. Proposals within the Settlement Gaps identified in Policy CP18 and defined on the Policies Map should have regard to the requirements of that policy.

Policy DM9 – Essential Facilities & Services in the Countryside

In the countryside, the development of essential facilities and services to serve local communities may exceptionally be permitted, where it complies with the Development Plan and:

- i) there is an identified need for the development within that area;**
- ii) a location in the countryside is essential for operational reasons; or**
- iii) there are no suitable alternative sites for the proposed development within the defined built-up area of the settlement(s) which the development is intended to serve;**
- iv) a landscape scheme is provided to minimise harmful impacts on landscape character and sense of place;**
- v) traffic issues can be addressed satisfactorily and a traffic management plan is secured, where necessary to make the development acceptable in planning terms.**

- 6.3.24 Due to the need to resist general housing development in the countryside, proposals for dwellings will only be permitted where there is a clear and proven need for accommodation for agricultural, forestry or other essential rural workers. In order for the principle of development to be accepted, there has to be a functional need for the operation of the unit that a full-time worker be present i.e. that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Where a functional need is demonstrated it will be necessary to assess whether this could be fulfilled by existing dwellings on the unit, or other existing accommodation in the area, which is suitable and available for occupation by the workers concerned. Account will be taken of existing dwellings that may have been disposed of or otherwise separated from the holding.
- 6.3.25 As permanent dwellings will only be permitted to fulfil the needs of an established and viable agricultural or forestry enterprise, it will be necessary to demonstrate that the business is an ongoing concern. To establish this, evidence of the financial viability of the enterprise will be required. New accommodation will therefore normally be granted initially on a temporary basis (generally three years), at the end of which period the need for a continuing residence should be assessed. If, as a result of this assessment, a permanent residence is justified, an application for a new dwelling can be considered.
- 6.3.26 As dwellings will initially be granted on a temporary basis, they will therefore generally take the form of temporary accommodation such as mobile homes or caravans. These buildings will be required to be removed at the expiration of the temporary permission.
- 6.3.27 Given the potential intrusion of a new building in the countryside, the design and siting of the dwelling should be as sensitive as possible. Siting close to existing farm buildings will generally be preferable in terms of limiting visual impact, where this is possible. The conversion, or part conversion, of existing buildings will generally be preferable to new constructions. Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income the unit can sustain, will not be permitted.
- 6.3.28 Each case will be considered on its merits in relation to the size and nature of the holding, the management responsibilities of the worker, the income derived, and the likely future productivity and viability. Normally dwellings will be expected to be within the range 120m² - 150m² floor area (externally measured), the typical size of a 3 - 4 bedroom house. Dwellings for farm employees should normally be close to 120m², whereas dwellings for farmers with management responsibilities, requiring office space, should not exceed 150m². Restrictions may be placed on permitted development rights in order to keep the scale of the dwelling proportionate to the functional need and level of viability.
- 6.3.29 Any new dwellings permitted under this policy will be to meet the functional need of the business, rather than the personal circumstances of any

occupants of the dwelling. Where housing is permitted in accordance with this policy, the future occupancy of the dwelling(s) will be limited by condition to persons solely or mainly employed, or last employed, in the locality in agriculture or forestry, or a widow or widower of such persons.

- 6.3.30 Where dwellings exist on the holdings that are unrestricted, but essential to the operation of the holding, occupancy conditions may be placed on these dwellings. Planning obligations may also be sought to restrict the future subdivision of holdings or the separation of dwellings from land or buildings.
- 6.3.31 Applications for the removal of occupancy conditions will be considered with regard to the present and expected future need for such dwellings in the location, rather than the needs of the existing or prospective occupiers. Applicants will need to demonstrate why the dwelling is no longer required for its original purpose. Where occupancy conditions are removed, permission will not be granted for any new agricultural or forestry workers dwellings on the holding or on any new holdings created by its sub-division.
- 6.3.32 Uses other than those of agriculture or forestry will not normally justify on-site accommodation as they will not normally have an essential need to locate on-site. Operators of other enterprises in rural locations, such as equestrian businesses, should have regard to the adequacy of accommodation when setting up or developing the business. Where applications for new dwellings are made, applicants will need to demonstrate why the accommodation is necessary and show that suitable accommodation cannot be secured within a reasonable distance of the site, in accordance with Policy DM10.

Policy DM10 – Housing for Essential Rural Workers

New permanent dwellings will generally only be permitted in the countryside to support existing agricultural/forestry activities on well-established agricultural or forestry enterprises. Proposals should demonstrate that:

- i) there is a clearly established existing functional need;**
- ii) the need relates to a full-time worker, or one who is primarily employed in the agriculture/forestry enterprise, and does not relate to a part-time requirement;**
- iii) the unit and the agricultural/forestry activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;**
- iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned;**
- v) the dwelling is sited so as to meet the identified functional need and is well-related to existing farm buildings or other dwellings;**
- vi) the dwelling is of a size appropriate to the productivity of the holding (normally 120 sq.m. – 150 sq.m. including office**

space).

The design of the dwelling should reflect local distinctiveness and the rural character of its surroundings.

All dwellings permitted under this policy will be subject to occupancy conditions restricting the occupancy of the dwelling to a person solely or mainly employed, or last employed, in agriculture or forestry and any resident dependants.

Before permitting new permanent agricultural dwellings, a temporary building should first be established for at least three years to fulfil criterion (iii) above.

Before permitting a temporary dwelling the local planning authority will need to be satisfied that there is:

- a) clear evidence of a firm intention and ability to develop the enterprise concerned;**
- b) clear evidence that the proposed enterprise has been planned on a sound financial basis;**
- c) a functional need for the accommodation, which cannot be satisfied by existing nearby accommodation.**

Temporary agricultural dwellings will be subject to occupancy conditions and will only generally be permitted for a period of up to three years, after which time the needs of the holding will be reviewed.

Temporary permissions will not normally be renewed and it is expected that a permanent dwelling will be constructed in its place, or in the immediate location, should the need for long-term accommodation be demonstrated and the proposal fulfils criteria (i) – (vi) above for a permanent dwelling.

Occupancy conditions on essential rural workers dwellings will only be removed where the local planning authority is satisfied that the long-term need for the dwelling has ceased and there is no evidence of a continuing need for housing for workers solely or mainly employed in agriculture or forestry on the holding or in the surrounding area.

New housing in the countryside other than for agricultural or forestry workers (or replacement dwellings) will generally not be permitted. Where other rural workers claim to have essential accommodation needs (e.g. in equestrian enterprises) these should normally be met within the existing housing stock. When applications for such dwellings are made they will be subject to the tests and requirements of this policy, where references to agriculture and forestry should be taken to apply to the particular enterprise concerned as appropriate.

- 6.3.33 Equestrian enterprises and horse-activities are now an integral part of the rural landscape. Their operation contributes to the rural economy and can have important tourism and leisure benefits. However, the unrestricted development of such facilities can be detrimental to the local environment, in terms of visual impact and the effect on local amenity.
- 6.3.34 Developments should aim to reduce their visual impact by minimising the need for additional buildings, structures and other associated development, including hard standing, parking or manure storage areas, fencing, jumps, horse boxes and other paraphernalia, and landscape re-modelling. Generally new buildings should be located adjacent to existing buildings to avoid isolated or scattered development, although occasionally it may be preferable to locate new development away from existing development to minimise impacts on local landscape character. Each site will be considered on its merits, having regard to other possible site options and the wider context, including the existence of other equestrian development in the area.
- 6.3.35 Equestrian development should maintain and enhance the rural character of the area, by careful design of the development and the materials used, including fencing. The sub-division of paddocks can be particularly harmful if inappropriate materials are used, such as coloured tape. Landscaping schemes will be required as part of the proposals and screening may need to be provided in order to secure satisfactory visual appearance.
- 6.3.36 Proposals will need to comply with all other relevant policies of the Plan and attention is drawn in particular to Policy DM22 Rural Character, and Policies DM13-DM17 which set out site design and layout considerations. Proposals within the Settlement Gaps identified in Policy CP18 should have regard to the requirements of that policy.
- 6.3.37 Residential accommodation will not generally be permitted in association with equestrian development, unless an essential need can be demonstrated. The provisions of Policy DM10 will apply in such cases, including the imposition of occupancy restrictions on any residential accommodation permitted.
- 6.3.38 Equestrian developments may have traffic implications and these will be taken into account regarding impacts on amenity and the local environment. Some equestrian developments may be near to residential properties or the access to the development may pass such properties. Amenity impacts caused by the operation of the development, including the storage and disposal of waste, will therefore also be taken into account when considering proposals.

Policy DM11 – Equestrian Development

Horse related facilities and development related to grazing and equestrian enterprises, including stables, training areas, riding centres or studs, will be permitted where a countryside location is necessary, provided they comply with the Development Plan and:

- i) make best use of existing infrastructure most notably existing vehicular and field access, tracks, bridleways, utilities and buildings;**

- ii) **respect existing landscape pattern and minimise visual impact, by means of location, scale, appearance and design;**
- iii) **do not involve the erection of new buildings, or associated features such as hard standing, parking or manure storage sites, which may harm the existing landscape through isolated or scattered development;**
- iv) **do not harm the character of the area by reason of the cumulative impact when considered with other similar enterprises in the area;**
- v) **do not involve the use of construction materials, boundary treatments, floodlighting, siting of areas of hard-standing, new or extended access routes, or other infrastructure related to the equestrian development that would have an adverse impact on the appearance of the landscape;**
- vi) **do not have an unacceptable impact on residential amenities in the vicinity;**
- vii) **include a satisfactory landscaping scheme, providing screening, boundary treatment and provision for future maintenance.**

The development of residential accommodation in connection with equestrian development will be considered in accordance with Policy DM10. The development of visitor accommodation in association with equestrian development will be considered in relation to the criteria of Policy MTRA4.

6.3.39 Recreation uses are most sustainably located in or adjacent to existing settlements. However, it is recognised that there may be occasions where this is not possible, particularly for uses requiring extensive areas of land, and sites are required outside of settlements. Examples of these uses are golf, fishing, motor sports, war games, and air, water and gun sports.

6.3.40 Whatever the form of leisure and recreation proposed, the effect on the countryside will need to be minimised. Therefore the number and size of buildings, structures and ancillary development such as car parking, fences and notices, should be kept to a minimum and limited to those for which a countryside location is essential. Development will need to be carefully designed, sited and screened in order to minimise its impact and landscaping schemes will be required in order to secure the acceptable appearance of the site and its surroundings.

6.3.41 As well as visual intrusion, there may be issues of noise and light pollution, or disruption to the rural setting caused by increases in the amount and type of traffic and patterns of travel. In these cases, detailed information will be required as to the nature and degree of the effects. Built structures and the operation of the site may need to be controlled by conditions or planning obligations to make the development acceptable in its rural location.

Policy DM12 – Leisure and Recreation in the Countryside

Outside defined settlement boundaries, the development of new leisure and recreational facilities for which a countryside location is necessary, the expansion of established facilities, and the use of land for leisure and recreational activities will be permitted, where it accords with the Development Plan and:

- i) the development does not create unacceptable visual or noise intrusion in the countryside, either by itself or when viewed cumulatively with other developments;
- ii) additional buildings, structures and ancillary developments are the minimum required for the operation of the site;
- iii) the operation of the site will not cause an unacceptable alteration in the character of the area, including by all forms of pollution, or harm biodiversity, heritage assets, tranquillity or public safety;
- iv) appropriate landscaping schemes and screening are provided.

Artificial lighting will only be permitted where visually acceptable and strictly necessary. Its design and operation may be limited by condition in order to minimise light pollution in the countryside.

6.4 HIGH QUALITY ENVIRONMENT

- 6.4.1 The Local Plan Part 1 policies in relation to High Quality Environment provide strategic guidance on a variety of matters such as biodiversity, flooding, landscape and heritage. In many cases these provide an adequate basis for development management but there are some areas where more detailed policy guidance is needed. These relate particularly to the context of development, site design, landscape issues and heritage. This section sets out a series of policies relating to these matters.
- 6.4.2 LPP1 Policy CP11 relates to sustainable and low carbon development and sets out the Council's expectations. The Code for Sustainable Homes no longer exists, but Government policy enables local planning authorities to continue to apply existing policies on energy and water requirements up to levels equivalent to Level 4 of the former Code for Sustainable Homes. Therefore, Policy CP11 will be applied in compliance with the maximum standards set out in Government advice, unless these change in the future.
- 6.4.3 The environmental quality of Winchester District is very high and existing buildings contribute towards this. It is important that the planning and design of new development is also of a high quality and the following series of policies seek to achieve this. There are national requirements relating to the information to be submitted with planning applications, along with local expectations adopted by Winchester City Council, known as '1App' requirements. It is important that adequate information is submitted with applications so as to enable them to be determined quickly and accurately and the following policies set out where additional information will be expected.

Development Principles

- 6.4.4 Winchester District contains a number of large public or private institutions that control and influence large areas of land. Development proposals put forward by these bodies should illustrate how they relate to any wider strategy for the land holding concerned. In view of the size of the landholdings or use, piecemeal development could result in adverse impacts on the locality or the District. Conversely, a well-planned development that is part of a carefully considered masterplan or strategy, and ideally includes a management plan, could deliver considerable long term benefits to the District and secure coherent overall design and an acceptable balance of uses.
- 6.4.5 Policy MTRA5 requires masterplans to be prepared for a number of specific rural establishments which are important to the local economy. For other large landholdings, the preparation of a master-plan will assist the landowners in developing their landholdings and sites in a strategic way that will deliver benefits in efficiency and also accords with planning policies. This policy would be relevant for a landowner owning a number of sites in different locations, or for a single large site. Masterplans will also be sought to secure agreement on key development principles when development is proposed on large sites that are comprised of a number of different development interests.

- 6.4.6 The existence of agreed plans will be able to guide the landowners and the local planning authority when considering any future development proposals for the site(s). Masterplans will not necessarily detail all future development, particularly of a minor nature, however they should provide confidence for landowners to develop schemes in accordance with the masterplan and the principles therein and assist in the efficient processing of subsequent applications, saving unnecessary use of resources for applicant and the local planning authority.
- 6.4.7 Masterplans should be prepared before, or in conjunction with, the submission of development proposals. Masterplans should be prepared by landowners with input from the local planning authority, so that it can agree the main principles of the masterplan. The local planning authority will consider whether the requirement for a masterplan is justified and necessary on a site by site basis.

Policy DM13 – Masterplans

In the interests of sustainable development and in order to secure long term benefits for the District, when proposals come forward on sites occupied by major landowners/users, the local planning authority will seek to ensure that these form part of a long term masterplan for the site or the owners' contiguous land holdings. Masterplans will also be sought in relation to proposals on large development sites in multiple ownerships.

Proposals for significant development on sites occupied by major landowners/users will be permitted where they accord with the Development Plan and long-term masterplans have been prepared. These should be agreed with the local planning authority and show how the wider implications or cumulative benefits can be addressed.

General Design Criteria

- 6.4.8 Proposals will be assessed against all relevant policies of the Development Plan, as set out in Local Plan Part 1 and Part 2. Regard will also be had to any relevant Supplementary Planning Documents and other material considerations in assessing planning applications. Some key design principles are already set out in Local Plan Part 1: Policies CP13 (High Quality Design) and CP14 (The Effective Use of Land) are of particular relevance in relation to the design and layout of proposals.
- 6.4.9 All new development proposals throughout the District, which involve the construction of new buildings or the replacement, adaptation, conversion or extension of existing buildings, will also be judged against the principles and criteria set out in Policy DM14 as relevant.
- 6.4.10 Development should make a positive contribution to local character and distinctiveness, as set out in adopted planning documents and guidance. Buildings, the spaces between them, street layouts and appearance, the

natural environment and topography are all elements that contribute to the distinctive sense of place. Assessments of landscape or townscape sensitivity may be needed and development proposals should seek to avoid harmful impacts.

- 6.4.11 Supplementary Planning Documents have been produced that consider aspects of design, conservation and landscape for many areas of the District. These documents identify the special qualities and features that distinguish one place from another. The High Quality Places SPD supplements Local Plan policies and identifies design criteria against which planning applications will be assessed, and encourages high quality design which takes into account local distinctiveness and sustainable design principles.
- 6.4.12 The Winchester District Landscape Character Assessment identifies key characteristics throughout the District. Important features and characteristics are identified in the various Conservation Area Character Appraisals, Village Design Statements (VDS), Neighbourhood Design Statements (NDS) and Local Area Design Statements (LADS) that have been prepared for parts of the District. Developments should consider the characteristics identified in these and other documents dealing with local character and have particular regard to their planning guidelines.
- 6.4.13 Open areas that form part of the setting for developments may comprise areas of open space formally identified for their amenity or recreation value, referred to in Policy DM4 and shown on the Policies Map where they are within settlement boundaries. However, smaller areas, important spaces outside built-up areas, and unidentified spaces may be locally important when considering the development of particular sites.
- 6.4.14 Important public views and skyline features may already have been identified in documents such as those referred to above. The Winchester City and its Setting document identifies the particular elements that form Winchester's special character, including views and slopes, and Policy WIN3 is also relevant in Winchester. The contextual analysis carried out as part of a planning application should indicate any views or features of local significance that have not already been identified.
- 6.4.15 Heritage and landscape policies (e.g. Policies CP20, DM24 and DM26) contain more detail on the particular considerations and features that form part of Conservation Areas, historic townscapes and landscapes and heritage features within the wider landscape. These range from international and national designations to locally important undesignated landscapes and features and should not be adversely affected by development.
- 6.4.16 Areas of ecological importance also range from internationally and nationally designated areas to local designations. The biodiversity of these areas should not be adversely affected by development and Policy CP18 (Biodiversity) provides more detail of how proposals will be considered in relation to biodiversity.
- 6.4.17 Green/blue infrastructure comprises the natural and managed green spaces, features and water bodies of the District. Developments should not adversely

affect the green and blue infrastructure or specific important features and spaces that form part of this network. Existing trees on and within the vicinity of sites should be surveyed and where they make a significant contribution to the character of the area they should be protected from development, or suitable replacements provided where their loss is unavoidable.

- 6.4.18 Some individual trees or groups of trees may be covered by Tree Preservation Orders and advice should be sought before carrying out any work in relation to such trees. The City Council will serve additional Tree Preservation Orders where necessary in order to protect important trees which are under threat. Particular considerations relate to veteran and special trees and hedgerows, as covered by Policy DM23.
- 6.4.19 Conditions and planning agreements will be sought where necessary, to secure the retention and longer term management of features identified as important. Management Plans are encouraged to secure the maintenance or enhancement of particular elements in the longer term, such as open space or landscape features. In assessing proposals which cause harm to some of the characteristics or features described in the above policy, regard will be had to the degree of harm to recognised key characteristics, and whether mitigation is proposed and appropriate.

Policy DM14 – Local Distinctiveness

Developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. Proposals which accord with the Development Plan will be permitted where they conserve or enhance:

- (i) the landscape and townscape framework, including the ‘key characteristics’ identified in local Character Assessments and adopted Design Statements;**
- (ii) open areas and green spaces that contribute to the special qualities of the townscape or the setting of buildings, including heritage assets;**
- (iii) recognised public views, features or skylines;**
- (iv) the special qualities of Conservation Areas and historic landscapes;**
- (v) trees, hedgerows, water features and corridors which contribute to local distinctiveness.**

Regard will be had to the cumulative effects of development on the character of an area.

- 6.4.20 Proposals should reflect a design-led approach to development and contextual analyses should be undertaken. The amount of detailed analysis should be proportionate to the scale of the development proposed and its prominence in the locality. All developments, excluding small domestic extensions and changes of use (where no external change is proposed),

should include sufficient material to show how they comply with the criteria of Policy CP13 (High Quality Design).

- 6.4.21 The planning authority has adopted guidance on various aspects of design ('High Quality Places' SPD) and all developments should reflect its principles and policies. The guidance gives more detail on how to approach contextual analysis and outlines principles on matters such as the treatment of local character, townscape and the interface with the public realm. It provides advice that is relevant to all the criteria of Policy DM15, ranging from the consideration of the site in its surroundings, to details of parking and layout, boundary treatments and storage provision, materials used and the specific features of buildings such as roofs and windows. The role of energy efficient design and environmental considerations such as biodiversity and trees are also considered.
- 6.4.22 Extensions and alterations to buildings should have regard to the existing building and to the character and appearance of the buildings resulting from the development. Extensions should not over-dominate the existing building – 'High Quality Places' provides more advice on this aspect of development. Proposals that are outside of built-up areas should pay attention to the particular rural character of the area (see Policy DM22; Rural Character). Further considerations also apply in the case of small dwellings in the countryside (see Policy DM3; Small Dwellings in the Countryside).
- 6.4.23 Developments should be designed so as to connect into the surrounding area and increase pedestrian and cycling permeability in the vicinity where possible. The City Council has adopted strategies for developing walking and cycling (the 'Walking Strategy for Winchester' and the 'Winchester District Cycling Strategy') and encourages walking and cycling as sustainable forms of transport. Proposals should provide parking that is appropriate in terms of its level of provision, location and design, including provision for cycle parking (see also Policy DM17).
- 6.4.24 Development proposals should avoid unnecessary clutter by making adequate provision for bin storage and for recycling facilities, which may be individual or grouped. The proliferation of posts, rails, bins, signs, ducting, cable boxes and other street furniture can have a detrimental impact on the quality of the environment and should be minimised. Opportunities for grouping and screening of such structures should be considered and, where they are necessary, a high quality of design and appearance should be used. The planning of these structures as an integral part of the design, and the use of quality materials, can enhance the appearance of the development and the surrounding area.
- 6.4.25 Developments need to have a satisfactory visual appearance. Appropriate materials should be used and regard should be had to the appearance of existing buildings and their local context. This will apply to all developments, including domestic extensions. Particular materials may be required as part of a proposal, and in conservation areas and in relation to listed buildings and their settings, particular care should be taken to conserve or enhance the appearance of the area or building(s).

- 6.4.26 Proposals should seek to reduce the energy requirements of the development, making the most use of passive solar gain by means of layout and orientation and the design of individual buildings, unless the visual impacts of such measures would be undesirable. Proposals that seek to incorporate renewable energy generation will also be supported subject to this requirement (see also Policy CP11).

Policy DM15 – Site Design Criteria

Development which accords with the Development Plan will be permitted provided it:

- (i) responds positively to the character, appearance and variety of the local environment, within and surrounding the site, in terms of its design, scale and layout;**
- (ii) allows for permeability and access throughout the site and improves connections within the public realm;**
- (iii) designs any service areas, including parking provision, cycle storage and bins, as an integral part of the scheme, ensuring it does not dominate the site or the surrounding area;**
- (iv) provides boundary treatments that respond positively to the local context around the site and between different elements within the site of larger schemes;**
- (v) uses an appropriate ratio between hard and soft landscaping, having regard to the character of the area;**
- (vi) uses high quality materials that are attractive and durable and appropriate to the context and the proposed design;**
- (vii) utilises the principles of energy efficient design, by means of layout, orientation, passive solar gain, and the design of buildings and spaces, as far as is compatible with the character of the area.**

- 6.4.27 Developments should provide a safe and secure environment. The design and layout of developments should encourage permeability to reduce dead areas and facilitate natural surveillance of public spaces. The principles of 'Secured by Design' should be followed. Spaces should be appropriately lit to minimise the fear of crime, but a balance must be struck between lighting for safety and the aesthetic design of such lighting. Lighting needs to be appropriate to the character of the surrounding area, Policy DM18 deals with light pollution.

- 6.4.28 Buildings and the external environment should be accessible to all members of the community. Routes and access points should be designed with this in mind. The needs of those with limited mobility and sensory problems should be considered in the planning and detailed design of developments. Necessary facilities and physical structures, installations or alterations that are required to facilitate access should be incorporated, whilst having regard to their appearance and impact on the surrounding environment.

- 6.4.29 Alterations to the environment will have an impact on the performance of the elements that provide 'ecosystem services' (see Glossary). Recognising this, it is important to ensure that the benefits of the service are preserved and enhanced as much as possible. Services include productive and nutrient-rich soils, clean water and air. Developments should therefore seek to retain the best and most versatile agricultural land and avoid flooding, water contamination and air pollution. As development can have an effect on these aspects, mitigation will be sought where necessary, practical and feasible.
- 6.4.30 Measures to reduce water use and to provide sufficient drainage and flood protection should have regard to the advice in Policies CP11 (Sustainable Built Development) and CP17 (Flooding, Flood Risk and the Water Environment) in terms of the technical standards required. The visual impact of flood attenuation measures should also be carefully considered in terms of the effects on the surrounding landscape and avoidance of intrusive and inappropriate materials.
- 6.4.31 The amount of amenity and recreational space should be appropriate for the intended use of the site and Policies CP7, DM5 and the 'High Quality Places' SPD provide further information on this. The location of any such space should be such that it can be used in a safe manner and without undue interference with neighbouring uses. The design of such spaces should be appropriate to the development and use, incorporating hard and soft landscaping as appropriate and making use of existing topography. Multiple uses should be considered for spaces.
- 6.4.32 Whilst developments are likely to have impacts on the locality in which they are located, proposals should not have an unacceptable adverse effect on neighbouring land or property. This could commonly be by means of overlooking properties or land, unacceptable loss of light or by having an overbearing effect. The location of windows in relation to neighbouring land should be carefully considered to avoid overlooking, as should the distance from neighbours and the scale of development in relation to neighbouring land. The High Quality Places SPD provides further information on these aspects of development.
- 6.4.33 Access to high speed broadband is becoming an increasingly important component of infrastructure. It is key to growing a sustainable local economy, vital for education and home working, and facilitates community cohesion and resilience, particularly in rural areas and in areas that currently have slow broadband speeds or no access at all. The local planning authority will therefore encourage the provision of high speed broadband connection for all new developments where suitable connection does not already exist. Hampshire County Council has produced 'Planning for Broadband: A Guide for Developers' which highlights the benefits to developers of installing high speed broadband infrastructure on new developments.

Policy DM16 – Site Development Principles

New development, alterations and changes of use should be satisfactory in terms of their impact, both on and off site. Development which accords with the Development Plan will be permitted where it:

- (i) provides a safe and secure environment, accessible by all;
- (ii) does not have unacceptable effects on ecosystems services, key townscape or landscape characteristics, or on heritage assets;
- (iii) includes adequate provision for surface water drainage and sewage disposal;
- (iv) makes adequate provision for refuse and recycling;
- (v) facilitates and does not constrain the future development of adjacent sites, where appropriate;
- (vi) provides sufficient amenity and recreational space for users;
- (vii) does not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing;
- (viii) does not cause unacceptable levels of pollution to neighbours by means of noise, smell, dust or other pollution;
- (ix) provides only for lighting that is not visually intrusive on the surrounding area.

High speed broadband connection, or provision for its future connection, will be sought in association with all new residential and business developments.

6.4.34 The Council's current residential parking standards are set out in the Residential Parking Standards SPD adopted in 2009. Parking standards for other forms of development will be considered on a case-by-case basis, based on the anticipated trip generation of the proposal. Commercial requirements can be considered, subject to their impact on neighbouring properties and uses, and parking management plans may be required in sensitive areas. In all cases, the particular characteristics of the site, its location and the nature of the development proposed will be taken into account when considering parking provision.

6.4.35 Site access should be adequate and proposals should allow sufficient space for movement around the site. The needs of cyclists and pedestrians should also be catered for in terms of access and provision of appropriate cycle movement and parking facilities.

Policy DM17 – Access and Parking

In order to ensure that appropriate provision is made for parking and access, development will be permitted which accords with the Development Plan and:

- (i) provides parking in accordance with relevant standards and the needs of the development, for cars and other vehicles as necessary, including cycles;
- (ii) allows for access to, and movement within, the site in a safe and effective manner, having regard to the amenities of occupiers of the site and adjacent land and to the

- requirements of the emergency services and service providers, including turning facilities as appropriate;**
- (iii) makes provision for access to the site in accordance with any highway requirements on the grounds of safety, including the provision of gateways, visibility splays, access to adopted highways and accompanying signage that may be required;**
- (iv) provides for the needs of pedestrians and cyclists, including safe and attractive routes to and around the site and cycle parking;**
- (v) incorporates parking provision and vehicular access as part of the overall design of the scheme, including hard and soft landscaping, signage and lighting that is both necessary and of a high quality design, taking account of the character of the surrounding area.**

Environmental Protection Policies

6.4.36 The following policies deal with developments that may cause pollution or be affected by existing pollution. These cover issues relating to noise, light, air quality, odour and dust pollution. Contaminated land and utilities developments are also addressed in this section.

6.4.37 Pollution generating developments have the potential to have negative impacts upon the existing environment, resulting in adverse health or quality of life impacts. Examples of potentially pollution generating uses include industrial and commercial development, educational establishments, health facilities, large community facilities, and some forms of leisure uses. All forms of development, including residential, have the potential to cause pollution by poor location and design, resulting in loss of amenity for neighbouring uses. This can be in terms of air pollution, additional traffic, noise, or odours (including emissions from both stack and fugitive emissions and cooking odours from catering processes).

