

Winchester District Local Plan - Part 2

Kings Worthy - Site Allocation Consultation

Introduction

Winchester City Council's Local Plan will set planning policies and allocate land for future developments. It is being written in two parts. Part 1 was adopted in March 2013. This sets out the key planning policies for the District for the period 2011 - 2031.

For the settlement of Kings Worthy this means a requirement for 250 dwellings to be built in the village, as well as providing for other development needs identified by a range of organisations including the City and County Councils, parish councils and infrastructure providers.

We are now writing Local Plan Part 2 which will show in detail how the policies in Local Plan Part 1 will be implemented, including allocating the necessary sites.

What do we mean by 'Kings Worthy settlement'?

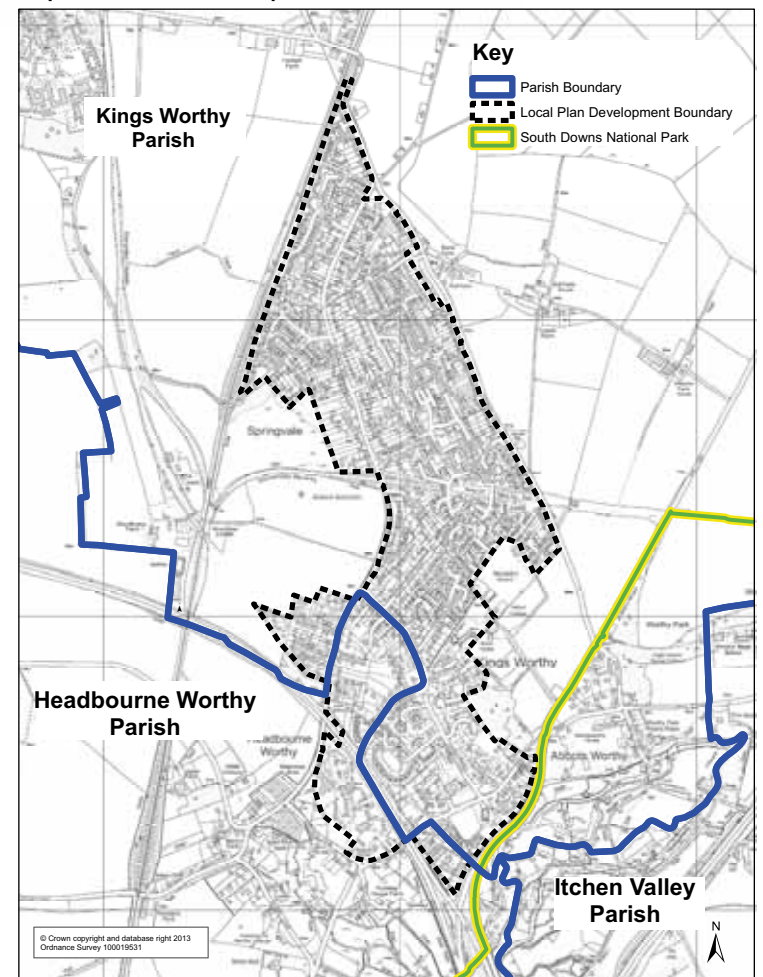
In the Local Plan, the village of Kings Worthy includes areas in both the Kings Worthy and Headbourne Worthy parishes. The black line on Map 1 defines the Kings Worthy settlement current development boundary.

Why do we need to build on greenfield land?

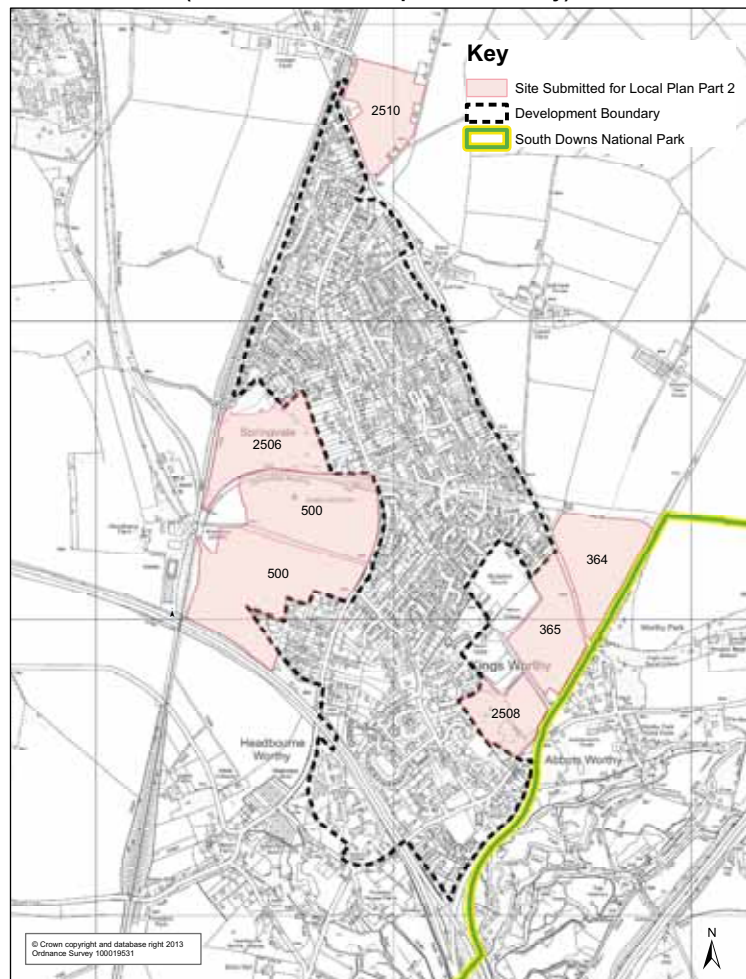
Since the plan period started in 2011, a significant amount of the 250 dwellings planned for have already been provided or are planned. Account has been taken of homes built since 2011, planning permissions still to be started/finished, windfall potential and other areas in the village which have been identified as having potential for development.

This means we propose to plan for an additional 25 – 50 dwellings on a site outside of the existing settlement boundary.

Map 1: Parish and Development Boundaries



Map 2: Sites considered for Local Plan Part 2 (outside of the development boundary)



How are we deciding which site to develop?

Every year WCC publish the 'Strategic Housing Land Availability Assessment' (SHLAA) which shows land being promoted for housing development. We have looked at the sites in the SHLAA, together with additional sites submitted earlier this year in a 'Call for sites' exercise.