6.4.38 In addition to uses which have potential for generating pollution, it is important to consider the effects of accommodating new development adjacent to existing uses which generate pollution, particularly noise and smells. Some forms of development will be particularly sensitive to existing pollution, including housing, educational establishments and health facilities. An assessment should be conducted to demonstrate that adverse impacts on health or quality of life do not arise from placing a development in an existing environment that is potentially unsuitable.

6.4.39 Where a proposal includes the provision of any significant external lighting in proximity to sensitive premises, such as domestic property, an assessment for light intrusion should be conducted. The issue of glare and visual amenity should be considered in areas where any proposed external lighting scheme will result in a significant contrast to the existing surrounding ambient light levels.

- 6.4.40 Assessment of ambient air quality will be required for developments in any area identified as already failing to meet current national air quality objectives. Similarly an assessment will be required for any pollution generating development, including associated transport impacts, which could have the potential to cause an area to fail such air quality objectives. Advice should be sought from the Council's Environmental Health Service regarding the necessity for such an assessment and, where required, the suitability of the proposed assessment methodology. Part of Winchester Town Centre is currently designated as an Air Quality Management Area.
- 6.4.41 For large or prolonged developments, consideration will need to be given to controlling impacts of construction traffic and smoke, dust, noise and water runoff during the construction phase. A comprehensive construction management plan detailing control measures to be applied will usually be expected.

Policy DM18 – Development and Pollution

Development which generates pollution or is sensitive to it, and accords with the Development Plan, will only be permitted where it achieves an acceptable standard of environmental quality. As a minimum, development should not result in unacceptable impacts on health or quality of life.

Proposals should comply with all national statutory standards relating to environmental quality and include a statement setting out how such requirements have been met, where relevant, in designing the proposal.

The potential for unacceptable pollution, resulting in adverse health or quality of life impacts, should be addressed by applications. Where there is potential for adverse impacts to occur on the following matters a detailed assessment should be conducted:

- (i) odour;**
- (ii) light intrusion;**
- (iii) ambient air quality;**
- (iv) water pollution;**
- (v) contaminated land; and**
- (vi) construction phase pollution impacts for large or prolonged developments.**

The report should identify and detail any mitigation measures that are necessary to make the development acceptable in respect of the adverse impacts on health and quality of life.

The Local Planning Authority may require specific mitigation measures to be undertaken in order to make developments acceptable in terms of matters relating to pollution.

- 6.4.42 Noise generating developments are developments with the potential to have adverse impacts upon the existing local sound environment, resulting in adverse health or quality of life impacts. Consideration should not only be given to potential increases in noise levels but also changes in the acoustic character of the local noise environment.
- 6.4.43 Noise sensitive developments are developments that are particularly sensitive to noise levels. It is important to consider the effects of accommodating new development in an existing sound environment that is unsuitable for the noise sensitive development proposed. Examples of noise sensitive developments include domestic properties, educational establishments and some medical facilities.
- 6.4.44 Such assessments should follow the principles detailed in the Noise Policy Statement for England (Department for the Environment, Food and Rural Affairs) March 2010, or its recognised replacement. In making such an assessment technical reference should be made to recognised peer reviewed publications that are relevant to the nature of the potential noise impacts being considered. Advice should be sought from the Council's Environmental Health Service regarding the suitability of the proposed assessment methodology being applied.
- 6.4.45 For large or prolonged development, consideration should also be given to the potential noise impacts during construction as well as the post development phase.
- 6.4.46 Where it is concluded that a development can meet these objectives only by the implementation of mitigation measures, these should be clearly and comprehensively identified and may be subject to planning conditions.
- 6.4.47 For developments that fall within the definition of Part A1 processes detailed in Schedule 1 of the Environmental Permitting (England and Wales) Regulations 2010 (as amended) liaison with the Environment Agency (or any subsequent replacement regulatory body) will also be required. However, a noise assessment will still be required as part of the planning application process as the regulatory objectives of the two regimes differ.

Policy DM19 – Development and Noise

Development which generates noise pollution or is sensitive to it will only be permitted where it accords with the Development Plan and does not have an unacceptable impact on human health or quality of life.

A noise generating or noise sensitive development should include an assessment to demonstrate how it prevents, or minimises to an acceptable level, all adverse noise impacts. Assessment of these impacts should have regard to the advice contained within the Department for Environment Food and Rural Affairs (DEFRA) Noise Policy Statement for England (NPSE), March 2010, or its recognised replacement.

Development will not be permitted where levels above the Significant Observed Adverse Effect Level (SOAEL) exist and mitigation measures have not been proposed that will reduce impacts to as near to the Lowest Observed Effect Level (LOAEL) as is reasonably possible. Mitigation measures should not render the design and amenity spaces unacceptable.

- 6.4.48 Within the District there is likely to be land that has been subject to a degree of contamination as a result of previous land uses. It is important to identify these sites before any planning proposals are made. The Council maintains a register of known sites of contamination; however, this is not a conclusive list. The responsibility for identifying the presence and extent of contamination, and dealing with it, lies with the landowner or other persons identified under the appropriate legislation. This liability will continue after any proposed development is constructed. It is therefore important to establish the history of a site and the surrounding area before a planning application is submitted.
- 6.4.49 Parts of the District may be affected by ‘natural hazards’ such as the emission of radon gas. The requirements of Policy DM20 will be applied to development affected by natural hazards, as well as man-made contamination.
- 6.4.50 If a previous land use indicates the possibility of contamination, further investigations should be carried out and adequate information submitted as part of the planning application, to show that the assessment has been carried out effectively. To enable the significance of contamination and the associated risks to be assessed, advice will need to be obtained from Winchester City Council’s Environmental Protection Team, the Environment Agency, or the Health and Safety Executive, as appropriate. Sources of guidance include; DEFRA /Environment Agency Soil Guideline Values and LQM / Chartered Institute for Environmental Health’s General Assessment Criteria for Human Health Risk Assessment.
- 6.4.51 It is not only essential that development does not cause contamination directly or disturb previous contamination, but also to ensure that it does not establish a pathway or link between “receptors” (i.e. people, the environment or property) that may suffer from its effects and existing contamination. Particular attention should be paid to developments which are sensitive to contamination, such as housing or educational establishments, or those that may impact directly or indirectly on water supplies, including water bearing aquifers.

Policy DM20 – Contaminated Land

The development of land which is known or suspected to be contaminated, or which is likely to be affected by contamination in the vicinity, will only be permitted where it accords with the Development Plan and there will be no unacceptable impacts on human health, groundwater and surface water, or the wider environment, and:

- (i) the full nature and extent of contamination is established;**

- (ii) appropriate remedial measures are included to prevent risk to future users of the site, the surrounding area and the environment (including water supplies and aquifers);**
- (iii) all site investigations, risk assessment, remediation and associated works are carried out to current industry best practice guidelines.**

Assessments should accompany planning applications.

- 6.4.52 In relation to the development of telecommunications, applicants should undertake appropriate levels of consultation. Evidence should be provided of the outcomes of any consultations with organisations with an interest in the development and any relevant bodies as part of the planning application or prior approval process.
- 6.4.53 The development of communications and other infrastructure is desirable where it has benefits for economic growth or provides essential services for a community. The local planning authority will seek to facilitate such development, whilst having regard to its effect on the environment.
- 6.4.54 A wide range of development is covered by the provisions of Policy DM21, such as the laying of pipelines, cables and transmission lines, the provision of electricity substations and gas governor stations, and the installation of radio and telecommunications apparatus (for both domestic and non-domestic purposes). Agencies responsible for development to which the Policy applies are encouraged to liaise with the Local Planning Authority at an early stage to ensure that proposals can be accommodated in a satisfactory manner and that important constraints, such as archaeology, are identified. Particular care is needed in Conservation Areas or in the vicinity of listed buildings.
- 6.4.55 The number, size, location and appearance of the facilities and services and associated development should minimise visual impact. The sharing of facilities such as masts or the grouping of structures may assist. However, sharing of facilities will not always be appropriate where it would increase the visual impact when considered cumulatively. It is therefore important that applicants discuss their proposals with the local planning authority to achieve the best environmental outcome from the development.
- 6.4.56 Conditions may be sought to secure an acceptable appearance for the structures and the development site. Screening may be sought where appropriate and landscaping schemes required. Where services are placed underground or new landscaping is proposed, the site should be restored / landscaped with appropriate indigenous species.

Policy DM21 – Telecommunications, Services and Utilities

Radio and telecommunications development and utilities and service development which accords with the Development Plan will be permitted (where planning permission or ‘prior approval’ is required), provided that:

- (i) existing buildings, structures, apparatus and/or sites are shared where technically possible and where such sharing would minimise visual harm;**
- (ii) the impact of the apparatus and any associated development is minimised by appropriate routing, siting, materials and colour, particularly where development would affect listed buildings, Conservation Areas, or sites of archaeological or ecological importance;**
- (iii) where viable, all cables and pipelines are placed underground, having regard to any archaeological or ecological constraints;**
- (iv) associated development, such as access routes and peripheral development such as cabinet housings, fencing, lighting and signage is kept to a minimum and suitably designed;**
- (v) where appropriate, a satisfactory landscaping/restoration scheme is included, including provision for management;**
- (vi) the development will operate within International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for exposure to health risks.**

Landscape

6.4.57 Developments in or adjoining rural areas need to take account of their location. If the principle of the development is acceptable, the main consideration is the impact on the rural character. There may be impacts from visual intrusion, physical effects on the landscape and effects on the tranquillity of the area.

6.4.58 Policy DM14 (Local Distinctiveness) details the need to take account of the local qualities and features that contribute to the local distinctiveness of the area. This includes characteristics of the surrounding landscape and features such as green and blue infrastructure. The Winchester District Landscape Character Assessment sets out the key characteristics and strategies for the landscape character areas in the District. In the rural area, proposals may need to be subject to landscape sensitivity assessment, in terms of their impact on the rural character of the landscape and the key local qualities that provide the sense of place.

6.4.59 The introduction of urban and domestic elements, such as large gates and forms of enclosure, significant areas of hard landscaping, structures for lighting and security measures can detract from the special qualities of the countryside. Similarly, the removal of particular features or elements of landscaping such as walls, fences or other structures constructed in the local vernacular, or landscape features such as bunds and ditches, water features, hedgerows and trees can detract from the rural character.

6.4.60 The nature of the development may lead to intensification of uncharacteristic use in the area. Noise and lighting pollution may be more noticeable in rural areas due to the relative tranquillity of the surroundings. The rural character

and tranquillity of the area will be taken into account when assessing the appropriateness of developments that may give rise to pollution.

- 6.4.61 Traffic intrusion may adversely affect the character of the area due to numbers of trips and the type of vehicles (e.g. heavy goods vehicles). The suitability as well as the capacity of rural lanes should also be considered, as physical re-modelling of rural roads and introduction of signage, visibility splays and entrances necessary for the development may have an unacceptable impact on the landscape and rural character. Rural lanes are a particular characteristic of the District that have historic as well as landscape significance.
- 6.4.62 Domestic extensions and ancillary buildings should be well related to the existing building. Extensions should generally follow the style of the original building in respect of proportions and positioning of features such as windows and doors, and may replicate features of the original building in their size, position and use of materials (unless it's existing character is not worthy of retention). Proposals for annexes or other ancillary buildings which could be subject to future proposals for conversion to independent dwellings will be determined having regard to Policies DM1 and DM10, which resist housing development outside settlement boundaries other than for essential rural workers.
- 6.4.63 The use of modern materials and styles is not ruled out, even in conservation areas, provided the character of the area is maintained and enhanced and the visual impact is carefully considered.

Policy DM22 – Rural Character

Outside defined settlement boundaries, development proposals which accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment.

The following factors will be taken into account when considering the effect on the rural character and sense of place:

Visual - intrusion should be minimised, including the effect on the setting of settlements, key features in the landscape, or heritage assets. The cumulative impact of developments will be considered, including any ancillary or minor development that may occur as a result of the main proposal.

Physical – developments will be encouraged to protect and enhance the key characteristics of the landscape and should avoid the loss of key features or the introduction of elements that detract from the special qualities of the place. Any re-modelling of the landscape will also be taken into account.

Tranquillity – developments should not have an unacceptable effect on

the rural tranquillity of the area, including the introduction of lighting or noise occurring as a result of the development, taking account of the relative remoteness and tranquillity of the location. New lighting will generally not be permitted in unlit areas and the type, size, design and operation of any lighting may be controlled where necessary by the use of conditions.

Developments should not detract from the enjoyment of the countryside from the public realm or public rights of way.

The volume and type of traffic generated by the development will be assessed along with the ability of rural roads to accept increased levels of traffic without alterations that would harm their rural character.

Domestic extensions should be proportionate in size to the existing dwelling and generally be subordinate to it, as should annexes and other ancillary development. Extensions should generally reflect the character of the existing dwelling unless the existing character is not considered worthy of retention. Replacement dwellings should not be disproportionately larger than the one being replaced (see policy DM3).

- 6.4.64 Developments should not result in the loss or deterioration of irreplaceable habitats, including ancient woodlands and the loss of aged or veteran trees found in ancient woodland. Proposals should indicate how they will safeguard the quality and appearance of special natural features and their setting, to retain visual amenity, biodiversity and heritage value.
- 6.4.65 'Special trees' include ancient or veteran trees, those which are outstanding because they provide important habitat, are the biggest of the species, or are notable trees in their local environment (e.g. because they are large by comparison with other trees around them). Trees may also be considered as special where they are linked with an important historic event or have cultural significance.
- 6.4.66 Ancient trees - including hollow and pollarded trees - have biodiversity, heritage, cultural or amenity value which cannot be replaced by new planting. Similarly, important hedgerows are identified as those of significant archaeological, historical, wildlife or landscape value that form an intrinsic part of local landscape and townscape character.
- 6.4.67 Where development may impact on the features outlined in this policy, applicants should undertake surveys to identify the extent and condition of the features and demonstrate how their proposals enhance these features or minimise impact upon them, via adequate mitigation. Conditions and/or planning agreements may be sought in order to preserve the special qualities of these features in the long term.

Policy DM23 – Special Trees, Important Hedgerows and Ancient Woodlands

Development should not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term.

Management schemes should be developed, as appropriate, to ensure the long term protection of these special features and their setting.

Heritage Policies

- 6.4.68 Winchester District has a rich wealth of heritage assets, including conservation areas, listed buildings, historic parks, gardens and landscapes and archaeological assets. Policy CP20 of LPP1 outlines the main considerations regarding heritage assets. The policies that follow in this section of the Local Plan provide detailed guidance on specific aspects of the historic environment.
- 6.4.69 Heritage assets may be designated or non-designated. Designated assets are nationally recognised and in the Winchester District include listed buildings, scheduled monuments, registered parks, gardens and battlefields. Non-designated assets are buildings, monuments, sites, places or landscapes that are considered locally to have a heritage significance which merits consideration in planning decisions. This section of the Local Plan contains policies relating to all forms of heritage assets and conservation areas.
- 6.4.70 The City Council intends to prepare a list of locally significant heritage assets, which will indicate assets that are considered to have heritage significance, but are not subject to a statutory designation. Policy DM30 provides more details of this Local List and Appendix C outlines the criteria that will be used to assess the significance of potential assets. The Local List will be publically available and will form part of the Council's Historic Environment Record.
- 6.4.71 The City Council maintains a Historic Environment Record which identifies and records all known heritage assets including archaeological sites, monuments, historic buildings and battlefields and landscape features in the District. Developers should consult the Historic Environment Record prior to submitting applications in order to inform their development proposals. Advice from the City Council's Historic Environment Team should also be sought early on in the process of creating proposals, to identify potential constraints and to discuss appropriate mitigation strategies. Applications should be accompanied by a heritage statement, proportionate to the nature of the development and heritage interest describing the significance of affected heritage assets and/or their settings, the degree and nature of impact upon that significance and how the proposals minimise or mitigate any harm.

Historic Environment

- 6.4.72 Hampshire has a wealth of historic parks and gardens that contribute greatly to the character, diversity and distinctiveness of its landscape. Parks and

gardens are very important parts of the landscape, recording cultural changes, social history and attitudes to the natural environment.

- 6.4.73 Local planning authorities are encouraged to protect registered parks and gardens and battlefields when preparing development plans and when determining planning applications. The National Planning Policy Framework (NPPF) advises that substantial harm to or loss of any designated heritage asset of the highest significance, which includes battlefields and grade I and II* parks and gardens, should be “wholly exceptional” and for any grade II park or garden should be “exceptional”. Many designed landscapes are not registered but nevertheless contribute to local significance. Their future therefore needs to be carefully considered and they may be added to the Local List of Heritage Assets.
- 6.4.74 English Heritage and the National Trust manage a number of historic parks and gardens. Most other historic parks and gardens are either privately owned or in trust, and many of these are open to the public. In addition, the City Council is responsible for many of the District’s public parks.
- 6.4.75 Local planning authorities are required to consult Historic England where a planning application affects a Grade I or II* registered park or garden, and the Gardens Trust (formerly the Garden History Society) on all applications affecting Grade I, II* or II registered sites. This is to ensure that they have appropriate professional advice when considering such applications. The Hampshire Gardens Trust may also be consulted about locally-sensitive sites.

Policy DM24 – Historic Parks and Gardens

Development which accords with the Development Plan will be permitted provided it does not have a detrimental impact on the historic significance or distinctive character and appearance of a park, garden, cemetery or battlefield of special historic interest or its setting (as identified on National or Local Registers) or results in the loss or deterioration of associated designated and undesignated heritage assets.

Where development impacts on any of the above, consideration should be given to the provision of a positive Conservation Strategy and Management Plan which takes account of:

- (i) historic significance;**
- (ii) funding to manage and maintain the features;**
- (iii) changes in use of the site or the need to meet planning, engineering or security requirements;**
- (iv) sensitive treatment of boundaries, land use and tree cover, new planting, buildings, structures and features;**
- (v) lakes, water courses and other related features;**
- (vi) best conservation practice, with use of local craftsmen and skilled workers where possible.**

- 6.4.76 The District has a rich archaeological resource including remains from prehistory to the military history of the last century. Archaeological remains provide important evidence of our past which brings an understanding and enjoyment of the present. Policy DM25 follows Government guidance in ensuring that new development makes provision for the protection and conservation of this non-renewable resource but also seeks to ensure that every opportunity for increasing understanding of the resource and its significance is also taken when new development is likely to disturb sites. The City Council recognises that the District's archaeological heritage has high significance - in particular that of the historic city of Winchester which, while much is undesignated, is widely regarded as nationally important. This resource brings considerable cultural and educational benefits to the District and its visitors.
- 6.4.77 Some proposals may necessitate initial archaeological investigation prior to submission in order to inform the design of proposals and to allow the Council to fully assess the implications of the development on heritage assets. All work required to assess, record, investigate and protect archaeological features and heritage assets, and to publish the findings, should be funded by the developer. Where a site is of particular archaeological interest, provision for public engagement during the site investigations may also be sought.
- 6.4.78 Appropriate arrangements for the future management of archaeological sites should be made to ensure their protection in the longer term. Provision for this, and for recording if appropriate, may be secured using planning conditions and/or obligations. The City Council may refuse permission for proposals which do not secure the conservation of heritage assets or do not make provision for their investigation and recording.
- 6.4.79 Development which affects a Scheduled Monument or its setting will require consent from Historic England (formerly English Heritage) on behalf of the Secretary of State and developers are advised to consult with them before submitting detailed proposals.
- 6.4.80 Special attention needs to be given to the rich and important archaeological remains in historic urban areas. The "Extensive Urban Surveys" for Wickham, New Alresford and Bishops Waltham (Hampshire County Council and English Heritage, 1999), together with the "Winchester Urban Archaeological Assessment" (publication anticipated in 2016) help to define these historic urban areas where there is high potential for archaeological remains, together with advanced strategies for their management.

Policy DM25 – Archaeology

Where there is evidence that heritage assets above or below ground and their settings are known or suspected to exist, but their extent and significance is unknown, planning applications should incorporate sufficient information to define the significance and extent of such assets, as far as reasonably practicable. Where appropriate, applications should include:

- the results of desk top assessment/field evaluation; and

- **an assessment of the effect of proposals on the assets or their setting.**

Planning permission will be granted where the proposal accords with other relevant policies and includes:

- (i) provision to preserve the archaeological remains in situ, by sensitive layout and design (particularly foundations, drainage/services and landscaping); and**
- (ii) provision for the investigation and recording of any archaeological remains that cannot or are not required to be preserved including the publication of results, in accordance with a detailed Written Scheme of Investigation approved before the start of development.**

6.4.81 Conservation involves managing change to a significant place in its setting, in ways that sustain, reveal or reinforce its cultural and heritage values. Careful management of change can result in neutral or beneficial effects on heritage values. Change may simply involve small scale interventions only as necessary to counter the effects of growth and decay over time. Conservation of significant places may also be achieved through major interventions, well designed and managed to secure the interest of the site for future generations, whereas poorly designed and poorly managed change is harmful.

6.4.82 The special architectural or historic interest of conservation areas need to be understood and articulated. Identifying this significance and the cultural and heritage value requires first an understanding of its history, fabric and character, how and why it has changed over time, together with the technology of its construction and the form and condition of its constituent elements and materials. An assessment of these issues should be submitted as part of a planning application, in a degree of detail proportionate to the nature and scale of the proposed development. Applicants should have regard to any Conservation Area Character Appraisals and Management Plans that exist.

6.4.83 Where development is acceptable in principle, it is essential that it responds sympathetically to the existing settlement pattern and townscape characteristics and is of sufficiently high quality design to make a positive contribution.

6.4.84 Many settlements within the District provide visible evidence of their past in their buildings, street patterns and open spaces which contribute significantly to the distinctive identity of the locality. The setting of buildings within their plots and the density of development, can be characteristic of a place and the intensification of development, or the subdivision of plots, based on suburban plot shapes and modern expectation of size, can often conflict with the characteristic grain or settlement pattern of the District's historic towns and villages.

- 6.4.85 The topography of the District means that development is often seen from a distance or from above. The treatment of the roofscape is therefore a crucial element in the overall design. Other important aspects may include the openness of a view, and more obvious features, such as tree cover and the immediate setting of particular buildings. The style of a building can be important, but more often, especially in conservation areas where there can be considerable variety in style, it is the scale, massing and disposition of buildings which provide the predominant character framework. Developments should not have a detrimental effect on views into and out of a Conservation Area. Within Winchester City, particular note should be taken of the special qualities of the city and its setting as required under Policy WIN1 and of views to and from key buildings as required under Policy WIN3.
- 6.4.86 Schemes should not rely on screening by existing landscaping if they would be unacceptable had the existing planting been absent. Where existing landscaping contributes to the character of the conservation area, applicants should include measures in their proposals for its retention, in full or part, and mitigation where it may be lost.
- 6.4.87 Proposals to extend buildings in Conservation Areas require careful consideration and these should not detract from the character and appearance of the area. Many historic properties in Conservation Areas are small and modest in scale so it is important that the extension does not dominate the existing structure. A subtle difference between new and existing is more likely to meld into the local characteristics of the area than a jarring contrast.
- 6.4.88 The cumulative impact of small but poorly conceived alterations can have a very damaging effect on the overall character and appearance of a Conservation Area. For example, the replacement of traditional doors, windows and roofing materials with modern equivalents using unsympathetic materials or designs, or the removal of boundary walls or chimneys, will erode the character of a street or village. Where planning permission is required for alterations or where permitted development rights are removed by means of an 'Article 4 Direction' these should contribute to the character of a Conservation Area and be undertaken in a sensitive manner.
- 6.4.89 In Conservation Areas the design details of proposals are particularly important and need to be considered in context with the characteristics of the local area. Applicants are advised to make pre-application enquiries with the planning authority's historic environment specialists to avoid, as far as possible, schemes which are unlikely to be acceptable in principle or which will have detrimental effects on character as a whole.
- 6.4.90 Applicants should supplement their proposals with sufficient information about the height and plan form of adjoining buildings to allow the impact to be tested, both in the immediate vicinity and in the wider context. For more significant schemes, sketches and drawings should illustrate the three dimensional form. Applications that do not submit sufficient information to enable assessment of the impact of their proposals on conservation areas may be refused.

Policy DM26 – Development in Conservation Areas

Within Conservation Areas, development proposals which conserve or enhance the character, appearance or special architectural or historic interest of the area, and accord with the Development Plan, will be permitted provided:

For new buildings they:

- (i) respond sympathetically to the historic settlement pattern, views, plot sizes and plot widths, open spaces, townscape, roofscape, trees and landscape features;**
- (ii) are of a height, massing, materials, plan form, roofscape and grouping of buildings in scale and harmony with adjoining buildings and the area as a whole. The proportions of features and design details should relate well to each other and to adjoining buildings;**
- (iii) include good quality building materials appropriate to the locality and sympathetic in colour, profile and texture;**
- (iv) ensure that walls, gates and fences are, as far as possible, of a kind traditionally used in the locality.**

For extensions and alterations they:

- (a) respect the character, scale, massing and plan form of the original building and do not dominate principal elevations;**
- (b) use appropriate materials and detailing and do not result in the loss of features that contribute to the character or appearance of the Conservation Area, which may include original architectural details, natural features, trees, hedges, walls, fences, open areas, ground surfaces and archaeological sites, as well as buildings and groups of buildings;**
- (c) do not involve the erosion of character, such as the unsympathetic use of windows, doors or conservatories made of non-traditional materials or the replacement of traditional roofing materials with inappropriate ones;**
- (d) incorporate any energy efficiency or energy generation measures into the design of the proposals in a manner that limits their impact on character.**

6.4.91 Within Conservation Areas, the presumption will be in favour of retaining buildings or structures which make a positive contribution to the architectural or historic interest of the area, even if change of use and some alteration is necessary. Consent for demolition of such buildings will be granted only in exceptional circumstances where a building is beyond repair and incapable of beneficial use or the cost of bringing it into use is greater than the benefit of retaining it. Demolition may exceptionally be allowed where the benefits to the conservation area of the proposed redevelopment would be greater than the harm caused by the demolition. In such cases, the significance of the

building itself and its contribution to the significance of the conservation area as a whole would need to be considered. Important factors would be effects on the character of the conservation area and its special qualities.

- 6.4.92 Sometimes buildings are acquired with a view to demolition and redevelopment, or owners allow them to fall into disuse and neglect in the hope that they will get planning permission to redevelop a site. To discourage such practices, where buildings make a positive contribution to a conservation area, evidence will be needed that the property has been offered for sale for a reasonable time at a price that reflects its condition, rather than its redevelopment potential.
- 6.4.93 The Local Planning Authority monitors heritage assets to assess whether they are at risk from neglect and decay and has compiled a register of “Heritage at Risk”. This not only includes designated heritage assets, but may also include un-designated assets where they appear on the Council’s “Local List of Heritage Assets”, or where their significance is revealed to be important through the course of considering development proposals. The Local Planning Authority will use its statutory powers to prevent the unnecessary loss of such buildings.
- 6.4.94 Where permission for demolition is granted, the Local Planning Authority will wish to prevent clearance of a site unless there is an intention of implementing the replacement scheme immediately, to avoid leaving unsightly gaps in conservation areas. This will be controlled by means of conditions or planning obligations.

Policy DM27 – Demolition in Conservation Areas

Within a Conservation Area, planning permission will only be granted for proposals involving the demolition, in whole or in part, of unlisted buildings or structures where the existing building or structure:

- (i) makes no positive contribution to the character, appearance or historic interest of the area, either individually or as part of a group, or in more general views within or from outside the conservation area; or**
- (ii) is demonstrated to be incapable of repair or adaptation so as to extend its useful life; or**
- (iii) where the proposed redevelopment would enhance or better reveal the significance of the Conservation Area.**

Planning permission will be conditional on a contract for the approved development work being let prior to any demolition work being undertaken.

Heritage Assets

- 6.4.95 It is very important that changes affecting heritage assets do not harm their special interest and Policy DM28 applies to designated and non-designated assets. This applies not only to a change of use, but to proposed alterations or additions, and to development affecting their setting. The setting of a heritage asset, which may be limited to its immediate surroundings or include land some distance away, can often make a major contribution to its special interest. Insensitive development within the setting of a heritage asset or inappropriate changes to the landscape forming part of its setting can be damaging to its special interest.
- 6.4.96 When assessing the degree of harm caused by the loss of a heritage asset, or by physical alterations or changes of use, regard will be had to the significance of the asset and the scale of any harm or loss caused. The extent of any harm will be weighed against the public benefits of the proposal. The loss of a designated asset or substantial harm to or total loss of the significance of a designated asset will generally not be acceptable, subject to the considerations specified in national planning policy.
- 6.4.97 In determining applications for Listed Building Consent or planning permission it is essential to have sufficient information on the likely impact of the proposals on the special architectural or historic interest of the building and its setting. Submissions should include a description of the significance of any heritage assets affected by the proposals, including any contribution made by their setting. The level of detail should be proportionate to the importance of the heritage asset.
- 6.4.98 As heritage assets are irreplaceable, any harm or loss should require clear justification, and applicants will need to show that the benefits of their proposals outweigh any harm to special interest. Where it is clear that a heritage asset has been deliberately neglected or that damage has been caused in the hope of achieving consent, the deteriorated state of the heritage asset will not be taken into account in any decision.
- 6.4.99 The setting of heritage assets is varied and may include elements of townscape or landscape, including wider or more distant views. Proposals for new development should respect setting and not result in the loss or degradation of important views to or from the asset such that they harm the significance of the asset. The scale of development need not be large for the impact to be significant. For example, the formation of a parking area in a front garden, or the subdivision of grounds by fencing or other means of enclosure, can have a dramatic effect.
- 6.4.100 The cumulative effect of a series of apparently minor changes can also have a significant effect on the general ambience of a place, and careful consideration of all proposals is required.

Policy DM28 – Heritage Assets

The loss of a designated heritage asset will only be permitted in exceptional circumstances. Works which would cause an unacceptable level of harm to the special interest of heritage assets or their setting, or would lead to the unsympathetic subdivision of their grounds, will not be permitted.

Alterations, additions or other works affecting the special interest of a heritage asset should:

- i) retain the historic plan form and structural integrity of the building;**
- ii) retain the architectural and historic features forming part of the special interest of the building;**
- iii) reinforce the intrinsic character of the building through the use of appropriate materials and details;**
- iv) not harm the special interest of buildings or structures forming part of the curtilage of the heritage asset.**

Where alterations are permitted, there should be appropriate recording of those parts of the heritage asset or its setting affected by the works and conditions may be imposed to secure this.

6.4.101 To ensure that listed buildings continue in a beneficial use, it may be necessary for a new use to be permitted. It is, however, important that the use is appropriate to the character of the building and that its essential features which contribute to its significance are retained.

6.4.102 The Local Planning Authority aims to safeguard the long-term future and continued maintenance of listed buildings. Ill-considered proposals, which make use of one part of the building without proper regard for the remainder, can be prejudicial to the well-being of the whole building. To enable the true impact to be assessed, changes required to meet statutory regulations, including environmental, sustainability, fire and building regulation controls need to be fully understood at the outset and should be detailed as part of the proposals. Where such changes require additional consents, other necessary applications should be submitted and determined in parallel.

6.4.103 The under-use of upper floors can be a particular problem in the larger commercial centres. This is unsustainable and acts as a disincentive to repair and maintenance. Unless necessary for the efficient and viable use of the ground floor, the use of upper floors solely for shop storage purposes will be discouraged where the existing building is capable of use as residential or commercial accommodation, without detriment to its special interest.

6.4.104 Many cellars within the centre of Winchester and other historic settlements are of archaeological interest, often pre-dating the present buildings. Proposals should seek to preserve them and where appropriate bring them into low impact use.

Policy DM29 – Changes of Use of Listed Buildings

In order to protect the character of listed buildings and to secure the retention of their special interest, proposals for changes of use which accord with the Development Plan will be permitted provided they:

- i) deal comprehensively with the intended use and operation of the whole building and site, and contain sufficiently detailed information to understand the full impact of the proposals internally and externally;**
- ii) propose a use which would not be harmful to the special interest of the building;**
- iii) involve a building that is capable of beneficial use without considerable alteration and consequent loss of special interest.**

Where listed building consent is required for associated alterations, an application should be submitted in parallel with the planning application for change of use.

6.4.105 The special character of the District owes much to the rich heritage of buildings, structures and means by which man, over the centuries, has managed the land, city, market towns and villages. Historic structures whether they be derived from the residential, agricultural, commercial, cultural or industrial past often add richness and distinctiveness to local places but might not justify statutory protection on a national scale of significance. The compilation of a list of local heritage assets means that the community has an influence in the identification of valued heritage assets which contribute to their environment and flags up the desirability of their conservation.

6.4.106 It is proposed to compile a list of locally important heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified having a degree of heritage significance, but which do not merit a formal designation. Whilst local listing of a heritage asset does not bring additional consent requirements over and above those required for planning permission, buildings or structures recognised by their inclusion on the list merit consideration in planning matters. The planning authority will be able to make a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset to the area's character. As such, the contribution and conservation of locally listed heritage assets will be a material consideration in planning decisions that directly affect them or their setting.

6.4.107 Selection of structures for inclusion in the list needs to be objective if it is to be considered reliable. The planning authority has therefore devised the criteria set out in Appendix C. The absence of any particular heritage asset on the local heritage list should not be taken to imply that it has no heritage value, simply that it does not currently meet the selection criteria or that its importance has yet to be identified. The heritage value of an asset may emerge during the course of a planning application and where assets are worthy of consideration for local listing, Policy DM30 will apply.

- 6.4.108 Where the planning authority considers that the exercise of permitted development rights would undermine the aims of locally listed heritage assets, it may consider the use of an Article 4 Direction to ensure any permitted development is given due consideration.
- 6.4.109 Winchester's Historic Environment Record provides the ideal means by which information supporting the local heritage list can be accessed by the public. Information supporting the nomination and selection process will be integrated into the Historic Environment Record in a consistent manner.

Policy DM30 – Locally Listed Heritage Assets

Where planning permission is required for buildings or structures that are on the list of locally significant heritage assets, or that are considered worthy of future inclusion on the list, the heritage significance of the asset will be a material consideration when determining the application.

The demolition or damaging alteration of such buildings or structures will be permitted only where it can be demonstrated that retention or less damaging alteration is not feasible, or where the benefit derived from the loss or alteration is overwhelmingly in the interests of the locality.

When permission is granted for demolition or alteration of a building or structure on the local list of heritage assets, the applicant will be expected to secure building recording to the appropriate level, as required by condition.

- 6.4.110 Changes in agricultural and industrial practices and demands have resulted in a number of rural and industrial buildings and structures falling into disuse. Some of these buildings and structures will have historic or architectural value and the planning authority will consider whether or not there is justification to include a redundant building on the local list as an "un-designated heritage asset".
- 6.4.111 The character of many farm buildings is derived from their simplicity, openness of interior, lack of window openings and an uninterrupted roof plane. Their relationship with other rural buildings as a group may also add to their interest and the character of the area.
- 6.4.112 Many agricultural buildings may remain in use for a variety of purposes well suited to their design and character. The local planning authority wishes to ensure that such buildings are maintained in a good state of repair and continue to be used for a purpose to which they are best suited. Conversion to uses which support the rural economy whilst continuing to contribute to the character of rural areas will be supported. Methods of conversion to a more economically attractive use which result in harm to character and compromise

the alterations required for adaptation will be resisted where consent is required and alternative means of incorporating change will be sought.

- 6.4.113 The very nature of farm buildings (e.g. barns, granaries etc) means that inherent conflicts can arise when adapting them to a use requiring the subdivision of spaces and the introduction of openings where few, if any, exist. English Heritage, in its 2006 Guidance “The conversion of Historic Farm Buildings” advocates a strong general presumption against residential conversion of listed farm buildings and the Local Planning Authority supports that stance.
- 6.4.114 Whilst the District does not have a large number of industrial buildings compared to other parts of the country, it does have a number of mills, forges, pumping stations and other structures, which are of architectural merit and historic interest. Industrial buildings are often very individual in character with their architectural and historic interest reflecting the function and requirements of the processes involved in their original use. Finding suitable new uses for such buildings when they become redundant is challenging and similar principles to those for rural buildings will apply for their conversion. A new use, which includes some degree of public access, will usually be considered preferable where the building has an important interior.
- 6.4.115 Where the building adjoins, or is in close proximity to another use, the possibility of it remaining largely unaltered and serving as a subsidiary role needs to be fully evaluated. A number of barns operate in this way, providing ancillary facilities for the main residence close by. This provides a function for the building, enhances the prospects of repair and maintenance, and avoids the need to erect new structures in the grounds, which can also be problematic. An ancillary use involving minimal alterations will always be preferable to residential conversion.
- 6.4.116 Providing the conversion is undertaken in a manner which respects the essential features and characteristics of the building and its setting, new employment and storage uses can be a valuable means of generating income for the repair and maintenance of an otherwise redundant building. Employment uses can also allow a degree of public access to be achieved, which enables the special interest of the interior to be appreciated.
- 6.4.117 There may be instances where an exception to normal policy may need to be made. A barn isolated from its farmstead and now forming part of a residential community may be unsuited to employment use due to traffic considerations, etc. With its original purpose gone, an acceptable alternative use is required if the building is to receive the care and maintenance needed for long term survival.
- 6.4.118 Residential development in the countryside is not generally permitted under Policy MTRA4 (Development in the Countryside). Residential conversions of rural buildings will therefore not be permitted unless this is the only means of ensuring the retention of the building and its character. Conversion to residential use will always be seen as a last resort, and alternatives such as employment and community uses must be evaluated in the first instance with evidence produced to support any claim that non-residential uses are not

viable. Permitted development rights on the re-use of agricultural buildings now allow conversion of agricultural buildings in specific circumstances to residential (Class C3) use following a 'prior notification' process. Where this does not apply, and where rural buildings have become redundant, proposals will be considered having regard to the above.

- 6.4.119 Conversions that require substantial reconstruction or demand a high level of intervention to achieve the structural needs of the new use, are unlikely to be sympathetic. It is important to establish at the outset the nature of the work required to implement a conversion scheme and applicants are encouraged to submit concurrent planning and, if necessary, listed building applications supported by full measured drawing of the existing building and the proposal for conversion, to enable a judgement to be made.
- 6.4.120 Proposals for the conversion of a building which forms part of a group should consider and provide information concerning the intended use of the other buildings. This is to ensure that the conversion of one building does not pre-empt a mix of uses, which will secure a more favourable future for the whole group and to ascertain how the new use will fit into the overall operation, if the historical and visual integrity of the group is not to be compromised. The new use should not only secure the future of the particular building which is the subject of the application, but also help to maintain or enhance the immediate environment, including other buildings in the group.
- 6.4.121 The setting provided for farm and other rural buildings is very important and a good conversion can often be marred by the use of inappropriate landscaping, for example. The problem is often greatest with residential conversions, but other uses can also give rise to difficulties. This matter is so fundamental that it needs to be resolved at the outset and permission is unlikely to be granted in the absence of sufficient information to ensure the intrusion of residential curtilages within rural agricultural landscapes is avoided. Policy DM22 (Rural Character) should also be considered in relation to proposed developments.

Policy DM31 – Undesignated Rural and Industrial Heritage Assets

The change of use of redundant agricultural and other rural or industrial buildings of historic or architectural interest will be permitted provided it accords with the Development Plan and:

- (i) the building is capable of conversion without significant structural alteration or replacement, or changes which would be detrimental to the distinctive character and historic interest of the building or its setting, its historic fabric, or features. If appropriate, a significant proportion of the building's interior should be left un-subdivided to maintain its spatial qualities;**
- (ii) the building is incapable of being used in a manner that is less harmful to its historic or architectural interest, or its setting;**

- (iii) if the building is proposed for residential conversions, that it can be demonstrated that other uses have been properly considered and justifiably discounted;
- (iv) if the building forms part of a complex of agricultural or industrial buildings, a comprehensive strategy is put forward which clearly demonstrates the effects on all heritage assets and their settings.

Shopfronts and Signage

6.4.122 Shopfronts make an important impact on the street scene in shopping areas and influence the quality of the environment, particularly in Conservation Areas. Whilst well designed shopfronts make a positive contribution to the appearance of a street, insensitive and obtrusive shopfronts spoil the character of the area. Shopfronts are often regarded as transient features of a building but it is important that historic examples, including the best of those installed in the 20th Century, are retained or restored, and others are sensitively adapted to meet modern needs. Of particular interest will be those historic shopfronts which form part of listed buildings and unlisted buildings in conservation areas, or other undesignated heritage assets.

6.4.123 The City Council produced “Design Guidance for the Control of Shopfronts and Signs” in response to the trends towards standardised shop design and the imposition of corporate identities regardless of the building involved. This document will be updated periodically and is principally aimed at guiding the design of new shopfronts affecting heritage assets, where the Planning Authority has greatest control, but is also applicable to shopfront design generally in the District. The High Quality Places SPD also contains useful guidance on design principles and on relationships with the public realm.

6.4.124 **Blinds and canopies.** Retractable blinds and canopies are traditional elements of the commercial streetscene and well designed blinds and canopies which form an integral part of the overall design of the shopfront will be permitted. Non-retractable canopies and blinds, or those which are garish and obtrusive, or whose principal function is to advertise will not be permitted, particularly in the conservation area, the designated Area of Special Advertisement Control or on listed buildings.

6.4.125 **Shutters.** There is a range of security measures that can be used to protect shopfronts, including the security shutter. When placed internally with an open lattice grille, the display function of the window is maintained outside shopping hours, and improved protection is provided for the premises. Where solid, impermeable shutters or external solid shutters are incorporated they tend to mar the appearance of the building and deaden the shopping street to the detriment of the attractiveness of commercial areas and the night time economy. They are therefore rarely an appropriate solution and will be resisted in town and village centres.

6.4.126 **Blanked out shop windows.** There is a trend to use the space occupied by shopfronts internally to locate additional shelves or displays of goods or

services for sale, with the window being blanked out to create the additional “wall space”. This harms the appearance of a shopping street by removing tangible demonstrations of retail or commercial activity. This is particularly evident at night time where the darkness and loss of natural surveillance can inhibit the attractiveness of a street for the night time economy. Where additional space is required inside a shop, the inclusion of a shopfront display will be encouraged. The use of blanked windows with advertisements for goods or services will also be strongly resisted.

- 6.4.127 **ATMs and Visual Display Screens.** Automated Teller Machines (cash machines) and visual displays are an increasingly common and useful part of the shopping experience and the City Council will support the installation of well located and designed examples. If it is necessary to install a unit within a surrounding panel, the design should ensure that the shopfront does not become blanked off altogether, nor used as a means of additional advertisement display which can be detrimental to the overall character of the building or street scene by introducing additional visual clutter.

Policy DM32 – Shopfronts

Proposals that alter or replace existing shopfronts which currently contribute to the character of the building or area, will only be permitted if they continue to preserve or enhance the character of the area and are designed to relate closely to the overall character of the building in terms of scale and style.

Blinds and canopies will be permitted providing the size, colours, design and materials are appropriate to the character of the building.

Shutters requiring planning permission will only be permitted where they are designed as an integral part of the shopfront and allow visual permeability into the shop when in use. Solid external shutters which obscure the shopfront will not be permitted.

Permanently blanked out shopfronts, or other designs which discourage active frontages, will not normally be permitted. Advertisement on the surrounds of automated cash machines and visual display screens will not be permitted.

New shopfronts in conservation areas should normally incorporate traditional design elements and materials.

- 6.4.128 Signage on buildings and within the streets normally requires advertisement consent and can, when well designed and located, add vitality and interest to a commercial centre. Poorly designed signage schemes can seriously affect the appearance and character of the area and create physical as well as visual clutter. In conservation areas in particular, careful control over the design, form, size, location and materials used for signs is needed to ensure they are in keeping with the area and the buildings they serve. The use of

signs can contribute to visual and physical clutter and this will be a consideration when determining applications for their display.

- 6.4.129 Traders which lie off the main commercial thoroughfares of the District's main centres can be at a disadvantage in terms of attracting footfall. Well designed and located signs may therefore be acceptable providing they accord with the "Design Guidance for the Control of Shopfronts and Signs". However, Advanced Warning Signs (A-Boards and other free standing signs) are unnecessary in the main shopping streets of Winchester which have high footfall. Where they are in close proximity to street furniture, market stalls, The Buttercross or The Pentice and other architectural features, they can cause physical obstructions as well as visual clutter. Premises trading on these main streets will therefore not be permitted to display Advanced Warning Signs. Where permitted, Advanced Warning Signs will be limited to one per premises advertised, also taking account of any cumulative impact, and the City Council will take appropriate action to remove unauthorised signs within the main town and village centres of the District.

Policy DM33 – Signage

In order to maintain commercial and visual attractiveness, consent will be granted for advertisements and signs which respect local character and conform to the guidance below and the City Council's 'Design Guidance for the control of Shopfronts and Signs'.

Internally illuminated signs will not be permitted within conservation areas.

Where consent is required, hanging or projecting signs will only be permitted where they do not contribute to visual clutter or detract from architectural features on the building. These will be expected to be located at fascia level, unless replacing existing historic signs.

Advanced Warning Signs (A-Boards and free standing boards) will be permitted only where they conform to the City Council's Design Guidance for the control of Shopfronts and Signs and are directional in their message. General advertising of particular goods for sale will not be permitted.

Where cafes and restaurants are permitted to locate tables and chairs on the highway, advertisements will not normally be permitted on banners or hoardings surrounding them.

In Winchester City Centre, Advanced Warning Signs will not be permitted for premises located on the High Street, Broadway, Upper High Street, St Georges Street and Jewry Street.

Street furniture should be located so as to avoid obstruction to all users.

7

IMPLEMENTATION AND MONITORING

7 IMPLEMENTATION AND MONITORING

- 7.1 LPP2 will be reviewed and monitored annually through the Council's [Annual Monitoring Report](#). This is produced in December each year and whose purpose is two-fold:
- To monitor the progress of the Local Development Documents (LDDs) set out in the Local development Scheme; and
 - To monitor the effectiveness of the LDD policies.
- 7.2 By monitoring the delivery of new housing and employment developments, the AMR helps the Council to plan and manage development in the most effective way. It can act as an early warning system that certain policies can be improved or are not effective.
- 7.3 The AMR plays an important role in monitoring the delivery of housing in the District. It shows how the authority is meeting its duty to identify and provide a five-year supply of deliverable housing sites.
- 7.4 Planning policies inevitably become out of date and the Council will need to review Parts 1 and 2 of the Local Plan at some point in the future. At that time, it will be the most effective and proportionate use of resources for the Council to update both parts together, and produce a comprehensively updated and integrated local plan for the period beyond 2031.

Implementation and Developer Contributions

- 7.5 Local Plan Part 1 (LPP1) Policy CP21 - Infrastructure and Community Benefit sets out the Council's commitment to support development proposals which provide or contribute towards the infrastructure and services needed to support them. The timely provision of infrastructure contributes to sustainable development and policies should seek to address any lack of infrastructure which is a potential barrier to investment¹.
- 7.6 The key infrastructure needed to support the Local Plan is set out in the Infrastructure Delivery Plan which supported the LPP1, as updated for the CIL examination in November 2013². For Local Plan Part 2 (LPP2), further discussions have been held with utilities and service providers on the key infrastructure necessary to support the development of the allocated sites; these requirements are set out in the relevant chapters in LPP2.

¹ National Planning Policy Framework

² Informed by the Strategic Infrastructure Statement² prepared by the County on behalf of the Hampshire Authorities www.hants.gov.uk/strategic-planning/infrastructure

Minerals and Waste

- 7.7 In order to avoid the sterilisation of minerals resources, where development proposals are partially or fully underlain by minerals deposits as identified in the Policies Map, proposals must allow for the prior extraction of mineral resources in line with Policy 15: Safeguarding - Mineral Resources, of the adopted Hampshire Minerals and Waste Plan. Under this policy, Hampshire County Council must be consulted regarding the potential to extract mineral resources prior to the commencement of development.

Developer contributions – Community Infrastructure Levy (CIL)

- 7.8 Since the adoption of LPP1, the Council has adopted and implemented a Community Infrastructure Levy (CIL) Charging Schedule³ under the CIL Regulations 2010 (as amended).
- 7.9 CIL will provide some funding towards infrastructure needs arising from cumulative development, however individual developments will still need to ensure that they are satisfactory in their own right and meet the specific infrastructure needs they generate, such as transport improvements and on-site open space. On-site requirements and off-site transport works required to make the development acceptable in planning terms, as well as affordable housing contributions (in-line with LPP1 policy CP3) will still need to be provided and secured through a legal agreement such as a S106 or S278 agreement.
- 7.10 To clarify what types of infrastructure will no longer fall under S106, Winchester City Council has published a list of infrastructure types and projects that it intends will be, or may be, wholly or partly funded by CIL. This is known as the Regulation 123 list and is published alongside the CIL Charging Schedule. This may be updated as necessary, through a process which is separate from the Local Plan.

Developer contributions – Solent Recreation Mitigation Strategy

- 7.11 The Solent is of international importance for its wildlife interest and much of the Solent coastline is protected by environmental designations including three Special Protection Areas (SPAs) designated under the Habitat Regulations. Recreational activity resulting from residential development in the vicinity of the Solent can impact upon the coastline's ecology and the Council has to take this into account when making planning decisions. This is in-line with LPP1 policy CP16 – Biodiversity, which sets the overall requirement for protecting sites of European importance from inappropriate development.
- 7.12 In order to deal with the effects of new housing a partnership of thirteen Solent local planning authorities, Natural England, Royal Society for the Protection of

³ The Winchester City Council Community Infrastructure Levy (CIL) Charging Schedule took effect from 7 April 2014.

Birds, Hampshire and Isle of Wight Wildlife Trust, and Chichester Harbour Conservancy have agreed to support a mitigation strategy (Interim Solent Recreation Mitigation Strategy) developed to meet the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended). The Strategy addresses the effects on the SPAs of new housing on or near to the Solent coastline. Residential development within 5.6km of protected coasts, resulting in a net increase in dwellings⁴, will be asked to contribute an appropriate amount towards avoidance and mitigation schemes in the Solent area. Based on the research behind the Strategy and advice from Natural England, development which would result in additional dwellings within 5.6 kilometres of the Solent SPAs is likely to have a significant effect unless evidence specific to the development shows otherwise. Winchester City Council will therefore seek a contribution for every net additional dwelling within 5.6km of the SPAs unless the developer can demonstrate to the satisfaction of Winchester City Council and Natural England that it will provide alternative measures which will fully mitigate the impact of the development. The North Whiteley and Welborne developments are expected to fall into this category.

- 7.13 Some schemes may need to provide mitigation measures in addition to making the financial contribution in order to ensure effective avoidance / mitigation of impacts on the SPA(s), and may need to also address other impacts not covered by the Strategy. Winchester City Council, with advice from Natural England, will consider the mitigation requirements for such development proposals on a case-by-case basis. Developers are encouraged to hold early discussions with the local planning authority on the mitigation needed for their scheme.
- 7.14 The full approach agreed is set out in the Interim Solent Recreation Mitigation Strategy published in December 2014. The contributions collected will be used to implement the Strategy and will enable housing proposals to meet the requirements of the Habitat Regulations.

⁴ including second homes, holiday accommodation, student accommodation and new dwellings created as a result of approval granted under the General Permitted Development Order

APPENDICES

Appendix A

Glossary

Abbrv	Term	Explanation
	Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
AQMA	Air Quality Management Area	Areas where air pollution levels do not meet national air quality objectives. Air pollution is addressed in Air Quality Action Plans, or through Local Transport Plans
AMR	Annual Monitoring Report	This assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Plan are being successfully applied.
	Biodiversity	The range and diversity of life (including plants, animals and micro-organisms), ecosystems and ecological processes.
	Blue Infrastructure (Blue Corridors)	Describes the seas, rivers, their tributaries and floodplains and includes canals and ponds which can form linked 'Blue Corridors' for the movement of wildlife through the District.
	Brownfield Land/ Sites	See 'Previously Developed Land'
CIL	Community Infrastructure Levy	The Community Infrastructure Levy (CIL) is a levy that the Council charges on certain types of new developments to support development by funding infrastructure.
	Comparison Shopping	The retailing of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
	Convenience Shopping	The retailing of everyday essential items including food, drinks, newspapers and confectionery.
	Conservation	In relation to heritage – an active process of maintenance and managing change
	Conservation Area	Area designated by the local planning authority for its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance
	Conservation Area Character Appraisal	Document that assess the special architectural and historic characteristics of a conservation area.
	Conservation Area Management Plan	Document that provides a strategy for the management of future change in a conservation area and may include the identification of particular objectives or specific measures.
	Designated Heritage Asset	Assets nationally designated under a variety of legislation for their heritage significance. Designated assets include Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Conservation Areas

	Development Plan	This refers to the statutory planning documents covering the District, currently the Local Plan Part 1, the Minerals and Waste Development Framework and the 'saved' policies of the Winchester District Local Plan Review.
DPD	Development Plan Document	Development Plan Documents are the parts of the LDF which are adopted following independent examination and which provide the statutory planning guidance for the District.
	Ecosystem Services	Ecosystem Services are the benefits people obtain from ecological systems. They include products such as food and water; the regulation of floods and diseases; support services such as nutrient cycling and soil formation; and non-material benefits such as recreational and spiritual benefits of natural areas. Each helps maintain the conditions necessary for life on Earth.
EIA	Environmental Impact Assessment (EIA)	A process by which information about the environmental effects of a project is collected, by the developer or others, and taken into account by the local planning authority in determining planning applications. Project types which should be subject to an EIA are listed in the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.
EqIA	Equality Impact Assessment	A procedure adopted by the City Council to examine the impact of draft policies on gender, age, race, disability and health, sexuality, religion and belief together with other, more specific categories such as those on low incomes, with caring responsibilities or living in rural areas.
	Evidence Base	The information gathered by the City Council to support the preparation of a range of documents that are covered by the Local Plan and other policies produced by the Council. It includes both quantitative (numerical values) and qualitative (feelings and opinions) data.
	Flood Zone	Depicts how flood risk varies over different areas of land. For rivers, Flood zone 3 has a 1 in 100 probability of flooding or greater in a year; Flood Zone 2 has between a 1 in 100 and 1 in 1000 annual chance of flooding in a year; Flood Zone 1 has the lowest chance of flooding (less than 1 in 1000).
GI	Green Infrastructure	Green Infrastructure describes natural and managed green spaces, features and water bodies that together make up a network of multifunctional green space, urban and rural, capable of delivering a wide range of environmental and quality of life benefits for local communities. The network includes green spaces such as parks and gardens on private or public land, and green links between spaces such as hedgerows and rights of way, as well as features such as blue corridors (defined above), green roofs/walls and ponds.
	Greenfield Land/ Sites	Land or sites which have not previously been developed or which were developed but have now blended back into the landscape.

HRA	Habitats Regulations Assessment	The European Habitats Directive (92/43/EEC) requires ‘appropriate assessment’ of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on sites designated under this Directive.
	Heritage Assets	The term used in the National Planning Policy Framework to describe a range of features of heritage value, which may include archaeology, buildings, structures or designed landscapes. These assets may be designated or undesignated, including locally listed assets.
	Historic Environment Record	Publically-accessible and dynamic source of information relating to the historic environment and heritage assets.
HMO	Houses in Multiple Occupation	Houses in Multiple Occupation are defined in the Housing Act 2004. Small HMOs are classed as Use Class C4 – properties occupied by three or more unrelated people as their only or main residence, who share facilities (such as toilet, bathroom or kitchen facilities) where at least one resident is renting. Large HMOs are properties rented to 5 or more people who form more than 1 household, are at least 3 storeys high and where tenants share toilet, bathroom or kitchen facilities.
	Informal Open Space	These are spaces open to free and spontaneous use by the public. They are not laid out or managed for a specific function (e.g. as a park, public playing field or recreation ground) and are not managed as a natural or semi-natural habitat.
	Infrastructure	Services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
	Intermediate housing	Housing at prices and rents above those of social rent but below market price or rents at an affordable price including Intermediate Rented Affordable Units and Shared Ownership Units.
LDD	Local Development Document	A collective term given to the Development Plan Documents and Supplementary Planning Documents.
LDF	Local Development Framework (LDF)	The name for the portfolio of Local Development Documents. These consist of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports, produced by the Local Planning Authority.
LDS	Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
LEP	Local Enterprise Partnership	Locally-owned partnerships between local authorities and businesses set up to determine local economic priorities and undertake activities to drive economic growth and create local jobs
	Local List	List of non-designated heritage assets identified by the local planning authority for their heritage significance

	Local Plan	The name for the combined Plan that will comprise Local Plan Parts 1 and 2 (see below), produced by the Local Planning Authority.
LPP1	Local Plan Part 1 / Core Strategy	The Development Plan Document which sets out the spatial vision and objectives for the future of the Winchester District up to 2031, with the strategic policies necessary to deliver that vision.
LPP2	Local Plan Part 2 / Development Management & Site Allocations	The Development Plan Document which sets out the detailed policies and non-strategic site allocations for the future of the Winchester District up to 2031, in conformity with the development strategy set out in Local Plan Part 1.
LTP	Local Transport Plan	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport anticipated in the District and links land use changes with transport planning.
	Localism Act	An Act which aims to shift power from Central Government into the hands of individuals, communities and Councils, for specific matters and projects.
NPPF	National Planning Policy Framework	The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It replaced the previous raft of planning policy guidance notes and statements (PPGs and PPSs).
	Neighbourhood Plans	Under the Localism Act 2011 local communities are given rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods. These must have regard to national planning policy; be in general conformity with strategic policies in the development plan; and be compatible with EU obligations and human rights requirements. Neighbourhood plans will not take effect unless they are supported by evidence, have been independently examined and majority support is acquired through a local referendum.
	Non-designated Historic Assets	Buildings, structures, areas and landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but are that are not statutorily designated. May be identified on a local list.
	Open Space	Defined in the Town and Country Planning Act 1990 as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. Certain types of open space are defined in this Plan and, subject to this, it should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.
	Open Space Strategy	The City Council currently prepares an Open Space Strategy for the District which specifies the amount and types of publically available facilities, together with an assessment of levels of deficiency.
	Parish plan/ Community plan	Parish plans outline how a community would like to change and usually include an action plan detailing how development can be achieved. Unlike Neighbourhood Plans, parish/community plans may deal with a range of issues and are not subject to formal tests before adoption.

PUSH	Partnership for Urban South Hampshire	A sub-regional Partnership of 12 local authorities working together to support the sustainable economic growth of the sub region and to facilitate the strategic planning functions necessary to support that growth. PUSH has no statutory powers or functions but works collaboratively with the Solent Local Enterprise Partnership to deliver its distinct but complementary roles and objectives.
PDL	Previously Developed Land	Also known as 'Brownfield Land'. The definition for PDL is set out in the National Planning Policy Framework:- Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: – Land that is or has been occupied by agricultural or forestry buildings. – Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures. – Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, and – Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time
	Policies / Proposals Map	A map which illustrates on an Ordnance Survey map base the policies and proposals within the Local Development Framework or Local Plan
	Primary Shopping Area (PSA)	Described in the NPPF as defined areas within town centres where main retailing activity takes place. In the Winchester District, the PSA comprises the defined primary shopping frontages. Within Winchester Town Centre this also includes the identified secondary shopping frontage.
	Primary Shopping Frontage	Area with a high concentration of retail (A1 shopping) uses.
	Secondary Shopping Frontage	Area with a high proportion of retail use, together with wider range of town centre uses
	Sequential Test	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites or town centre retail sites before out-of-centre sites.
	Settlement Gap	An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements
SINC	Sites of Importance for Nature Conservation	These are sites that have high nature conservation importance but are not covered by statutory national and international designations. These sites are identified by Hampshire County Council.

SSSI	Sites of Special Scientific Interest	The country's very best wildlife and geological sites, which are of importance as they support plants and animals that find it more difficult to survive in the wider countryside.
SAC	Special Area of Conservation	Sites which are strictly protected through designation under the EC Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.
SCI	Statement of Community Involvement	Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in Planning Management decisions.
SDNP	South Downs National Park	Part of Winchester District lies within the South Downs National Park, an area designated under the National Parks and Access to the Countryside Act 1949 (as amended).
SEA	Strategic Environmental Appraisal	A generic term used to describe environmental assessment, as applied to plans, policies and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.
SFRA	Strategic Flood Risk Assessment	A SFRA should be carried out by the local planning authority to inform the preparation of its Local Development Documents (LDDs), having regard to catchment-wide flooding issues which affect the area. Policies in LDDs should set out the requirements for site-specific Flood Risk Assessments (FRAs) to be carried out by developers and submitted with planning applications in areas of flood risk identified in the plan.
SHLAA	Strategic Housing Land Availability Assessment	A key component of the evidence base needed to support the delivery of the Core Strategy. The study provides detailed information on potential housing sites and land supply and aims to identify sufficient land to accommodate the District's housing need.
SHMA	Strategic Housing Market Assessment	A report which considers the local housing markets. The assessment looks at a number of key factors, including: the supply and demand for housing; housing and planning policies; the need for affordable housing; and the affordability of the local housing market.
SPA	Special Protection Area	Areas identified as being of international importance for breeding, feeding, wintering or migration of rare and vulnerable bird species found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.
SPD	Supplementary Planning Document	A type of Local Development Document that provides guidance on the implementation of planning policies and proposals. SPDs are non-statutory and carry less weight than Development Plan Documents.
SA	Sustainability Appraisal	A process for the evaluation and refinement of policy options, to ensure that emerging policies and proposals will be the most sustainable and deliverable for the District

SUDS	Sustainable Drainage Systems	An approach to managing rainwater runoff from buildings and hardstandings. A benefit of the system is to reduce the quantity and rate of surface water flow running directly to rivers via stormwater networks.
VDS/ NDS	Village/ Neighbourhood Design Statements	A document which guides design and development and should provide a clear statement of the character of a particular village or town, against which planning applications may be assessed. Local residents who are familiar with the character of an area are best placed to formulate these statements, which are adopted as SPD.
WDSP	Winchester District Local Strategic Partnership	The Winchester District Strategic Partnership (WDSP) is made up of all partnerships working in the District towards implementation of the Sustainable Community Strategy, overseen by a few key partners.
	Winchester Town Forum	The forum is made up of the 18 councillors who cover the unparished area within Winchester Town. These are: St Bartholomew; St John and All Saints; St Michael; St Luke; St Barnabas and St Paul.

Appendix B

List of Plans, Documents and Evidence Studies

The following are some of the key planning policy documents and evidence studies that have informed the Local Plan and will be taken into account in determining planning applications. This is not necessarily a comprehensive list of planning policies, the evidence base, or ‘material considerations’.

Government Guidance

- [National Planning Policy Framework](#) (March 2012)
- [Planning Policy for Traveller Sites](#) (August 2015)
- [Planning Practice Guidance](#) (First published March 2014 and updated online)

Development Plan Documents

- [Winchester District Local Plan Part 1: Joint Core Strategy](#) (March 2013)
- [Winchester District Local Plan Review](#) (July 2006) - ‘saved’ policies only, until replaced by adoption of Local Plan Part 2.
- [Hampshire Minerals & Waste Local Plan](#) (October 2013)
- [Winchester District Local Plan Part 2: Development Management and Site Allocations Consultation Draft 2014](#) - this will replace the saved policies of the Local Plan Review 2006 for the part of the district outside of the South Downs National Park when adopted.
- [Denmead Neighbourhood Plan 2011 - 2031](#) (April 2015)

Key Background Documents / Evidence Studies

(District wide or relating to several settlements)

- [Community Infrastructure Levy Charging Schedule](#) (January 2014)
- [Community Infrastructure Levy Regulation 123 List](#) (2104)
- [Community Infrastructure Levy Residential Viability Report Update](#) (November 2012)
- [Culture, Innovation and the Winchester Economy 2014 - 2019](#)
- [Duty to Cooperate Statement](#) (September 2014)
- [Duty to Cooperate Statement Update](#) (2015)
- [Green Infrastructure Study](#) (May 2010)
- [Habitat Regulations Assessment Screening Report of Local Plan Part 2](#) (September 2014)
- [Habitat Regulations Assessment Screening Report of Pre-Submission Local Plan Part 2](#) (September 2015)

- [Hampshire Integrated Character Assessment](#)
- [Hampshire Local Transport Plan 2011-2031](#) 2014
- [Housing Site Assessment Methodology](#) (2014)
- [Housing Technical Paper](#) (June 2011)
- [Interim Solent Recreation Mitigation Partnership Strategy](#) (August 2014)
- [Local Development Scheme](#) (January 2014)
- [Local Development Scheme](#) (October 2015)
- [Open Space Strategy](#) (2014)
- [Open Space Strategy](#) (September 2015)
- [PUSH Green Infrastructure Implementation Framework](#) (October 2012)
- [Regulation 18 Consultation Statement \(Part 1\)](#) 2014
- [Regulation 18 Consultation Statement \(Part 2\)](#) 2015
- [Settlement Boundary Review](#) (2014)
- [Settlement Boundary Review Addendum](#) (2015)
- [South Hampshire Strategy](#) (PUSH - July 2012)
- [Specialist Housing for Older People in Winchester](#) (September 2015)
- [Standards in New Homes in Winchester District](#) (September 2015)
- [Statement of Community Involvement](#) (January 2007)
- [Strategic Flood Risk Assessment](#) (2007)
- [Strategic Housing Land Availability Assessment \(SHLAA\)](#) This link is the to the SHLAA webpage from where the 2015 Update Report and Appendices (September 2015) also the 2013 SHLAA (published October 2014), July 2013 Update and February 2014 Update can be downloaded.
- [Sustainable Buildings Guidance for Planning Applications](#) (November 2011)
- [Sustainability Appraisal/Strategic Environmental Assessment of Draft Local Plan Part 2](#) (September 2014)
- [Sustainability Appraisal/Strategic Environmental Assessment of Pre-Submission Local Plan Part 2](#) (September 2015)
- [Transport Evidence Base – B2177 B3354 A334 Corridor Impacts](#) (August 2015)
- [Winchester City Council Built Facilities Assessment](#) (December 2013)
- [Winchester District Annual Monitoring Report 2014](#) (December 2014)
- [Winchester District Car Parking Strategy 2014 - 2018](#)
- [Winchester District Community Strategy 2010-2020](#) (January 2014)
- [Winchester District Cycling Strategy](#) (July 2012)
- [Winchester District Economic Strategy 2010-2020](#) (June 2010)

- [Winchester District Transport Assessment Stage 2 Report](#) (November 2009)
- [Winchester Housing Market and Housing Need Assessment Update](#) (2012)
- [Winchester Housing Strategy 2013/14 – 2018/19](#) (February 2013)
- [Winchester Infrastructure Delivery Plan Update](#) (July 2013)
- [Winchester Retail Study Update](#) (January 2014)
- [Winchester Workspace Demand Study](#) (July 2013)

Settlement-Based Background Documents / Evidence Studies

Various studies and information about public consultation exercises have been published. The following documents are available for the larger settlements of Winchester, Bishops Waltham, New Alresford, Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, Wickham (follow the link and click on the relevant settlement 'box'). Not all documents are necessarily available for all of the above settlements:

- [Housing needs \(including net requirements\)](#)
- [Employment needs](#)
- [Open Space Assessment](#)
- [Historic Environment Assessment](#)
- [Transport Assessment & Site Accessibility](#)
- [Landscape Sensitivity Appraisal](#)
- [Windfall Trends and Potential](#)
- [Social & Community Infrastructure](#)
- [Initial Sustainability Appraisal](#)
- [Constraints Map](#)
- [Consultation material and reports](#)

Winchester

- [Abbotts Barton Planning Framework](#) (February 2013)
- [Stanmore Planning Framework](#) (July 2013)
- [The Vision For Winchester Town 2012 – 2017](#)
- [Walking Strategy for Winchester](#) (October 2014) + [Appendices](#)
- [Winchester City and its Setting](#) (1998)
- [Winchester Conservation Area Project](#) 2003
- [Winchester Station Approach Development Assessment](#) (November 2013)
- [Winchester Station Approach Development Assessment](#) (September 2014)
- [Winchester Town Access Plan](#) (July 2011)
- [Winnall Planning Framework Note](#) (June 2015)

Local Area Design Statements

- [Chilbolton Avenue, Winchester Local Area Design Statement](#) 2006

- [Compton Down Local Area Design Statement](#) 2007
- [Sleepers Hill, Winchester Local Area Design Statement](#) 2007
- [Springvale Road, Kings Worthy Local Area Design Statement](#) 2007

Winchester Design Statements

- [Oliver's Battery Village Design Statement](#) 2008
- [St Barnabas West Neighbourhood Design Statement](#) 2007
- [St Giles Hill Neighbourhood Design Statement](#) revised 2011
- [West Fulflood and Oram's Arbour Neighbourhood Design Statement](#) 2008

New Alresford

- [Transport Evidence Base – New Alresford Land Allocations](#) (August 2015)

Wickham

- [Wickham Flood Investigation Report](#) (June 2015)

Supplementary Planning Documents/Guidance

- [Affordable Housing](#) Supplementary Planning Document (February 2008)
- [High Quality Places Supplementary Planning Document](#) (March 2015)
- [Design Guidance: Shopfronts & Signs](#) Supplementary Planning Guidance (July 1998)
- [Equestrian Development](#) Supplementary Planning Guidance (November 1999)
- [Residential Parking Standards](#) Supplementary Planning Document (December 2009)
- [Winchester District Landscape Character Assessment](#) (March 2004)

Village Design Statements (older documents not available online)

- [Boarhunt Village Design Statement](#) 2002
- [Colden Common Village Design Statement](#) 2013
- [Compton & Shawford Village Design Statement](#) 2012
- [Crawley Village Design Statement](#) 2001
- [Curdridge & Curbridge Village Design Statement](#) 2002
- [Denmead Village Design Statement](#) 2007
- [Kings Worthy and Abbots Worthy Village Design Statement](#) 2007
- [Littleton Village Design Statement](#) revised 2009
- [Micheldever Village Design Statement](#) 2002

- [New Alresford Town Design Statement](#) 2008
- [Otterbourne Village Design Statement](#) 2008
- [Sparsholt Village Design Statement](#) revised 2007 (draft)
- [South Wonston Village Design Statement](#) 2014
- Swanmore Village Design Statement 2001
- Wickham Village Design Statement 2001

Appendix C

Local Listing Criteria

The following criteria relate to the ‘value’ of a feature and the ‘description’ indicates how the criterion will be used.

Value	Description
Design Value	The special design value of a structure in as-built condition including styles, materials, innovative or decorative construction or any other distinctive characteristics for example flint walling or long straw thatch.
Group value	Groups of structures with a clear spatial, design or functional relationship. For example a terrace, planned square or farmstead.
Archaeological interest	Designation of above-ground industrial, agricultural or other structures may be appropriate if the evidence base is compelling on a local scale.
Designed landscape structures	Structures relating to locally important designed landscapes, parks and gardens e.g. fountains, memorials, ha-ha's, tree groups.
Landmark Status	An asset with strong communal or historical association or high visual impact such that it may be singled out as a landmark within the local scene e.g. a village pump, stone mounting block or road sign.
Rarity	As-built structures which stand out as uncommon in the area but which represent local tradition in terms of local characteristics and distinctiveness.
Local Distinctiveness	Buildings and structures which can be clearly distinguished by use of local materials, style, use or association with a local industry or activity e.g. watercress beds
Documentary Evidence	The special interest of a local heritage asset may be enhanced by a significant contemporary or historic written record e.g. referenced in “Rural Rides” by William Cobbett or a Hampshire Paper.
Historic Association	The value of a local heritage asset may be enhanced by links to important figures or events e.g. post-Boer War horse troughs.

Value	Description
Social and Communal Value	Important local places which are a source of local identity, distinctiveness, social interaction and understanding, contributing to the “collective memory” of a place, such as a stile or footbridge to a school.

Notes:

1. The shaded values are weighted higher than those not shaded. In numerical terms the shaded values score 3 whilst the unshaded values score 1.
2. In order to be considered for local listing, a candidate should score in at least 2 value areas, one of which should be in the shaded zone.

This is to ensure that the building or structure has a tangible physical attribute in its own right to qualify for local listing, rather than simply an association.

Appendix D

Monitoring Framework

Policy WIN1 – Winchester Town		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities Prosperous Economy High Quality Environment	Building Communities, Housing, Economy & Employment, Transport, Health, Climate Change, Sustainable Construction, Biodiversity, Heritage, Landscape and Soils, Built Environment, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
Protect and enhance special character of Winchester and its setting	Applications refused on these grounds	WCC - Planning refusals/appeals
Provide a range of housing	Net additional dwellings by number of bedrooms, and tenure. Number and % of affordable housing delivered in total and for rent/intermediate Affordable Housing	WCC/HCC WCC – Strategic Housing
Provide sustainable transport options and reduce carbon emissions	Travel plans and highways improvements for major developments. Implementation of WTAP Improvements to networks	WCC – planning obligations data WCC/HCC monitoring of WTAP actions

Policy WIN2 – Town Centre		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Prosperous Economy High Quality Environment	Economy and Employment, Climate Change, Transport, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
New retail and economic development within town centre	Gains and losses of retail and other economic floorspace within town centre.	WCC/HCC permissions data
Mitigation of environmental/transport impacts of developments	Mitigation measures for major town centre developments Progress on AQAP objectives and monitoring of air quality	WCC – planning permissions/obligations data WCC –AQAP monitoring and air quality data

Policy WIN3 – Views and Roofscape		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
High Quality Environment	Heritage, Built Environment	
TARGET/DIRECTION	INDICATOR	SOURCE
Development to meet criteria in policy and maintain views to key historic features	Applications refused on this policy Sample details of major permissions granted	WCC – Refusals and appeals WCC – details of major permissions

Policy WIN4 – Silver Hill		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities Prosperous Economy High Quality Environment	Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Water, Biodiversity, Heritage, Built Environment, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
Provide mixed use development	Number of net additional dwellings Amount of new retail and other town centre use floorspace	WCC - Planning consent
Specific policy requirements are met, including bus and coach accommodation, car parking, SFRA & EIA	Reflects policy detail, include any mitigation	WCC - Planning report, consent/conditions/obligations

Policy WIN5 – Station Approach Area – Development Principles		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Prosperous Economy High Quality Environment	Infrastructure, Economy & Employment, Transport, Heritage, Built Environment, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
Secure planning permission(s) in accordance with Development Assessment 2014, including development generally not to be above 4-5 storeys high	Analysis of major planning permission(s) granted in the area	WCC- Planning reports, consent/conditions/obligations

Policy WIN6 – The Carfax Mixed Use Site		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Heritage, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
Mixed use development including, office (B1a), retail or leisure, residential and car parking	Amount and type of new office and other commercial floorspace. Amount and type of residential accommodation. Number of car parking spaces provided	WCC/HCC - Planning consent details and annual monitoring statistics
Criteria of policy are met	Planning report details	Planning report/ consent/conditions/ obligations

Policy WIN7 – The Cattlemarket Mixed Use Site		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Infrastructure, Housing, Economy & Employment, Transport, Heritage, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
Mixed use development including, office (B1a), retail or leisure, residential and car parking	Amount and type of new office and other commercial floorspace. Amount and type of residential accommodation. Number of car parking spaces provided	WCC/HCC - Planning consent details and annual monitoring statistics
Criteria of policy are met	Planning report details	Planning report/ consent/conditions/ obligations

Policy WIN8 – Stanmore	
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES
Active Communities High Quality Environment	Building Communities, Infrastructure, Housing, Transport, Health, Biodiversity

TARGET/DIRECTION	INDICATOR	SOURCE
Provide around 21 homes at the New Queen's Head	Number and types of new homes provided, including affordable housing numbers and %	WCC/HCC - annual monitoring WCC – Strategic Housing
Additional new housing in Stanmore	Number and types of new homes provided, including affordable housing numbers and %	WCC/HCC - annual monitoring WCC – Strategic Housing
New or improved open spaces and green infrastructure, as detailed in policy	Planning permissions to permit additional/improved open spaces and green infrastructure	WCC - Planning Report and consent/conditions/Obligations WCC - Open Space Strategy
Enhanced community facilities and improvement in accessibility	Planning permission for Improvements in community facilities, and details of improvements achieved in association with other development	WCC – Details of Planning Reports and consent/conditions/obligations on community development and WCC – Strategic Housing

Policy WIN9 – Houses in Multiple Occupation

SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Housing,
TARGET/DIRECTION	INDICATOR	SOURCE
No more than 25% of properties in any one street and 20% of properties in overall A4 area to be HMOs	Planning applications for HMOs in area of Article 4 Direction	WCC – planning applications permissions & refusals
No more than 2 or more HMOs adjacent	Planning applications for HMOs in area of Article 4 Direction	WCC – planning applications permissions & refusals

Policy WIN10 – Abbots Barton

SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Infrastructure, Housing, Transport, Health,

Biodiversity		
TARGET/DIRECTION	INDICATOR	SOURCE
Provide about 37 affordable houses in the area, including 12 at Hillier Way	Number of net additional affordable housing in the area and at Hillier Way	WCC/HCC – annual monitoring WCC – Strategic Housing
Improved recreation greenspace &/or community building in the area	Possibility investigated and development proposed	WCC – Strategic Housing

Policy WIN11 – Winnall		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Prosperous Economy High Quality Environment	Economy & Employment, Transport	
TARGET/DIRECTION	INDICATOR	SOURCE
Retain employment and business development	Amount and type of additional employment land retained / lost	HCC/WCC – annual monitoring
Specific policy requirements are met for each sub-area	Reflects policy detail.	Planning consent/conditions/ obligations

Policy BW1 – Coppice Hill Housing Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities High Quality Environment	Building Communities, Infrastructure, Housing, Transport, Health Landscape and Soils, Built Environment,	
TARGET/DIRECTION	INDICATOR	SOURCE
Provide about 80 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Specific policy requirements are met (Access, Environment, Infrastructure, etc), particularly on-site open space, contribution to school provision	Reflects policy detail and LEAP, NGS, informal open space, education contribution, highways improvements	WCC - Planning consent/conditions/ Obligations WCC – Open Space Strategy

Policy BW2 – Martin Street Housing Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities	Building Communities, Infrastructure,	

High Quality Environment		Housing, Transport, Health, Landscape and Soils, Built Environment, Biodiversity
TARGET/DIRECTION	INDICATOR	SOURCE
Provide about 60 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Specific policy requirements are met (Access, Environment, Infrastructure, etc), particularly on-site open space, contribution to school provision. Mitigation of environmental impacts of housing developments under the Habitat Regulations (Solent Recreation Mitigation Strategy – SRMS)	Reflects policy detail and MUGA, informal open space, education contribution, highways improvements. Number of new, additional dwellings permitted in the SRMS Charging Zone. Number of those dwellings which make a financial contribution to the SRMS. Number of those dwellings which provide alternative mitigation measures.	WCC - Planning consent/conditions/ Obligations WCC – Open Space Strategy

Policy BW3 – The Vineyard/Tangier Lane Housing Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Infrastructure, Housing, Transport, Health, Biodiversity, Landscape and Soils, Built Environment,
TARGET/DIRECTION	INDICATOR	SOURCE
Provide about 120 homes	Number of net additional dwellings	WCC - Planning consent
Specific policy requirements are met (Access, Environment, Infrastructure, etc), particularly on-site open space, SINC improvements, contribution to school provision. Mitigation of environmental impacts of housing developments under the Habitat Regulations (Solent Recreation Mitigation Strategy – SRMS)	Reflects policy detail and LEAP, informal open space, education contribution, highways improvements. Number of new, additional dwellings permitted in the SRMS Charging Zone. Number of those dwellings which make a financial contribution to the SRMS. Number of those dwellings which provide alternative mitigation measures.	WCC - Planning consent/conditions/ Obligations WCC – Open Space Strategy

Policy BW4 – Albany Farm Housing Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Infrastructure, Housing, Transport, Health, Biodiversity, Landscape and Soils, Built Environment,
TARGET/DIRECTION	INDICATOR	SOURCE
Masterplan for development	Agreement of masterplan	WCC – development management pre-applications
Provide about 120 homes	Number of net additional dwellings	WCC - Planning consent
Specific policy requirements are met (Access, Environment, Infrastructure, etc), particularly on-site open space and contribution to school provision	Reflects policy detail eg - LEAP, informal open space, education contribution, specific access routes	WCC - Planning consent/conditions/Obligations WCC – Open Space Strategy

Policy BW5 – Tollgate Sawmill Mixed use Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities Prosperous Economy High Quality Environment		Infrastructure, Housing, Economy & Employment, Transport, Heritage, Landscape and Soils, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
Provide about 2.6 hectares of employment (mainly B1(b), B1(c) and B8) and some market housing	Amount and type of additional employment floorspace, number of new dwellings	HCC/WCC – annual monitoring
Specific policy requirements are met - Access, Environment, etc)	Reflects policy detail eg – new access link and improvements, landscape buffer	WCC - Planning consent/conditions/obligations

Policy CC1– Main Road Housing Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Infrastructure, Housing, Transport, Health, Biodiversity, Landscape and Soils, Built Environment,

TARGET/DIRECTION	INDICATOR	SOURCE
Provide about 165 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Specific policy requirements are met (Access, Environment, Infrastructure, etc), particularly on-site open space and contribution to school provision	Reflects policy detail eg – LEAP and informal open space, access point and footpath link, woodland management plan, education contribution	WCC - Planning consent/conditions/Obligations WCC – Open Space Strategy

Policy CC2– Clayfield Park Housing Allocation

SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Infrastructure, Housing, Transport, Health, Biodiversity, Landscape and Soils, Built Environment,
TARGET/DIRECTION	INDICATOR	SOURCE
Provide about 53 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Specific policy requirements are met (Access, Environment, Infrastructure, etc), particularly on-site open space and contribution to school provision	Reflects policy detail eg – LEAP and informal open space, access point and footpath link, education contribution	WCC - Planning consent/conditions/Obligations WCC – Open Space Strategy

Policy KW1 – Lovedon Lane Housing Allocation

SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Infrastructure, Housing, Transport, Biodiversity, Landscape and Soils, Built Environment,
TARGET/DIRECTION	INDICATOR	SOURCE
Produce masterplan	Masterplan	WCC – development management pre-application
Provide about 50 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Specific policy requirements are met (Access, Environment, Infrastructure, etc),	Reflects policy detail eg – LEAP, informal open space, and other open space as detailed, access	WCC - Planning consent/conditions/Obligations WCC – Open Space

particularly on-site open space and contribution to school provision	and footpath links	Strategy
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Policy NA1 – Car Park Provision		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Prosperous Economy		Building Communities, Infrastructure, Transport, Climate Change, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
Retain existing car parks	Number of parking spaces available	WCC - Parking data
Achieve additional parking in conjunction with NA2.	Number of new spaces	WCC - Planning consent/conditions/Obligations/parking data

Policy NA2 – The Dean Housing Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities, Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy and Employment, Transport, Health, Climate Change, Landscape and Soils, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
Provide about 75 homes, including housing for elderly	Number and type of net additional dwellings	HCC/WCC – annual monitoring, details of permissions
50-100 public car park spaces	Number of new spaces	WCC -Planning consent/conditions/Obligations/parking data
Specific policy requirements are met (Access, Environment, Infrastructure, etc), particularly on-site open space and contribution to expansion of Sun Hill Infants and Junior Schools	Reflects policy detail eg – LEAP, informal open space, education contribution	WCC -Planning consent/conditions/Obligations WCC –Open Space Strategy

Policy NA3 – Sun Lane Mixed Use Allocation	
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES

Active Communities Prosperous Economy High Quality Environment		Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Biodiversity, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
Produce masterplan, to include details specified in policy. Phasing plan	Masterplan and phasing plan agreed	WCC – Development management pre-application/application
Provide about 325 homes	Number of net additional dwellings, employment land, and open space	HCC/WCC – annual monitoring
Provide 5 hectares of employment	Amount of employment land provided	HCC/WCC – annual monitoring
Provide 15 hectares of informal and recreational open space and burial ground	Amount and type of open space provided, including Informal Open Space and LEAP, burial ground.	Planning consent/conditions/ Obligations WCC – Open Space Strategy
Provision of access to site	New junction to A31	Planning consent/conditions/ obligations
Improved pedestrian and cycle access and traffic calming	Reflects policy detail.	Planning consent/conditions/ obligations
Contribute to expansion of Sun Hill Infants and Junior Schools	Physical/financial contribution	Planning consent/conditions/ obligations

Policy SW1 – The Lakes Housing Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Infrastructure, Housing, Transport, Health, Water, Waste, Climate Change, Biodiversity, Landscape and Soils, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
Produce masterplan	Masterplan	WCC – development management pre-application
Provide about 140 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Specific policy requirements are met (Access, Environment, Infrastructure, etc),	Reflects policy detail eg – new/improved path, open space types as specified, SINC management plan,	Planning consent/conditions/ Obligations WCC – Open Space

particularly green infrastructure, on-site open space, drainage and contribution to expansion of Swanmore College	drainage assessment and SUD provision, education contribution.	Strategy
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Policy SW2 – Lower Chase Road Open Space and Housing Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities High Quality Environment	Building Communities, Infrastructure, Housing, Transport, Landscape and Soils, Built Environment,	
TARGET/DIRECTION	INDICATOR	SOURCE
Provide public open space	Amount and type of open space provided	WCC - Planning consent/conditions/ Obligations WCC – Open Space Strategy
Provide up to 5 homes	Number of additional dwellings provided	HCC/WCC – annual monitoring
Specific policy requirements are met (Access, Environment, Infrastructure, etc), particularly on-site open space and contribution to expansion of Swanmore College	Reflects policy detail eg – access and new path link, landscaping and education contribution	WCC - Planning consent/conditions/ obligations

Policy WC1 – Morgan’s Yard Mixed Use Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities Prosperous Economy High Quality Environment	Building Communities, Infrastructure, Housing, Economy & Employment, Transport, Health, Biodiversity, Landscape and Soils, Built Environment	
TARGET/DIRECTION	INDICATOR	SOURCE
Produce masterplan	Masterplan	WCC – development management pre-application
Provide about 60 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Provide adequate employment provision	Floorspace equivalent to current provision	WCC - Planning consent/conditions/ obligations

Provide land for extension to St John School	Land provided as part of development	WCC - Planning consent/conditions/obligations
Other specific policy requirements are met (Access, Environment, open space, etc) provision.	Reflects policy detail eg – landscape buffer to SSSI, extension to school playing fields and on-site LEAP or MUGA.	WCC - Planning consent/conditions/Obligations WCC – Open Space Strategy
Mitigation of environmental impacts of housing developments under the Habitat Regulations (Solent Recreation Mitigation Strategy – SRMS)	Number of new, additional dwellings permitted in the SRMS Charging Zone. Number of those dwellings which make a financial contribution to the SRMS. Number of those dwellings which provide alternative mitigation measures.	

Policy WC2 – Clewers Lane Housing Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities High Quality Environment	Building Communities, Infrastructure, Housing, Transport, Health, Landscape and Soils, Built Environment, Biodiversity	
TARGET/DIRECTION	INDICATOR	SOURCE
Provide about 30 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Specific policy requirements are met (Access, Environment, Infrastructure, etc), particularly on-site open space and contribution to expansion of St Johns School.	Reflects policy detail eg – access points and links, informal open space and education contribution.	WCC - Planning consent/conditions/Obligations WCC – Open Space Strategy
Mitigation of environmental impacts of housing developments under the Habitat Regulations (Solent Recreation Mitigation Strategy – SRMS)	Number of new, additional dwellings permitted in the SRMS Charging Zone. Number of those dwellings which make a financial contribution to the SRMS. Number of those dwellings which provide alternative mitigation measures.	

Policy WC3 – Sandy Lane Housing Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Infrastructure, Housing, Transport, Health, Landscape and Soils, Built Environment, Biodiversity
TARGET/DIRECTION	INDICATOR	SOURCE
Provide about 60 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Specific policy requirements are met (Access, Environment, Infrastructure, etc), particularly on-site open space and contribution to school provision.	Reflects policy detail eg – links, landscape buffer, informal open space, LEAP and education contribution.	WCC - Planning consent/conditions/ Obligations WCC – Open Space Strategy
Mitigation of environmental impacts of housing developments under the Habitat Regulations (Solent Recreation Mitigation Strategy – SRMS)	Number of new, additional dwellings permitted in the SRMS Charging Zone. Number of those dwellings which make a financial contribution to the SRMS. Number of those dwellings which provide alternative mitigation measures.	

Policy WC4 – Forest Road Housing Allocations		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Infrastructure, Housing, Transport, Health, Biodiversity, Landscape and Soils, Built Environment, Biodiversity
TARGET/DIRECTION	INDICATOR	SOURCE
Provide about 85 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Specific policy requirements are met (Access, Environment, Infrastructure, etc), particularly on-site open space and contribution to school provision.	Reflects policy detail eg – informal open space and LEAP, education contribution.	WCC - Planning consent/conditions/ Obligations WCC – Open Space Strategy

Mitigation of environmental impacts of housing developments under the Habitat Regulations (Solent Recreation Mitigation Strategy – SRMS)	Number of new, additional dwellings permitted in the SRMS Charging Zone. Number of those dwellings which make a financial contribution to the SRMS. Number of those dwellings which provide alternative mitigation measures.	
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Policy WK1 – Drainage Infrastructure		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Infrastructure, Health, Water, Waste, Sustainable Construction, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
Development accords with policy requirements on sewerage, surface water drainage and flood protection	Flooding incidents reduced / not exacerbated.	WCC - Planning consent/conditions/ Obligations Environment Agency information.

Policy WK2 – Winchester Road Housing Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Infrastructure, Housing, Transport, Health, Biodiversity, Landscape and Soils, Built Environment,
TARGET/DIRECTION	INDICATOR	SOURCE
Phasing plan as detailed in policy	Phasing plan agreed before permission granted	WCC – development management pre-application/application
Provide about 125 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Provide 3.5 hectares of sports provision	Amount/type of open space provided	WCC - Planning consent/conditions/ Obligations WCC – Open Space Strategy
Specific policy requirements are met (Access, Environment, Infrastructure, etc).	Reflects policy detail eg – new junction, path links, allotments and LEAP, landscaping schemes.	WCC - Planning consent/conditions/ Obligations WCC – Open Space Strategy

Mitigation of environmental impacts of housing developments under the Habitat Regulations (Solent Recreation Mitigation Strategy – SRMS)	Number of new, additional dwellings permitted in the SRMS Charging Zone. Number of those dwellings which make a financial contribution to the SRMS. Number of those dwellings which provide alternative mitigation measures.	
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Policy WK3 – The Glebe Housing Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Active Communities High Quality Environment		Building Communities, Infrastructure, Housing, Transport, Health, Biodiversity, Landscape and Soils, Built Environment,
TARGET/DIRECTION	INDICATOR	SOURCE
Phasing plan as detailed in policy	Phasing plan agreed before permission granted	WCC – development management pre-application/application
Provide about 80 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Provide 3 hectares of informal open space	Amount/type of open space provided (informal open space and parkland)	WCC - Planning consent/conditions/Obligations WCC – Open Space Strategy
Specific policy requirements are met (Access, Environment, Infrastructure, etc)	Reflects policy detail eg highways improvements, LEAP and contribute to improvement of Wickham Recreation Ground	WCC - Planning consent/conditions/Obligations WCC – Open Space Strategy
Mitigation of environmental impacts of housing developments under the Habitat Regulations (Solent Recreation Mitigation Strategy – SRMS)	Number of new, additional dwellings permitted in the SRMS Charging Zone. Number of those dwellings which make a financial contribution to the SRMS. Number of those dwellings which provide alternative mitigation measures.	

Policy SHUA1 – Whiteley Green Housing Allocation	
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES
Active Communities	Building Communities, Infrastructure,

High Quality Environment		Housing, Transport, Built Environment,
TARGET/DIRECTION	INDICATOR	SOURCE
Provide about 75 homes	Number of net additional dwellings	HCC/WCC – annual monitoring
Specific policy requirements are met (Access, Environment, Infrastructure, etc)	Reflects policy detail, eg informal open space and LEAP, landscaping scheme.	WCC - Planning consent/conditions/Obligations WCC – Open Space Strategy

Policy SHUA2 – Solent 1 Employment Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Prosperous Economy High Quality Environment		Economy & Employment, Transport
TARGET/DIRECTION	INDICATOR	SOURCE
Provide business park development	Amount and type of additional employment land provided	HCC/WCC – annual monitoring
Specific policy requirements are met (Environmental, Infrastructure, etc)	Reflects policy detail.	Planning consent/conditions/obligations

Policy SHUA3 – Solent 2 Employment Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Prosperous Economy High Quality Environment		Economy & Employment, Transport
TARGET/DIRECTION	INDICATOR	SOURCE
Provide employment development	Amount and type of additional employment land provided	HCC/WCC – annual monitoring
Specific policy requirements are met (Environmental, Infrastructure, etc)	Reflects policy detail.	Planning consent/conditions/obligations

Policy SHUA4 – Little Park Farm Employment Allocation		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Prosperous Economy High Quality Environment		Economy & Employment, Transport
TARGET/DIRECTION	INDICATOR	SOURCE
Provide employment land	Amount and type of	HCC/WCC – annual

in conjunction with adjoining land in Fareham Borough	additional employment land provided	monitoring
Specific policy requirements are met (Use Classes, comprehensive development)	Reflects policy detail.	Planning consent/conditions/obligations

Policy DM1 – Location of New Development		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities Prosperous Economy High Quality Environment	Building Communities, Housing, Economy & Employment, Transport, Climate Change, Built Environment, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
Location of most development within defined boundaries of settlements listed in policy	Quantity/percentages of new development within defined boundaries of settlements listed in policy	WCC - planning permissions
Infilling in settlements listed in Policy MTRA3	Amount of infill development in MTRA3 settlements	WCC - planning permissions
Minimise amount of development outside policy boundaries & MTRA3 settlements	Quantity/percentages of new development within countryside location	WCC - planning permissions

Policy DM2 – Dwelling Sizes		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities	Building Communities, Housing,	
TARGET/DIRECTION	INDICATOR	SOURCE
New 2 bed housing < =100 sqm gross. New 3 bed housing < = 150sqm gross. New housing at least 39 sq m	Sizes of new dwellings	WCC - planning reports/permissions

Policy DM3 – Small Dwellings in the Countryside		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities	Building Communities, Housing	
TARGET/DIRECTION	INDICATOR	SOURCE

Dwellings <= 120 sqm to increase by no more than 25%, for new build and extensions	Numbers/percentages of relevant dwellings complying/exceeding 25% increase	WCC - planning permissions& appeals
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Policy DM4 – Protecting Open Areas		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities High Quality Environment	Building Communities, Infrastructure, Health, Biodiversity, Landscape and Soils, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
No loss of identified areas	Numbers and size of designated spaces	WCC – planning permissions WCC – Open Space Strategy

Policy DM5 – Open Space Provision for New Developments		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities High Quality Environment	Building Communities, Infrastructure, Health, Biodiversity, Landscape and Soils, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
Provide open space in association with new development	Amount and type of open space provided with new developments	WCC – planning permissions WCC – Open Space Strategy

Policy DM6 – Town, District and Local Centres		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Prosperous Economy	Building Communities, Economy & Employment,	
TARGET/DIRECTION	INDICATOR	SOURCE
Encourage town centre uses within identified centres and resist loss	New town centre uses permitted within and outside town centres Loss of town centre uses within town centres	WCC/GOAD data Facilities surveys

Policy DM7 – Primary Shopping Frontage	
SPATIAL OBJECTIVE / COMMUNITY STRATEGY	SA/SEA OBJECTIVES

OUTCOME		
Prosperous Economy		Building Communities, Economy & Employment,
TARGET/DIRECTION	INDICATOR	SOURCE
Retain retail (A1) as main use class within primary shopping frontages	Number and % of units in A1 use	WCC/GOAD data Facilities surveys

Policy DM8 – Secondary Shopping Frontage		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Prosperous Economy	Building Communities, Economy & Employment,	
TARGET/DIRECTION	INDICATOR	SOURCE
Resist loss of A Class floorspace as detailed in policy	Number and % of units in A1 use	WCC/GOAD data Facilities surveys

Policy DM9 – Essential Facilities and Services in the Countryside		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities High Quality Environment	Building Communities, Infrastructure, Transport, Health, Sustainable Construction, Landscape and Soils	
TARGET/DIRECTION	INDICATOR	SOURCE
Minimise new development in the countryside	Facilities and services permitted in the countryside	WCC – planning permissions

Policy DM10 – Housing for Essential Rural Workers		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities, Prosperous Economy High Quality Environment	Building Communities, Economy and Employment, Transport, Sustainable Construction, Heritage, Landscape and Soils, Built Environment	
TARGET/DIRECTION	INDICATOR	SOURCE
Housing in countryside for essential rural workers only	New housing permitted in countryside – reasons for permission	WCC – planning permissions

Policy DM11 – Equestrian Development	
SPATIAL OBJECTIVE /	SA/SEA OBJECTIVES

COMMUNITY STRATEGY OUTCOME		
Prosperous Economy High Quality Environment		Economy and Employment, Sustainable Construction, Biodiversity, Heritage, Landscape and Soils, Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
Equestrian development to comply with criteria in policy, including landscape scheme	Details of equestrian developments permitted or refused	WCC – planning permissions, conditions, obligations

Policy DM12 – Leisure and Recreation in the Countryside		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities, Prosperous Economy High Quality Environment	Building Communities, Infrastructure, Economy and Employment, Transport, Health, Sustainable Construction, Biodiversity, Heritage, Landscape and Soils, Built Environment, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
Developments to comply with criteria in policy	Details of leisure and recreation developments permitted or refused in the countryside	WCC – planning permissions, conditions, obligations

Policy DM13 – Masterplans for Large Landholdings		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Active Communities, Prosperous Economy High Quality Environment	Economy and Employment, Transport, Climate Change, Water, Waste, Sustainable Construction, Biodiversity, Heritage, Landscape and Soils, Built Environment, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
Production of masterplans	Presence of masterplans for large landholdings	WCC – planning applications

Policy DM14 – Local Distinctiveness		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
High Quality Environment	Sustainable Construction, Biodiversity, Heritage, Landscape and Soils, Built Environment.	

TARGET/DIRECTION	INDICATOR	SOURCE
Developments to respect local distinctiveness, by complying with criteria in policy	Applications refused on these grounds Developments gaining design awards	WCC – planning applications, appeals Building for Life, Civic trust, Architecture awards etc

Policy DM15 – Site Design Criteria		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
High Quality Environment	Sustainable Construction, Heritage, Landscape and Soils, Built Environment.	
TARGET/DIRECTION	INDICATOR	SOURCE
Developments to achieve acceptable standard of design by complying with criteria in policy	Applications refused on these grounds Developments gaining design awards	WCC – planning applications, appeals Building for Life, Civic trust, Architecture awards etc

Policy DM16– Site Development Principles		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
High Quality Environment	Building Communities, Water, Waste, Sustainable Construction, Biodiversity, Heritage, Landscape and Soils, Built Environment, Pollution.	
TARGET/DIRECTION	INDICATOR	SOURCE
Developments to achieve acceptable standard of development by complying with criteria in policy	Applications refused on these grounds	WCC – planning applications, appeals

Policy DM17 – Access and Parking		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
High Quality Environment	Building Communities, Infrastructure, Transport, Heritage, Landscape and Soils, Built Environment, Pollution.	
TARGET/DIRECTION	INDICATOR	SOURCE

Developments to provide appropriate parking and access arrangements	Applications refused on these grounds Details of developments permitted; parking provisions, access, landscaping schemes	WCC – planning applications, appeals WCC/HCC - Planning conditions and obligations Highways agreements
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Policy DM18 – Development and Pollution		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
High Quality Environment	Health, Water, Waste, Landscape and Soils, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
Minimising pollution	Applications refused on grounds of pollution. Mitigation measures on planning permission	WCC – planning applications, appeals WCC - planning conditions and obligations

Policy DM19 – Development and Noise		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
High Quality Environment	Health, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
No unacceptable impacts from noise in association with development	Applications refused on grounds of noise pollution. Mitigation measures on planning permission	WCC – planning applications, appeals WCC - planning conditions and obligations

Policy DM20 – Contaminated Land		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
High Quality Environment	Health, Water, Waste, Landscape and Soils, Pollution	
TARGET/DIRECTION	INDICATOR	SOURCE
No unacceptable impacts from contaminated land in association with development	Contamination risk assessment undertaken and any necessary remediation undertaken	WCC – planning applications,

Policy DM21 – Telecommunications, Services and Utilities		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Health, Water, Waste, Landscape and Soils, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
Visual impact of development is minimised, using criteria in policy	Sharing of facilities has been investigated, visual intrusion has been minimised. Landscaping/restoration schemes agreed	WCC – planning applications, conditions and obligations

Policy DM22 – Rural character		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Heritage, Landscape and Soils, Built Environment, Pollution
TARGET/DIRECTION	INDICATOR	SOURCE
Preservation of rural character Domestic extensions generally reflect the character of existing dwelling	Applications refused on grounds of rural character Character of domestic extensions/replacement dwellings	WCC – planning applications and appeals

Policy DM23 – Special Trees, Important Hedgerows & Ancient Woodlands		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Biodiversity, Heritage, Landscape and Soils
TARGET/DIRECTION	INDICATOR	SOURCE
Preservation of ancient woodlands, important hedgerows, special trees, distinctive ground flora	Conditions, obligations and Management schemes New/expanded/improved condition of SSSI, SINC, LNR etc	WCC – planning permissions, conditions and obligations HBiC – annual monitoring data

Policy DM24 – Historic Parks and Gardens	
SPATIAL OBJECTIVE /	SA/SEA OBJECTIVES

COMMUNITY STRATEGY OUTCOME		
High Quality Environment		Heritage, Landscape and Soils, Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
Maintenance of historic character	Details of planning permissions Production of Conservation Strategy and Management Plan	WCC – planning applications, conditions and obligations WCC - Conservation

Policy DM25 – Archaeology		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Heritage, Landscape and Soils,
TARGET/DIRECTION	INDICATOR	SOURCE
Assess archaeological features and secure appropriate protection	Presence of evaluations Arrangements for future management of sites	WCC – planning applications, conditions and obligations WCC - Conservation

Policy DM26 – Development in Conservation Areas		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Heritage, Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
Development to preserve or enhance conservation areas, evaluated using criteria in policy	Analysis of developments approved/refused in conservation areas	WCC – planning applications, conditions and obligations WCC - Conservation

Policy DM27 – Demolition in Conservation Areas		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Heritage, Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
Demolition only permitted following criteria in policy	Analysis of developments approved/refused in conservation areas	WCC – planning applications, conditions and obligations WCC - Conservation

Policy DM28 – Alterations to Heritage Assets		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Heritage, Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
No harm to special interest of heritage asset, using criteria in policy	Analysis of developments approved/refused affecting heritage assets Changes in numbers of listed buildings and locally listed buildings and Buildings At Risk	WCC – planning applications, conditions and obligations WCC - Conservation

Policy DM29– Changes of Use of Listed Buildings		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Heritage, Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
No harm to the special interest of the building	Analysis of changes of use of listed buildings approved/refused	WCC – planning applications, and appeals WCC - Conservation

Policy DM30– Locally Listed Heritage Assets		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Heritage, Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
Prepare list of locally significant heritage assets Alteration or demolition of assets on list following assessment of harm	Preparation of SPD on local listing Update Historic Environment Record accordingly Analysis of planning permissions/refusals that involve locally listed assets	WCC - Conservation WCC – planning permissions/refusals

Policy DM31– Undesignated Rural and Industrial Heritage Assets		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Heritage, Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
Changes of use of	Analysis of developments	WCC – planning

redundant rural buildings no adverse effect on the character and historic interest where possible	approved/refused that involve redundant rural buildings	applications, appeals conditions and obligations WCC - Conservation
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Policy DM32– Shopfronts		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Heritage, Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
Applications involving shopfronts to comply with criteria in policy	Analysis of developments approved/refused involving shopfronts	WCC – planning permissions and refusals WCC - Conservation

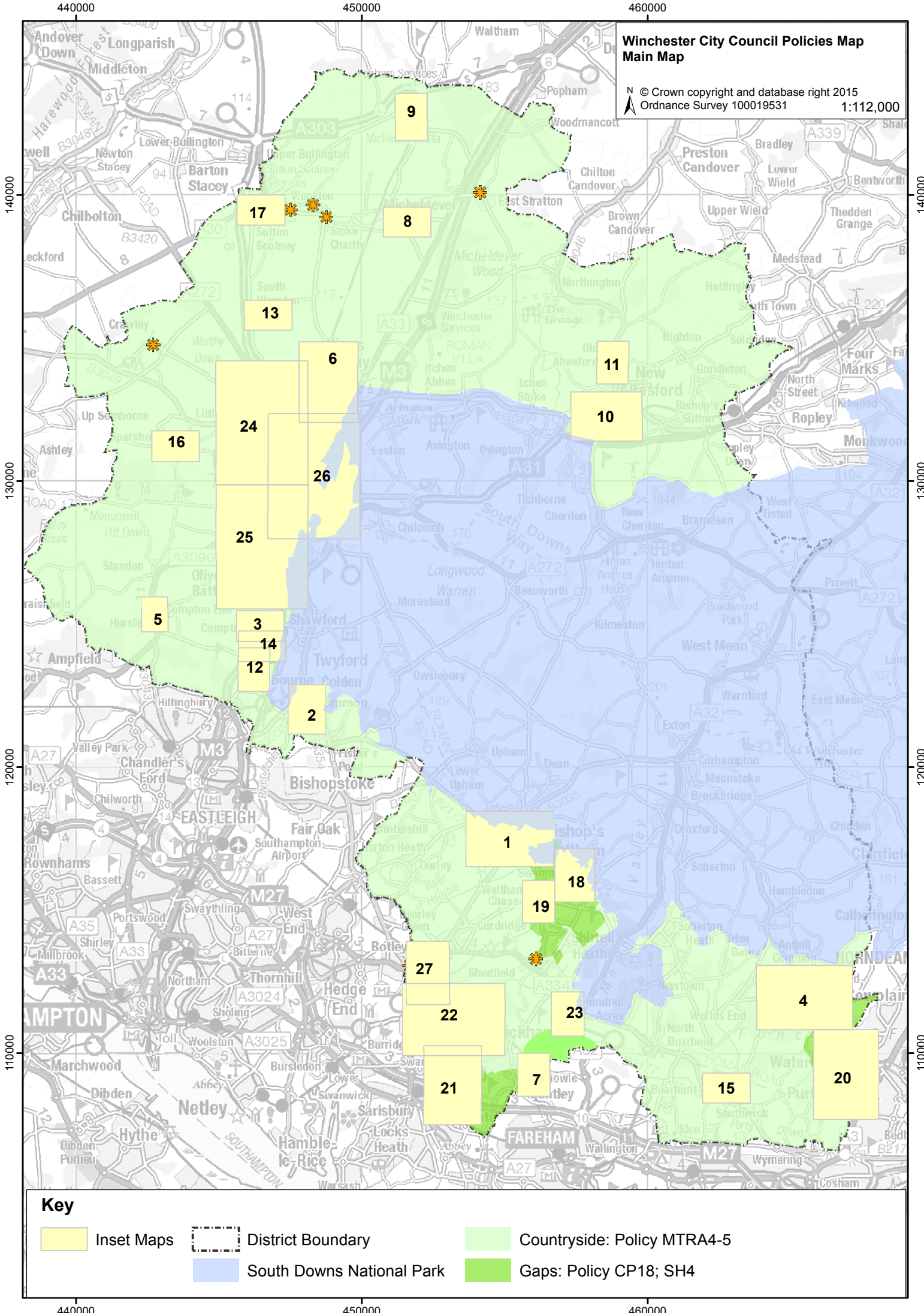
Policy DM33– Signage		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
High Quality Environment		Heritage, Built Environment
TARGET/DIRECTION	INDICATOR	SOURCE
Signage to comply with criteria in policy detail No A boards within areas specified in policy	Analysis of permissions and refusals Analysis of enforcement action undertaken on advertisements, including A boards	WCC – planning permissions and refusals, appeals WCC – Conservation WCC – Enforcement Team

WINCHESTER DISTRICT LOCAL PLAN PART 2: DEVELOPMENT MANAGEMENT AND SITE ALLOCATIONS

Policies Map



Winchester
City Council



Winchester City Council Policies Map Minerals and Waste Sites

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
South Downs National Park

The Hampshire Minerals And Waste Plan Adopted October 2013 sets out a Mineral Safeguarding Area for Hampshire which is incorporated in the regularly updated Mineral Consultation Area (MCA). The MCA shown on this map replaces all previous versions and was updated in February 2015. In Hampshire, the MCA contains information on:

1. Areas with safeguarded minerals;
2. Safeguarded minerals infrastructure; and
3. Safeguarded waste infrastructure.

Please refer to the County's Minerals and Waste webpages for further information about the circumstances in which the relevant Hampshire minerals and waste planning authority should be consulted on non-minerals or waste development proposals as part of the Local Plan preparation and when considering planning applications.

Key

-  Winchester MCA
-  District Boundary
-  South Downs National Park
-  Other Local Planning Authority Areas

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Winchester City Council Policies Map Nature Conservation Areas; Policy CP16

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South Downs National Park

Key

- Other Local Planning Authority Areas
- District Boundary
- Local Nature Reserves
- National Nature Reserves
- Ramsar- Wetland of International Importance
- Special Protection Areas
- Special Areas of Conservation
- Sites of Special Scientific Interest
- Sites of Importance for Nature Conservation





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



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Key to Proposed Final Policies Maps



Policies adopted in Local Plan Part 1

-  Bushfield Opportunity Area WT3
-  Strategic Allocations - approximate area of development WT2; SH2; SH3
-  Strategic Allocations - approximate area of Green Infrastructure WT2; SH2; SH3
-  CP18; SH4 - Gaps

Policies proposed in Local Plan Part 2

-  Proposed Allocations Housing
-  Proposed Allocations Green Infrastructure
-  Proposed Allocations Employment
-  SHUA5 - Botley Bypass safeguarding
-  DM1 - Settlement Boundaries
-  Settlement Boundary in SDNP
-  DM4 - Open Areas
-  DM6 - Town Centres
-  DM7 - Primary Shopping Frontage
-  DM8 - Secondary Shopping Frontage
-  DM26, DM27 Conservation Areas
-  Station approach - WIN5;
-  Site Allocations - Mixed Use WIN4; WIN6; WIN7
-  Planning Frameworks - WIN8; WIN10; WIN11
-  Countryside
-  Win3 - Views

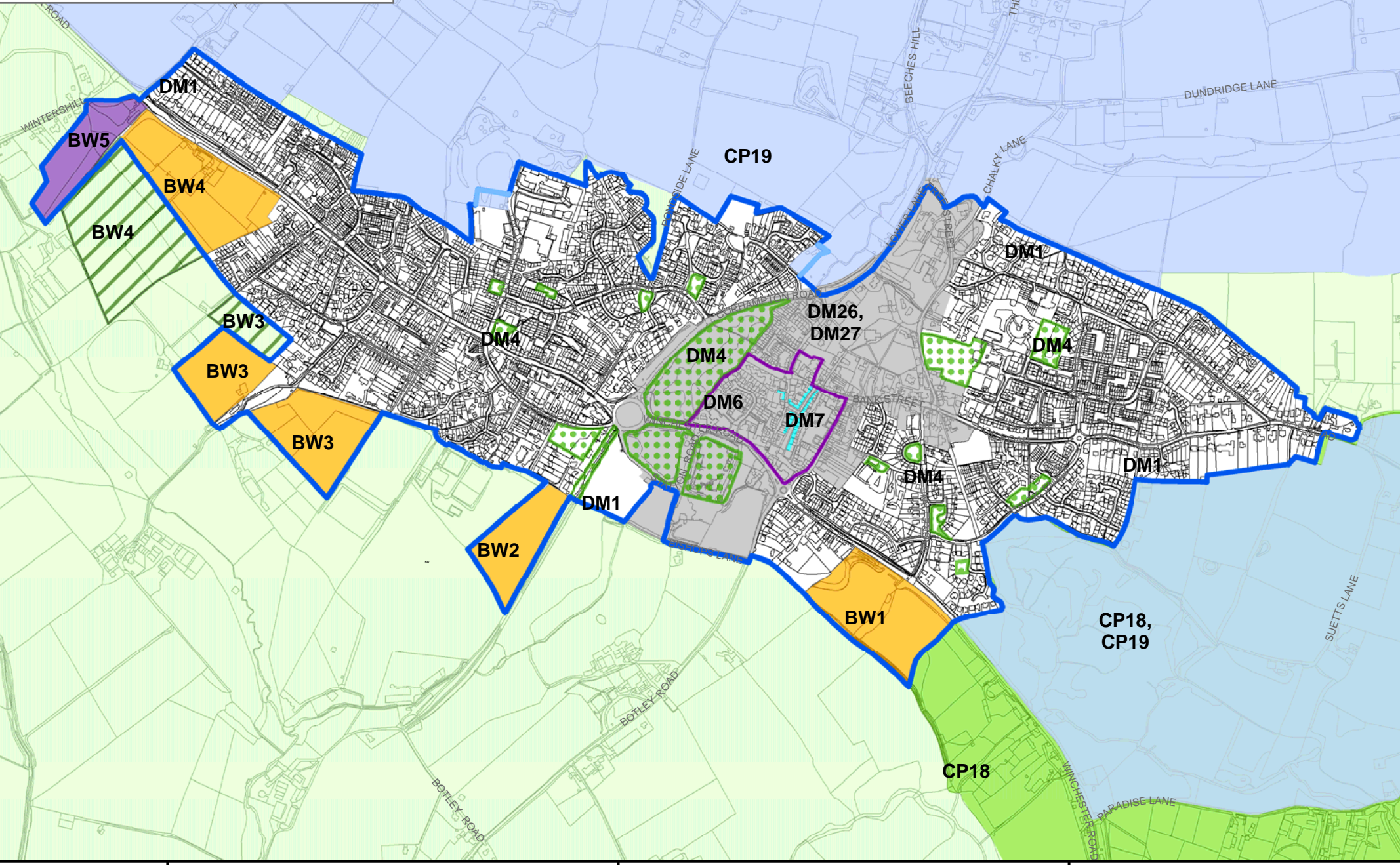
Other Boundaries

-  South Downs National Park
-  Winchester_District_Boundary

Winchester City Council Policies Map

Map 1 Bishops Waltham

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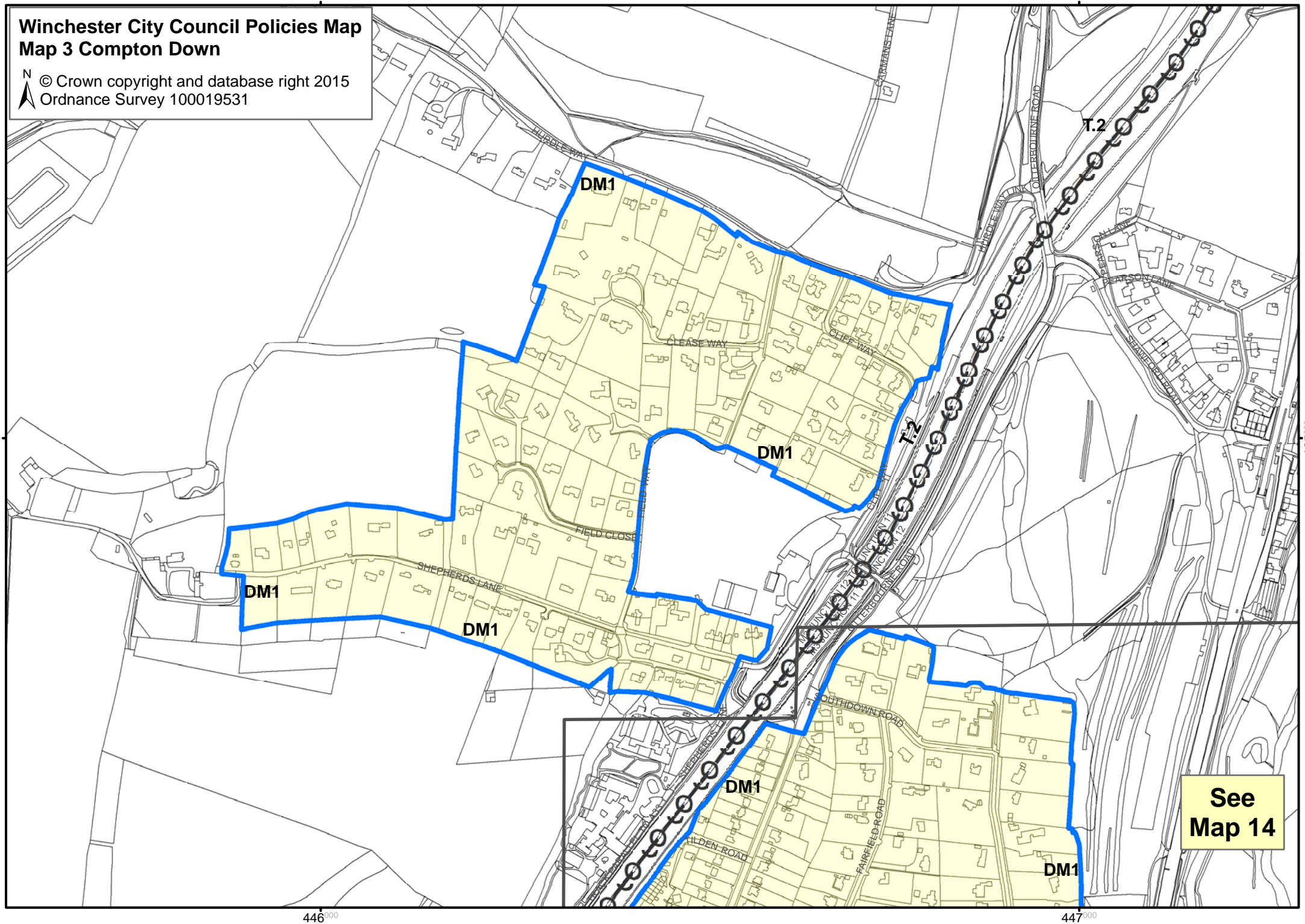


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Winchester City Council Policies Map
Map 3 Compton Down

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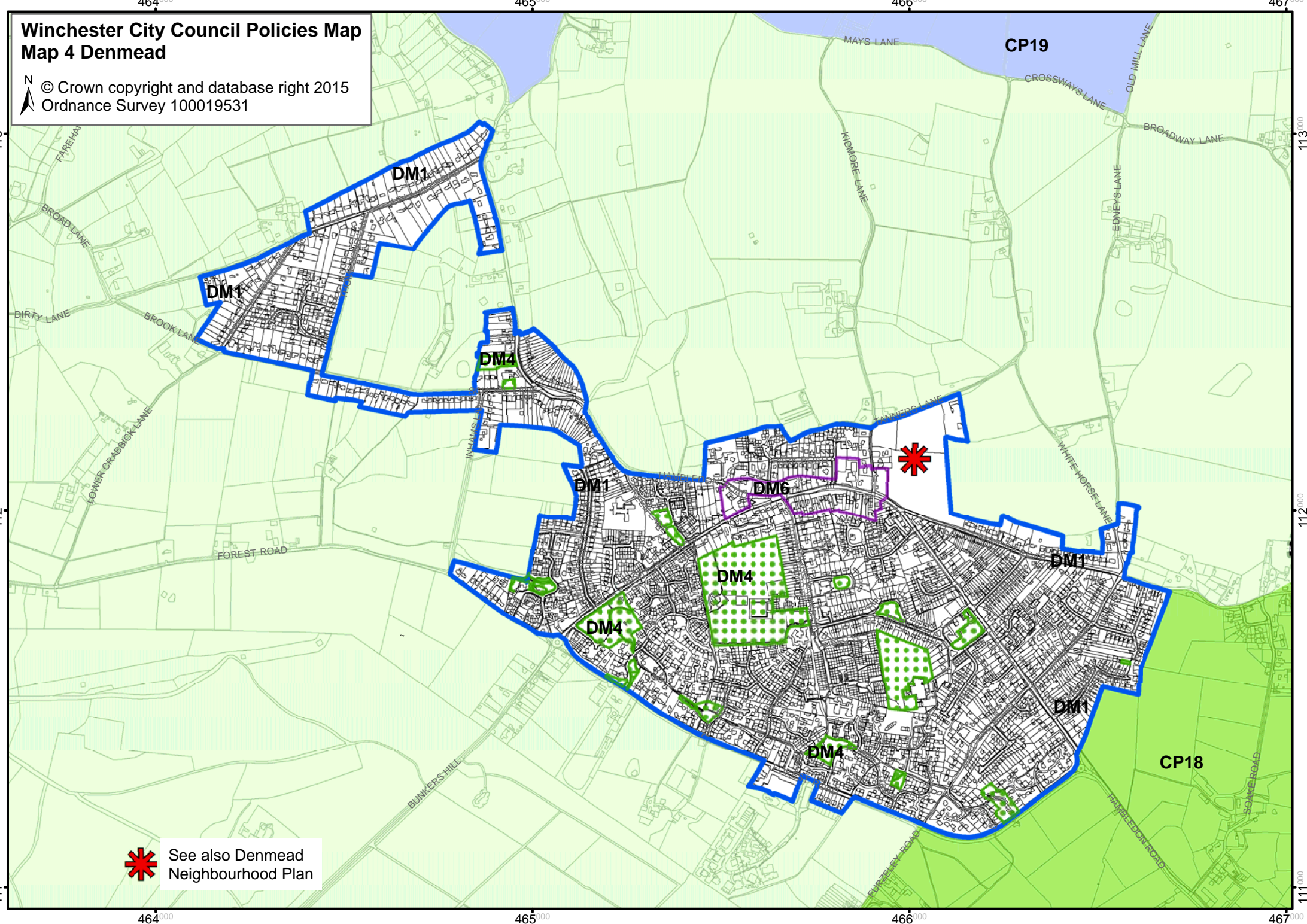


Winchester City Council Policies Map Map 4 Denmead

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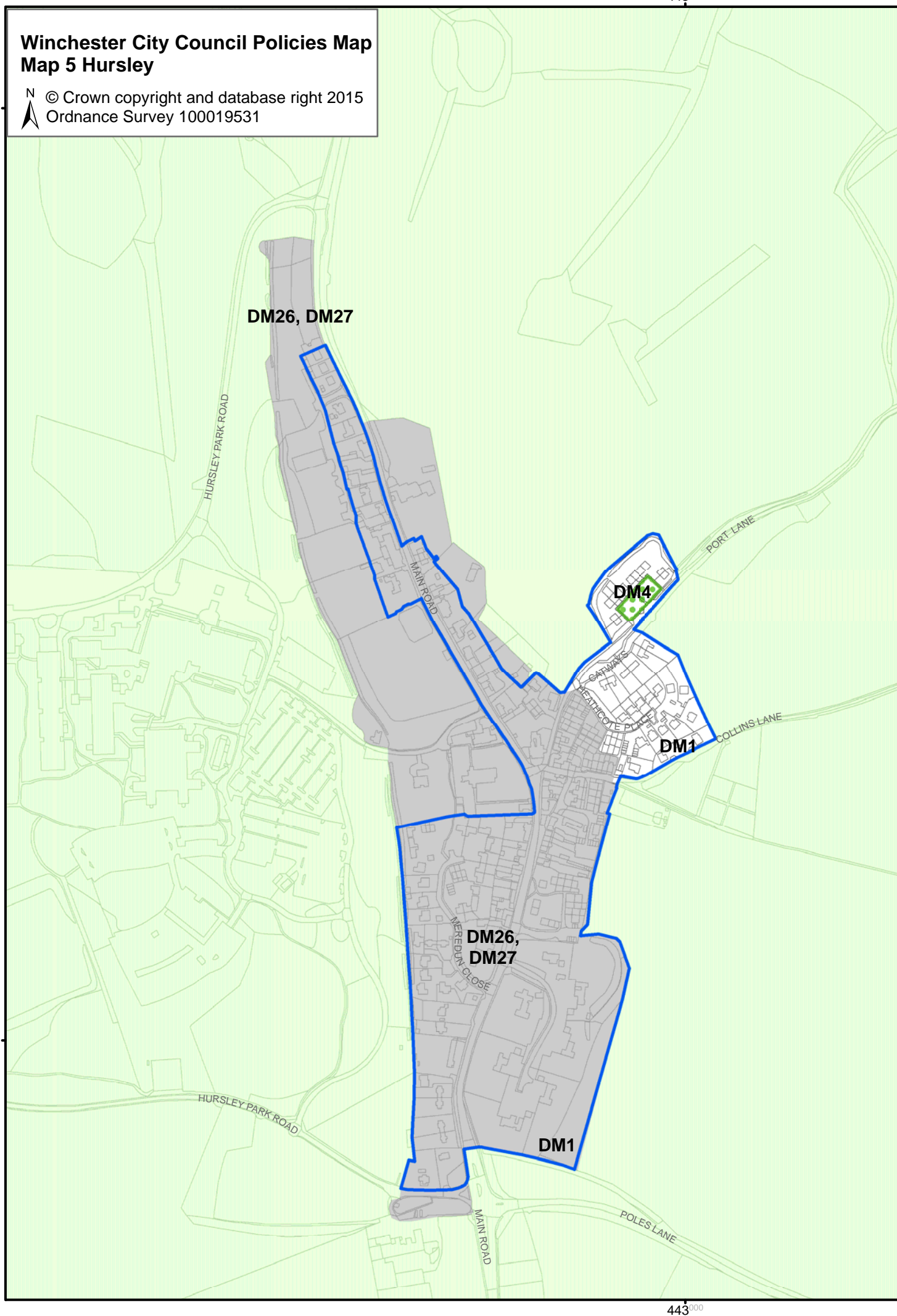


See also Denmead
Neighbourhood Plan



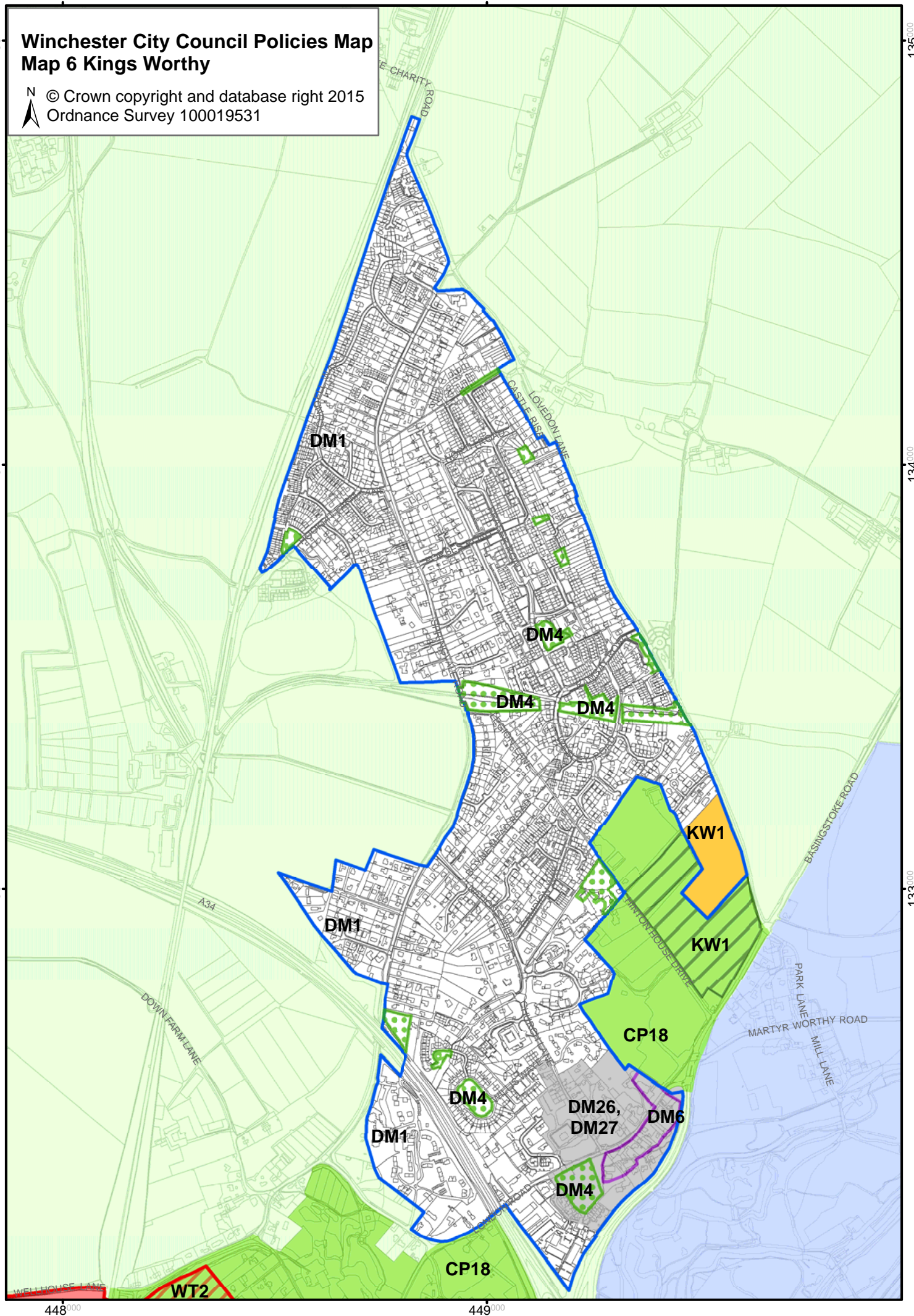
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Winchester City Council Policies Map Map 6 Kings Worthy

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Winchester City Council Policies Map Map 7 Knowle

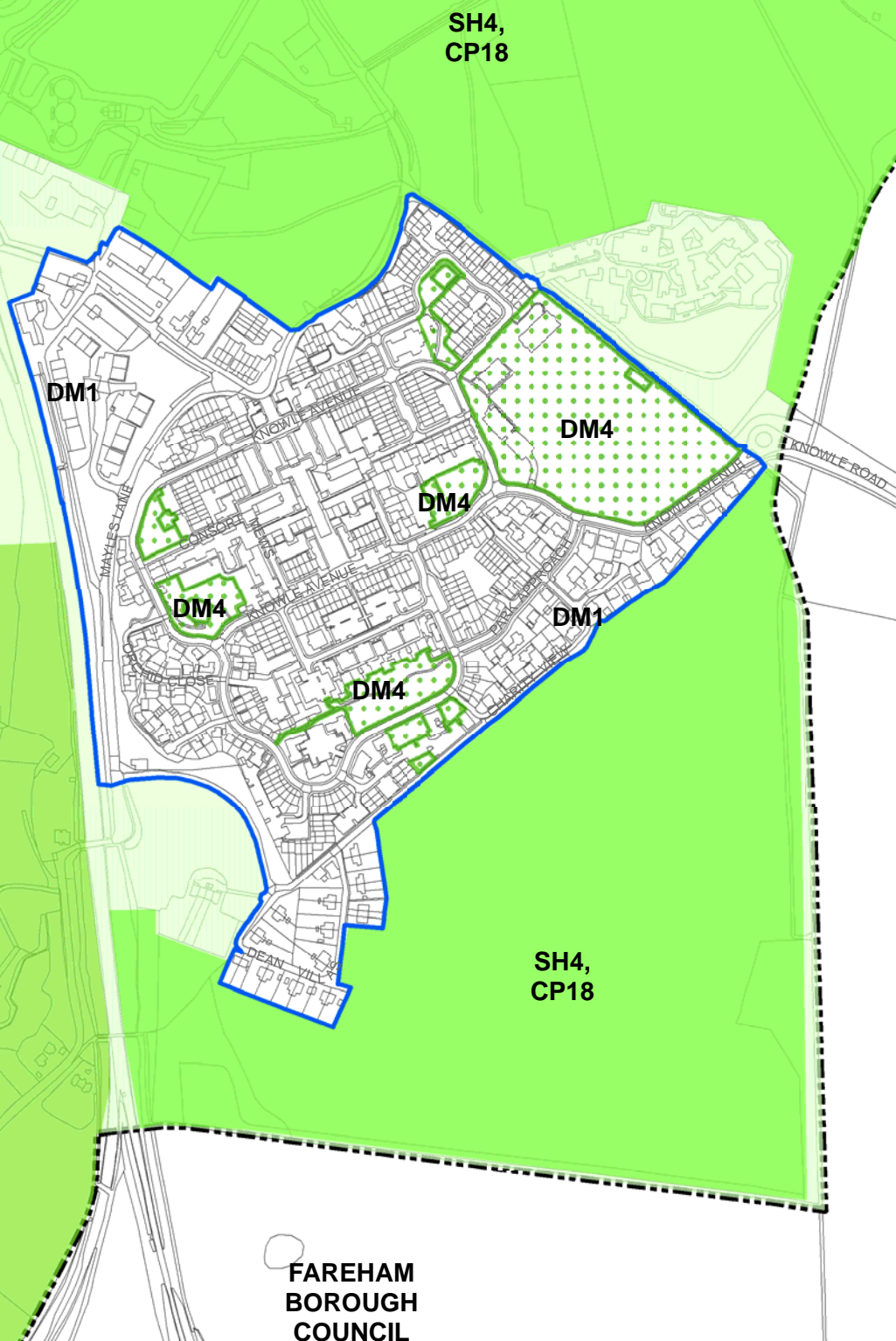
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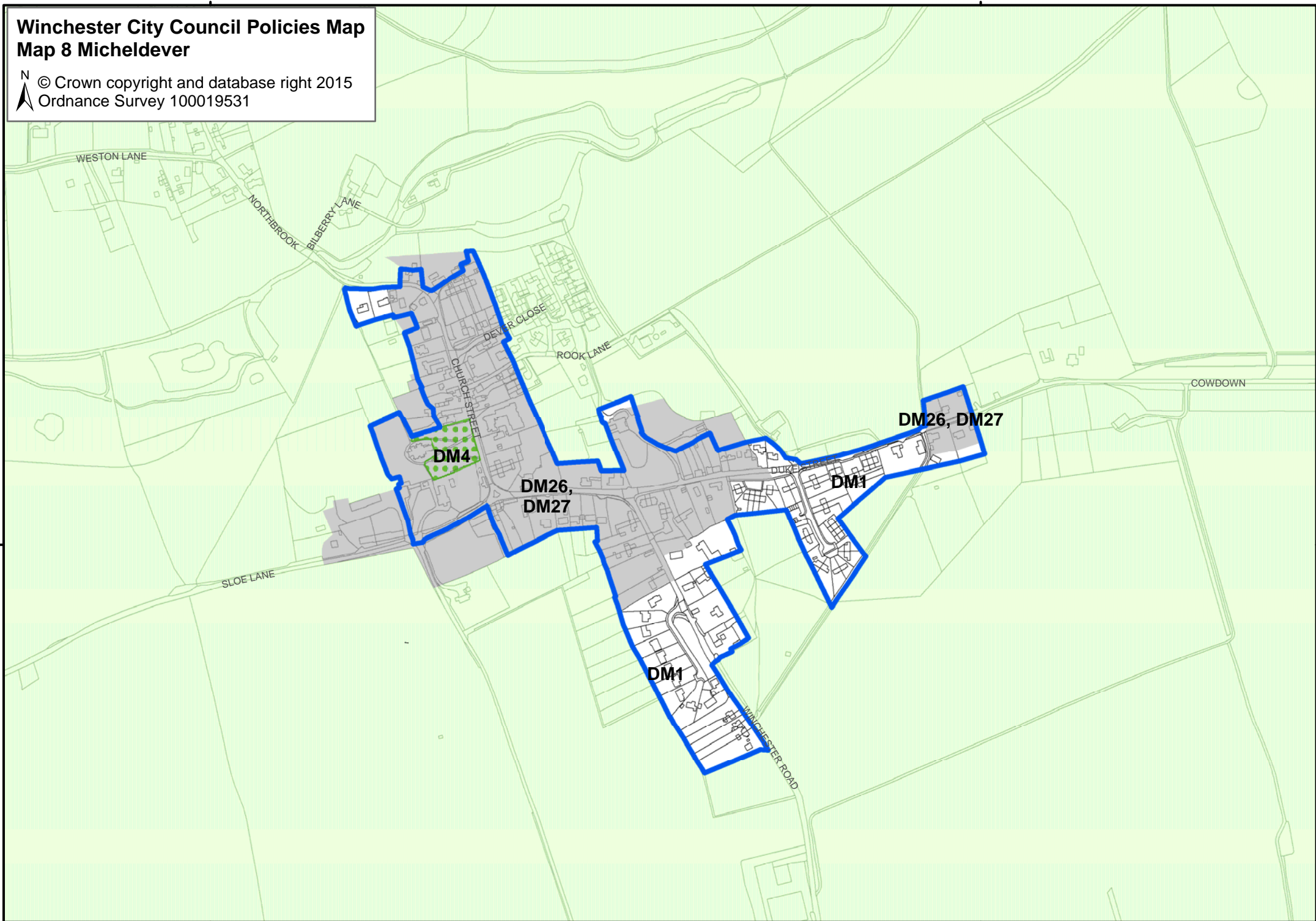
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Winchester City Council Policies Map

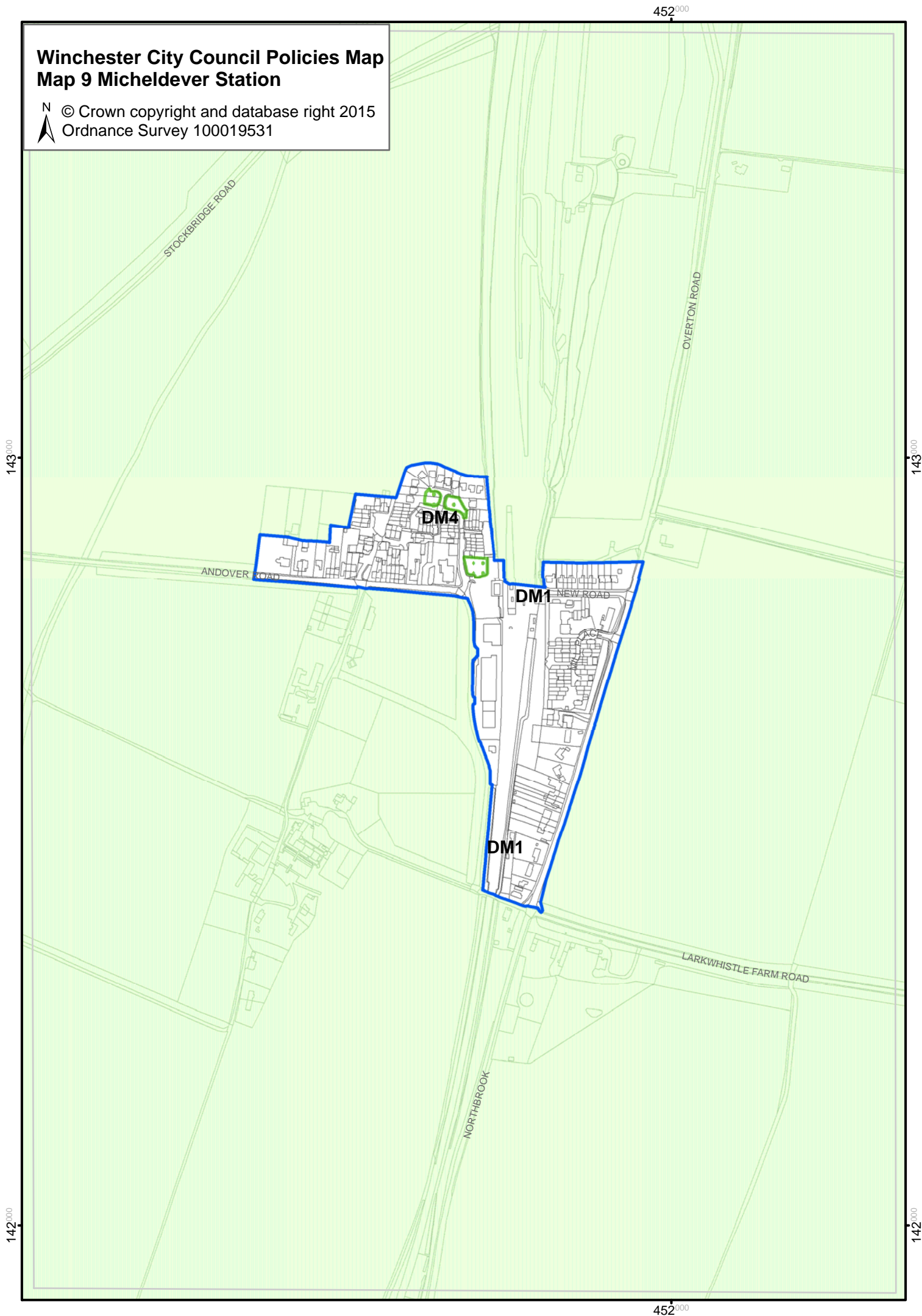
Map 8 Micheldever

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Winchester City Council Policies Map Map 9 Micheldever Station

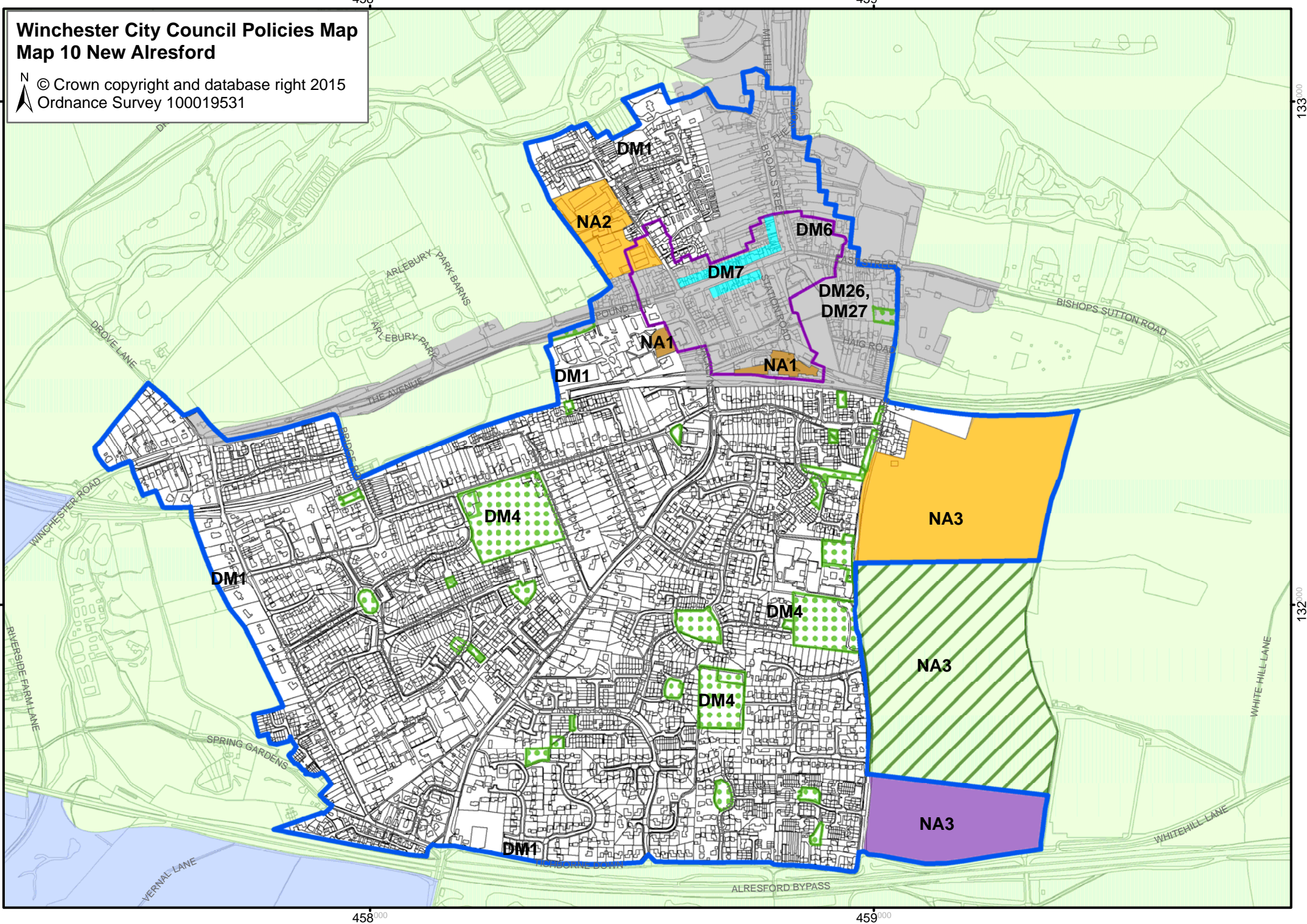
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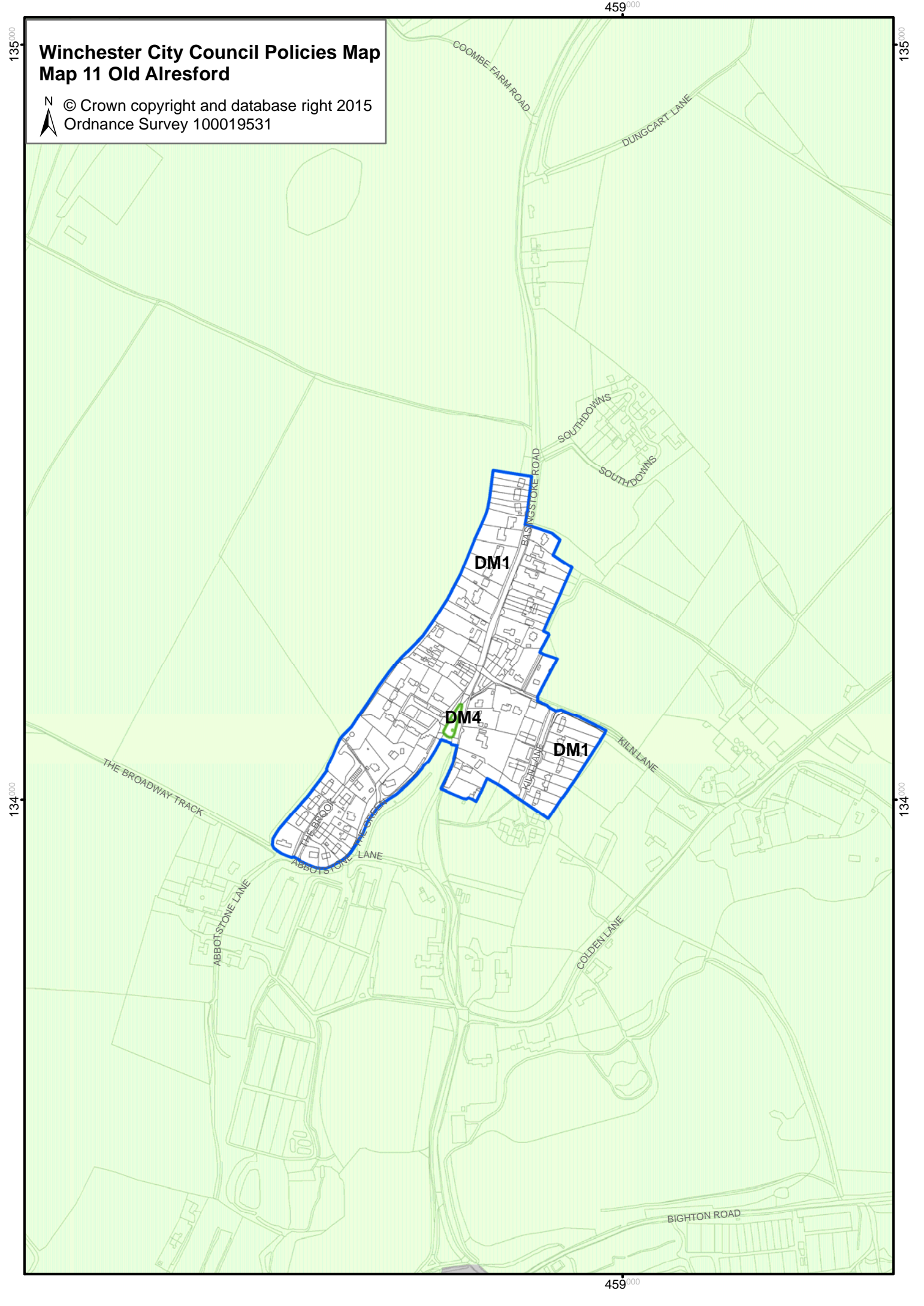


Winchester City Council Policies Map

Map 10 New Alresford

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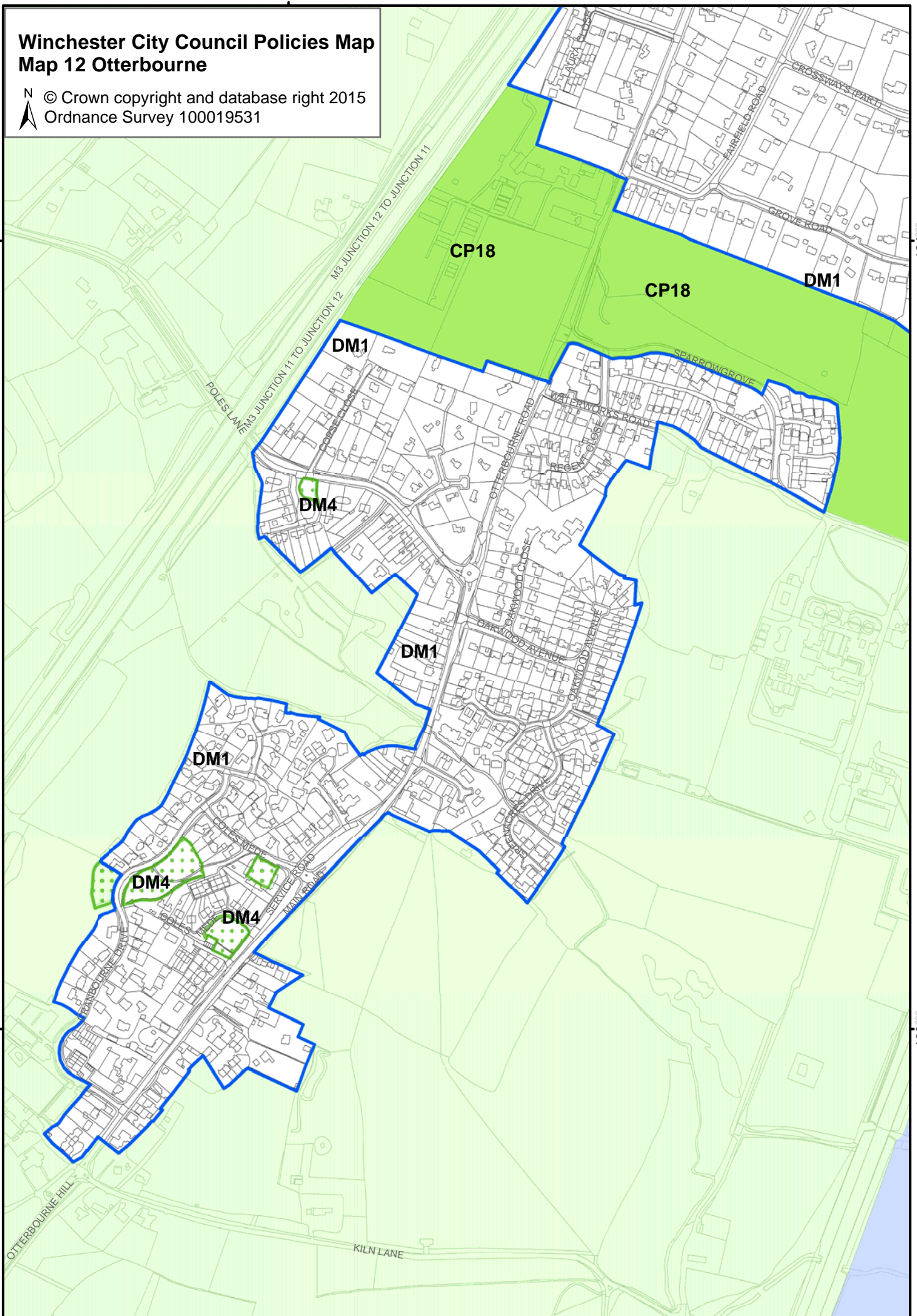
Winchester City Council Policies Map

Map 11 Old Alresford

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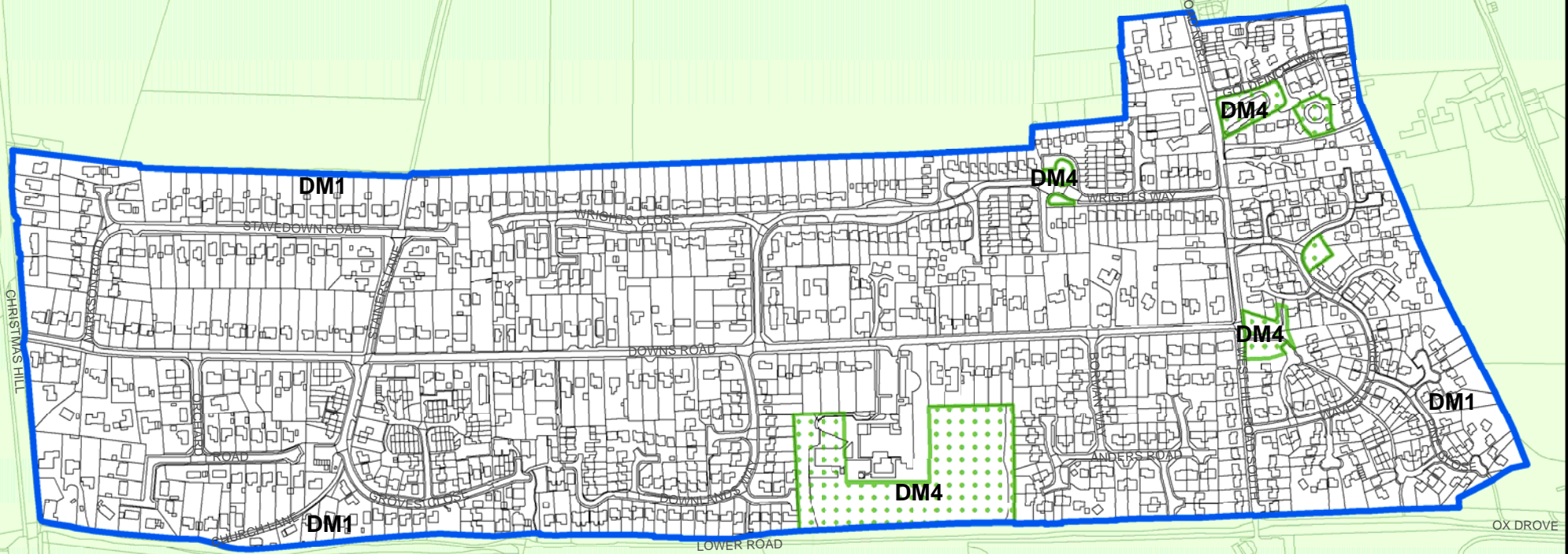
Winchester City Council Policies Map Map 12 Otterbourne

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Winchester City Council Policies Map
Map 13 South Wonston

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Winchester City Council Policies Map Map 14 Southdown

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See
Map 3

DM1

DM1

DM1

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DM1

See
Map 12

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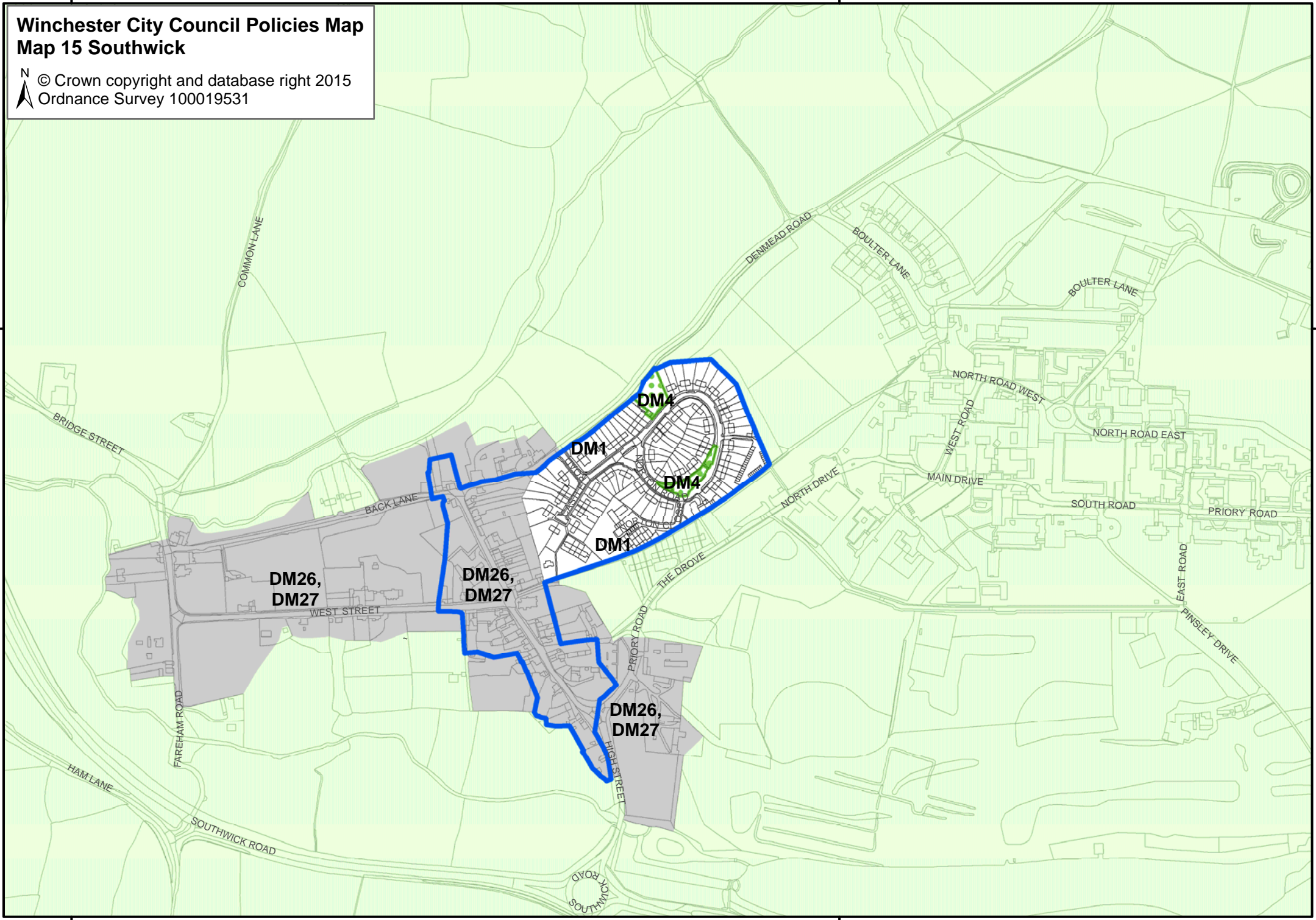
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Winchester City Council Policies Map
Map 15 Southwick

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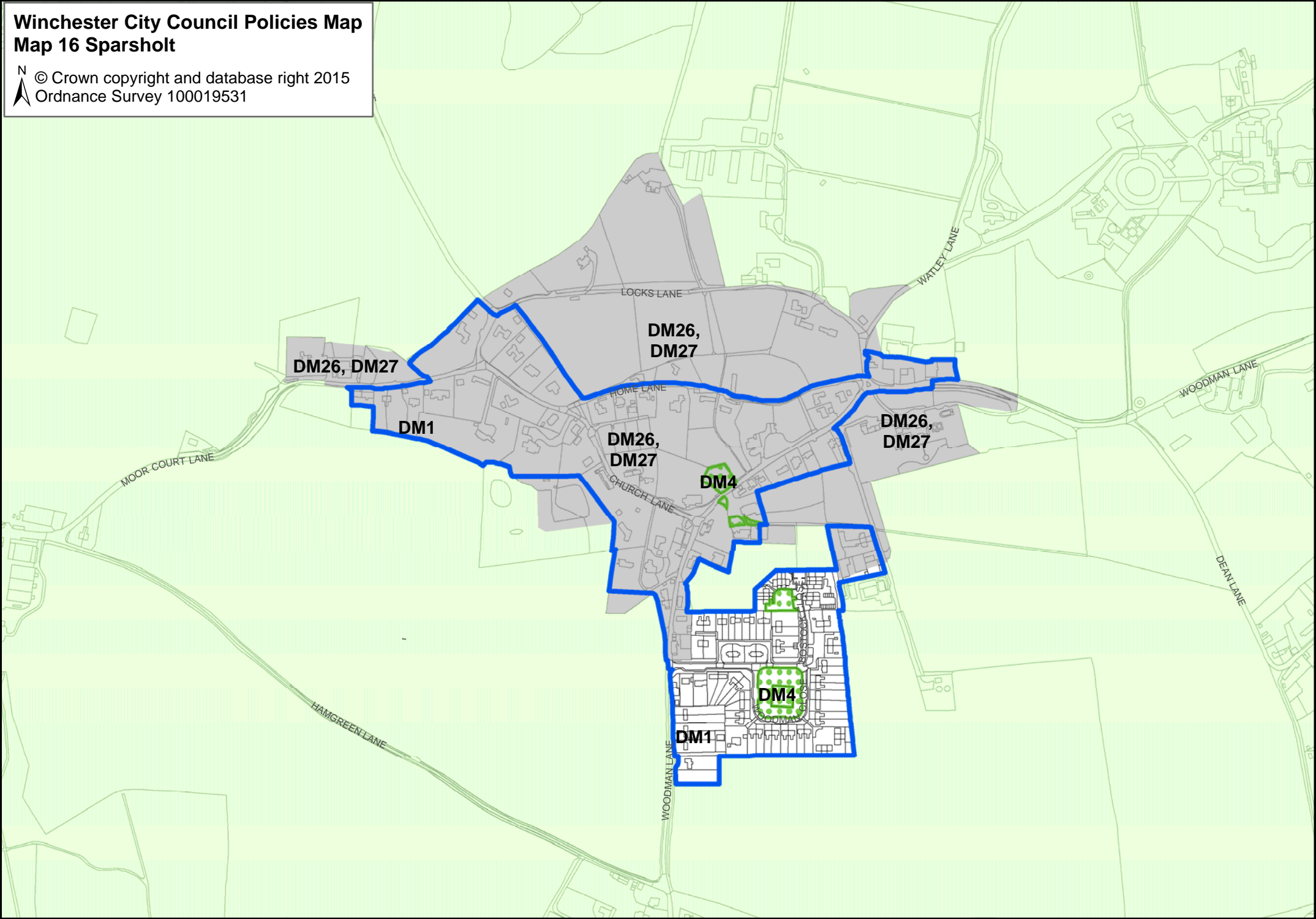
Winchester City Council Policies Map

Map 16 Sparsholt

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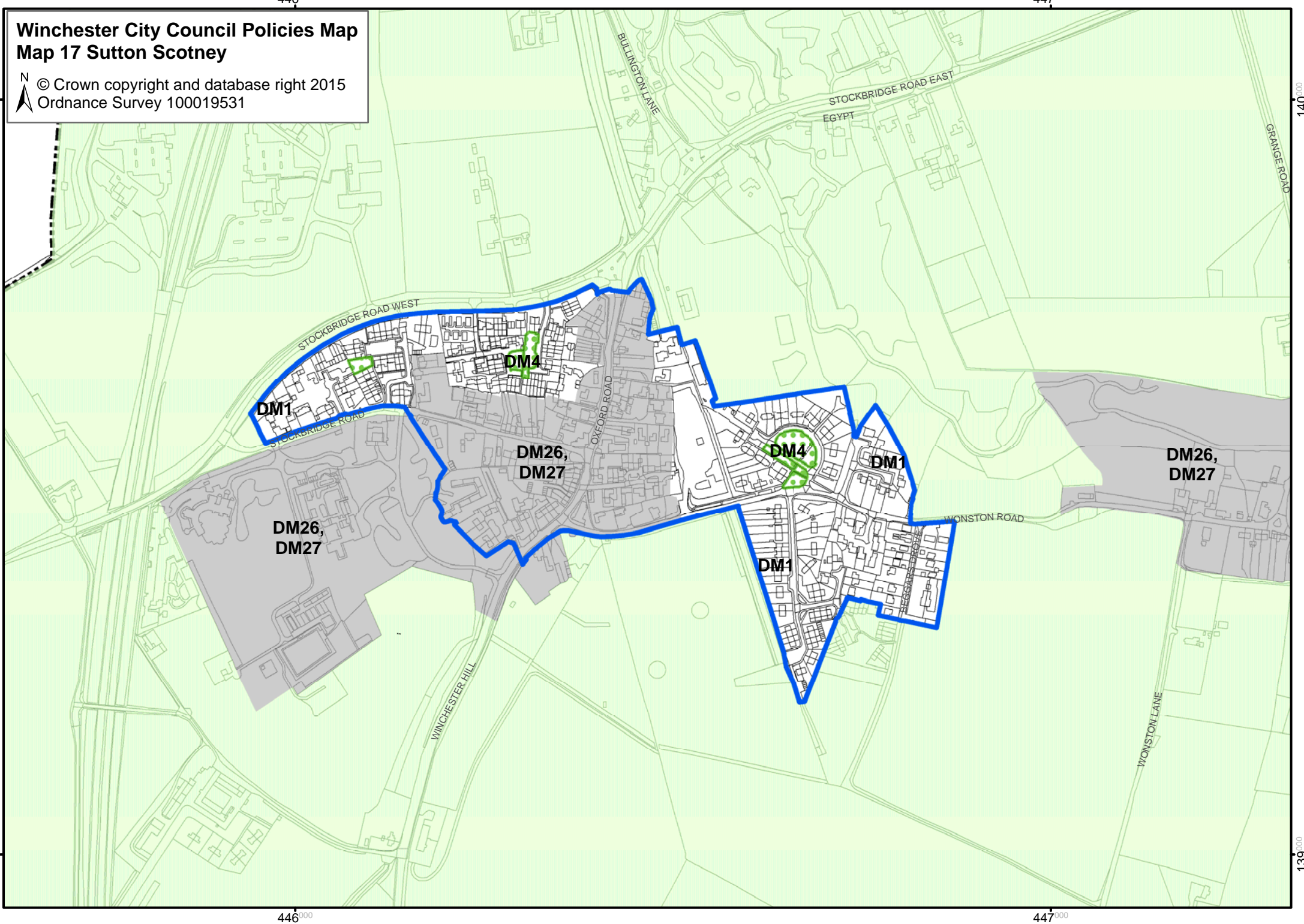
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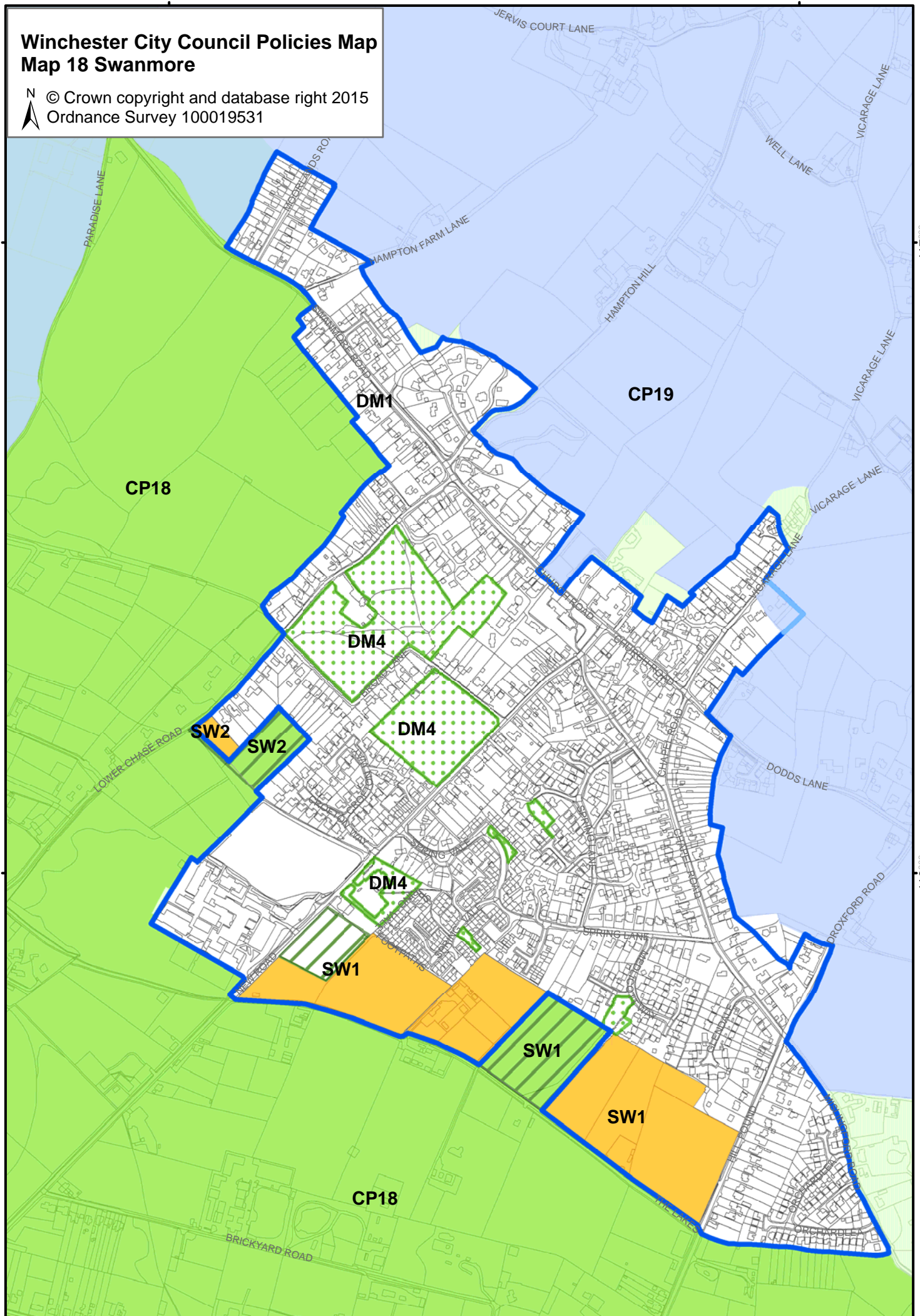
Map 17 Sutton Scotney

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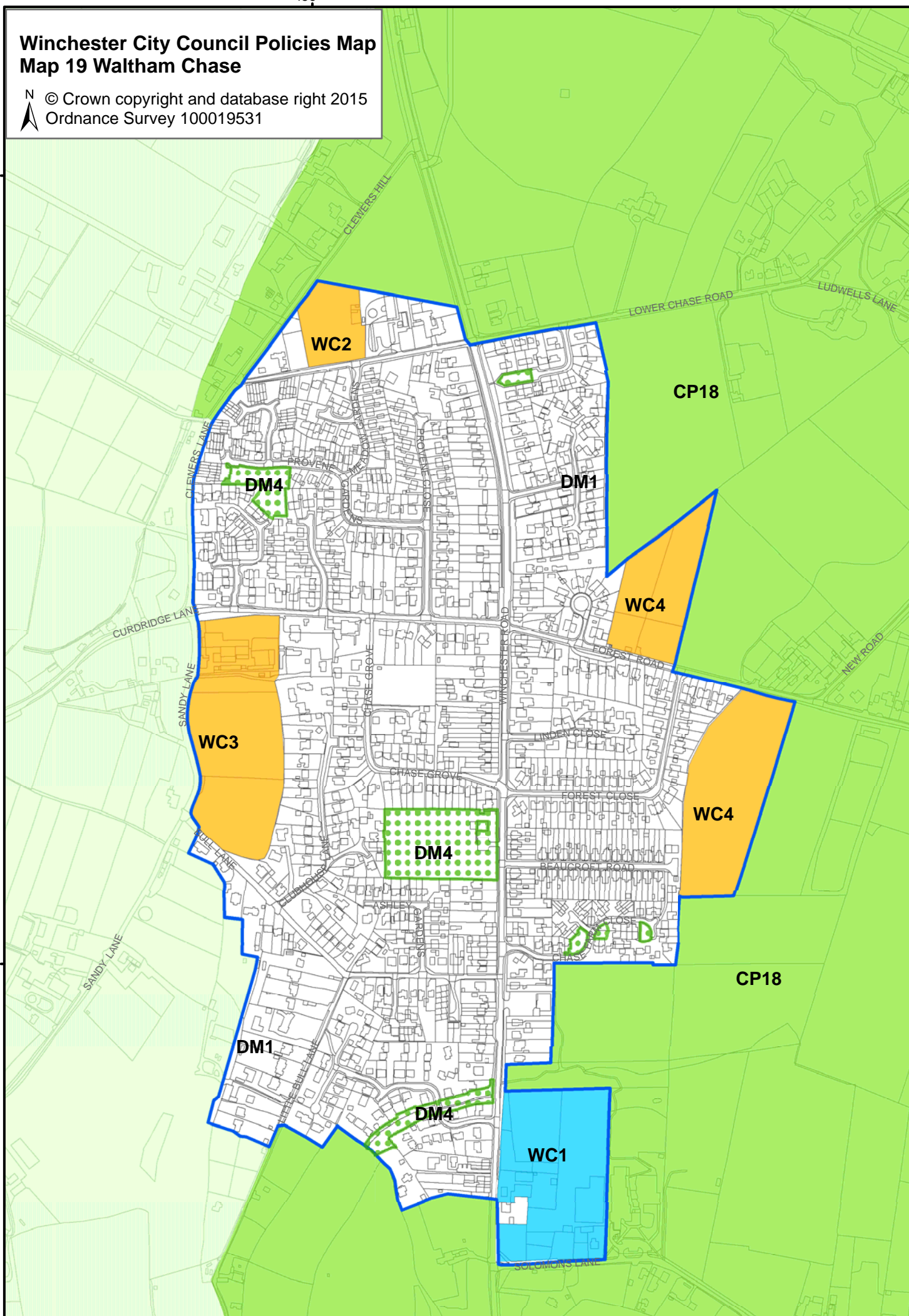
Winchester City Council Policies Map Map 18 Swanmore

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Winchester City Council Policies Map Map 19 Waltham Chase

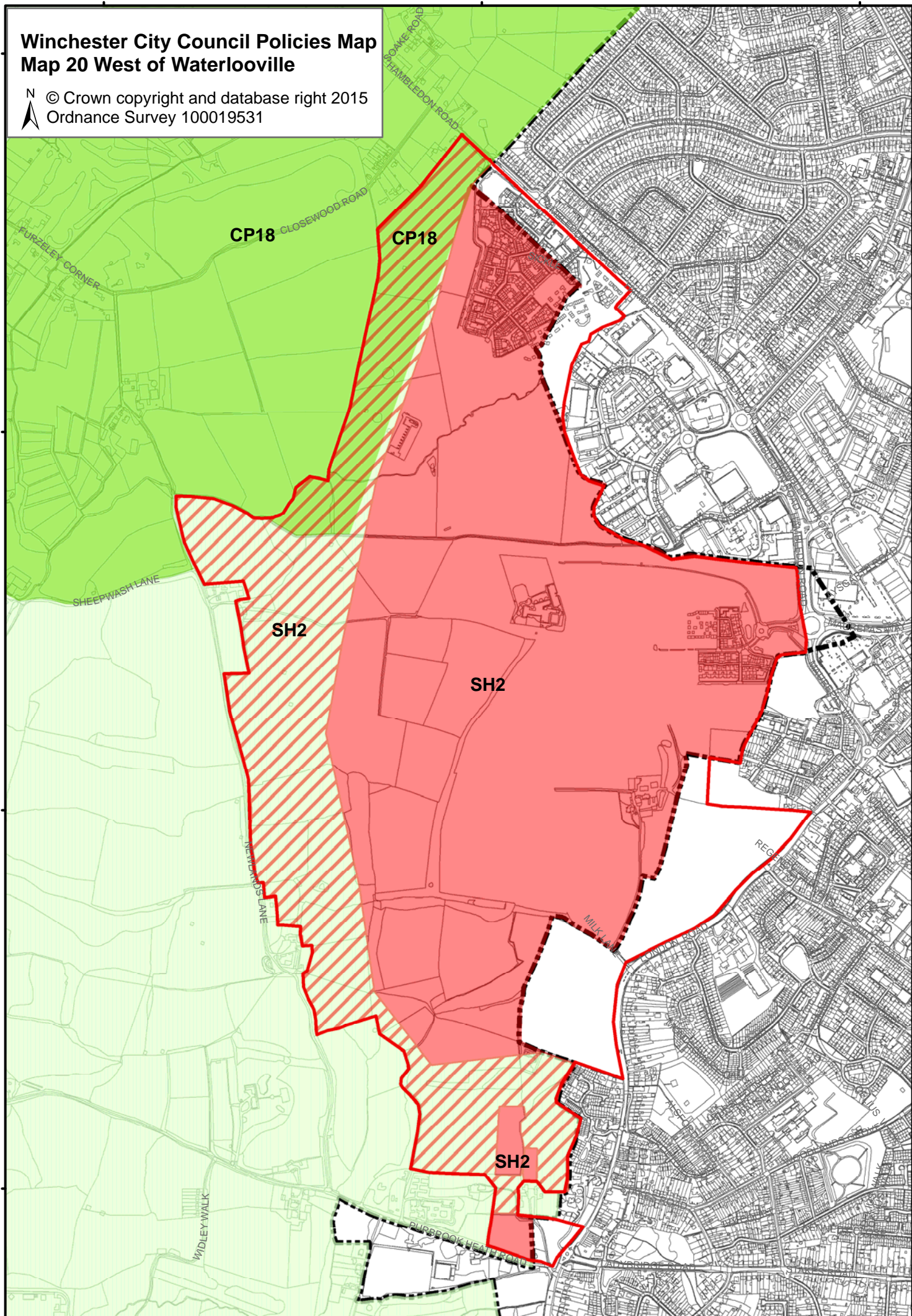
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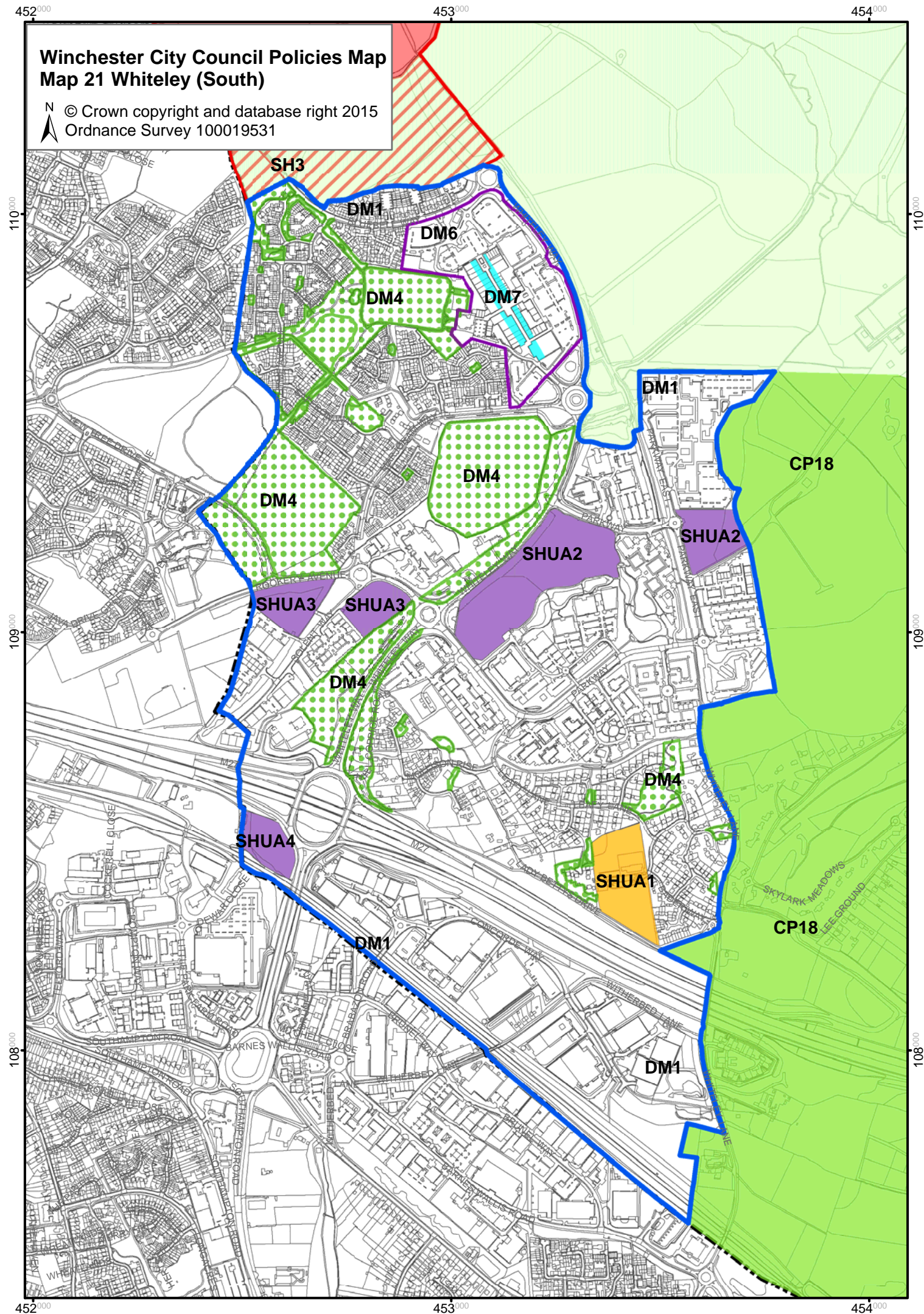
Winchester City Council Policies Map Map 20 West of Waterlooville

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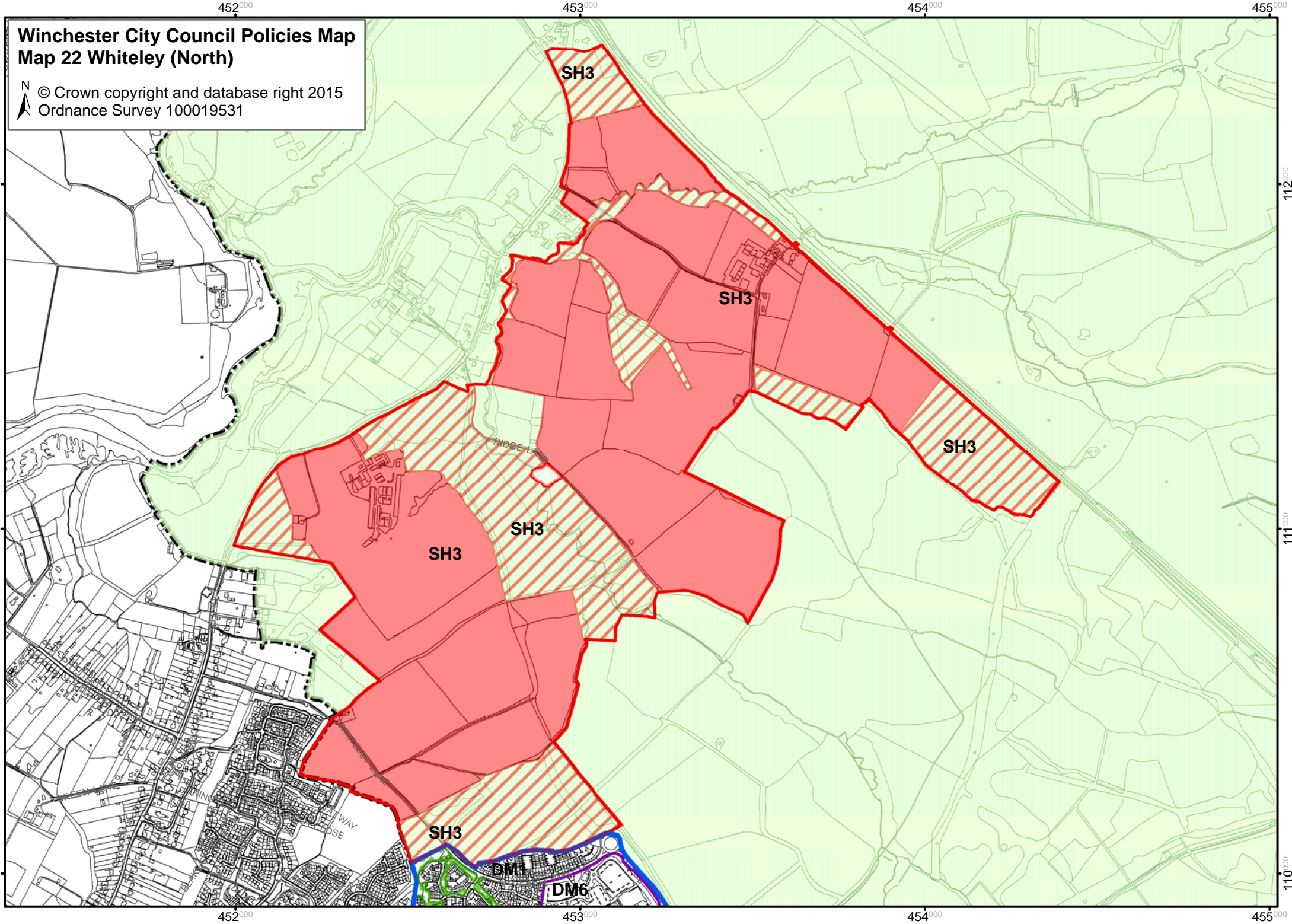
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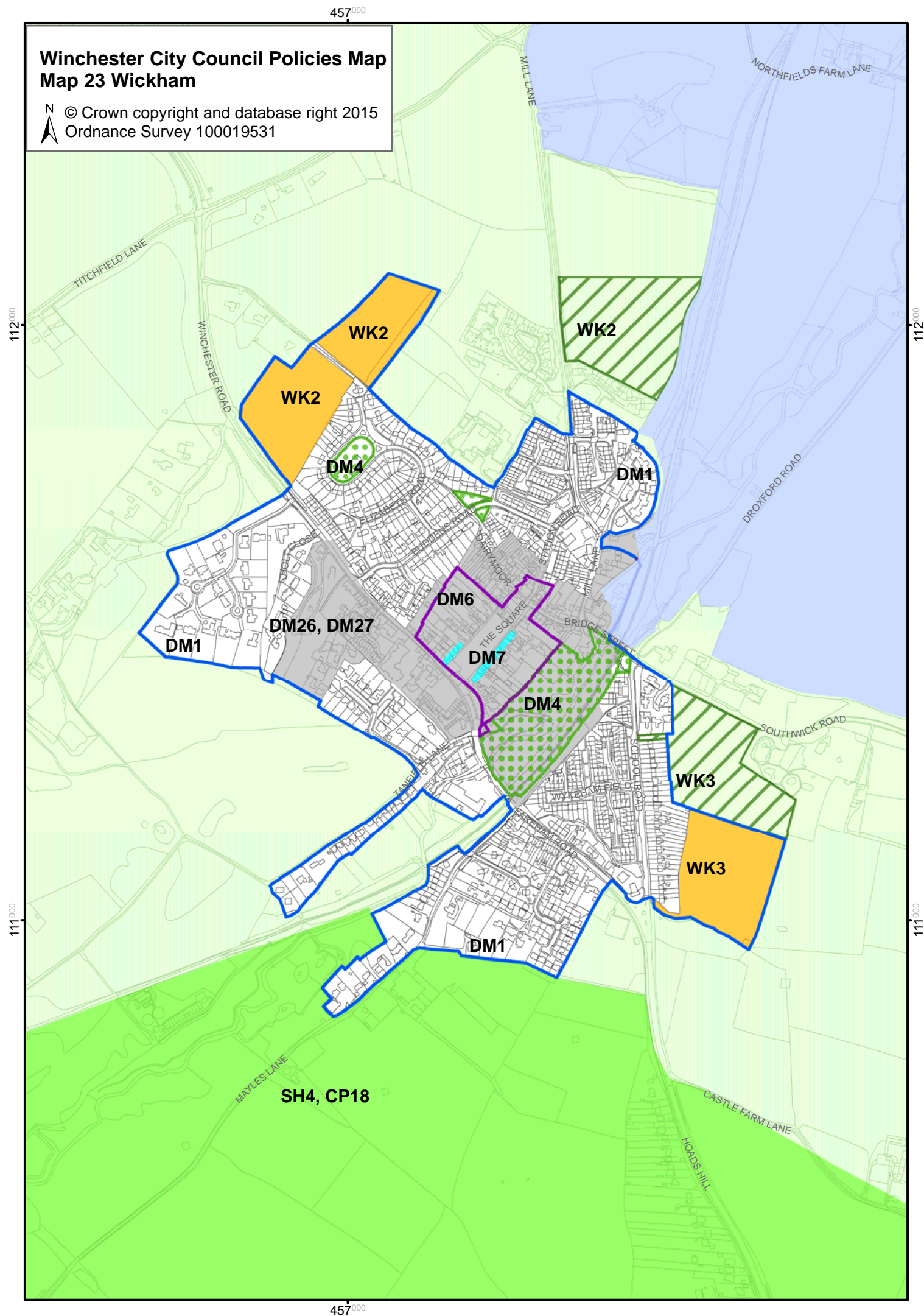
Winchester City Council Policies Map

Map 22 Whiteley (North)

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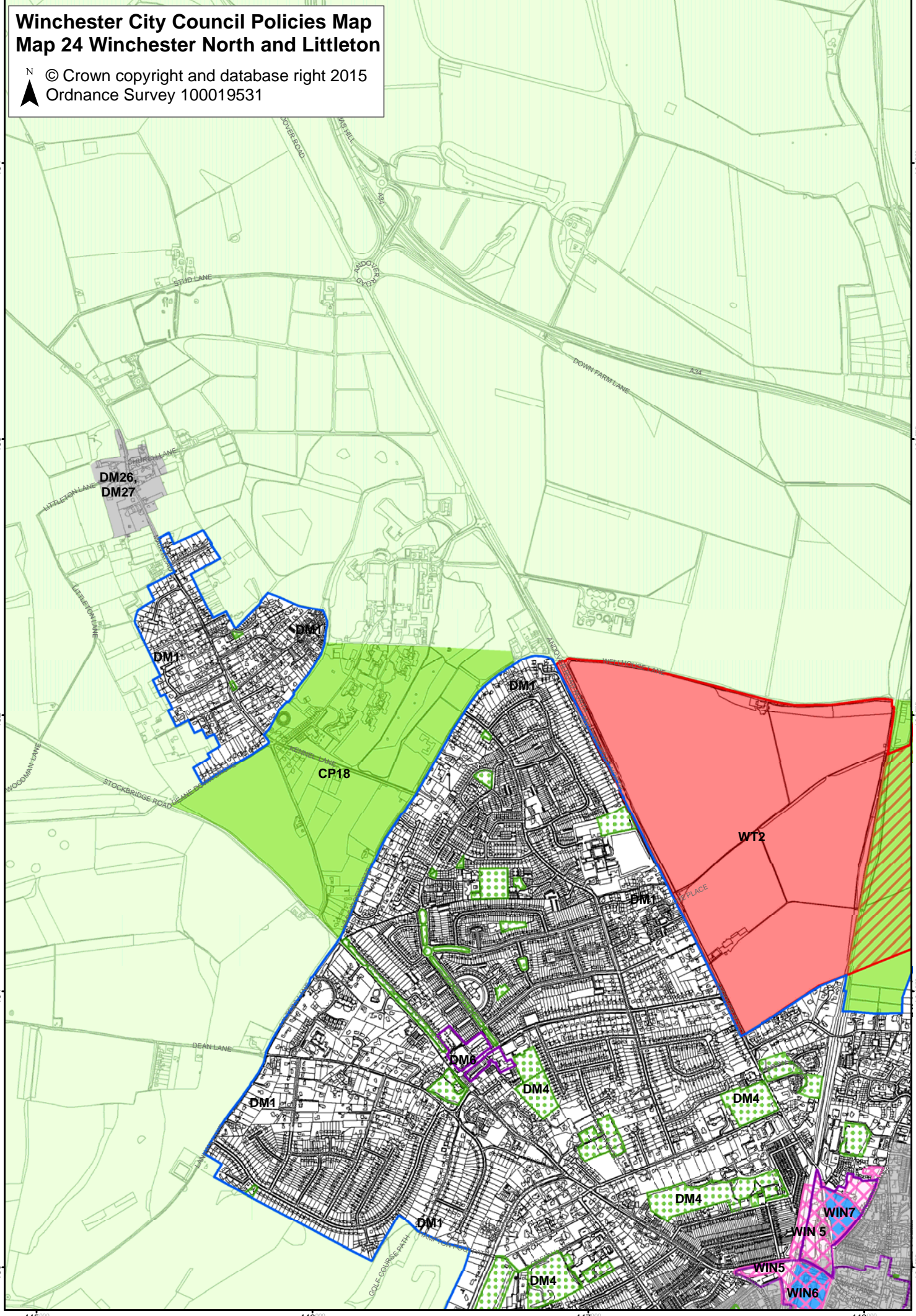
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Winchester City Council Policies Map

Map 24 Winchester North and Littleton

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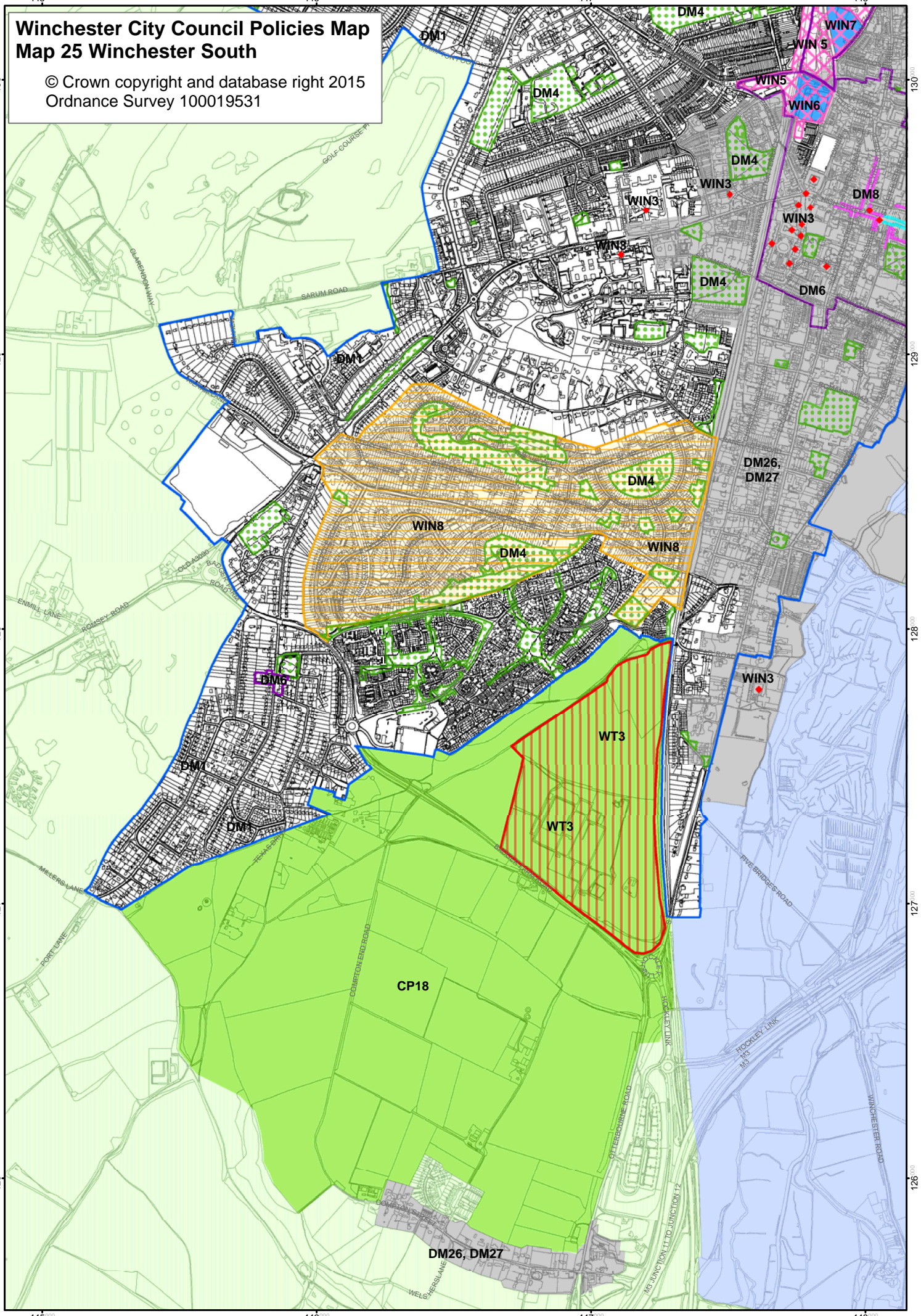


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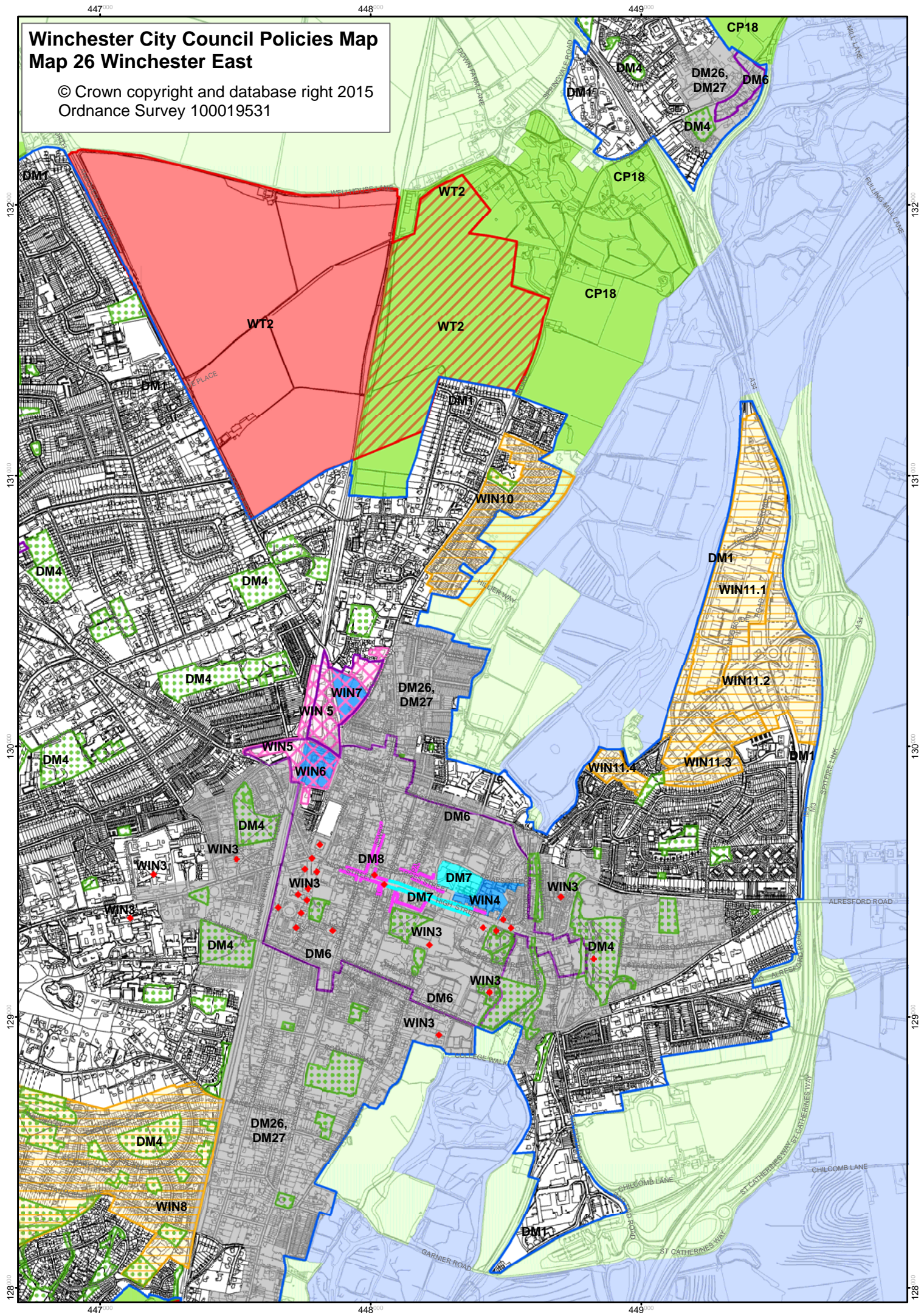
Winchester City Council Policies Map Map 25 Winchester South

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Winchester City Council Policies Map Map 26 Winchester East

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Winchester City Council Policies Map Map 27 Botley Bypass Safeguarding



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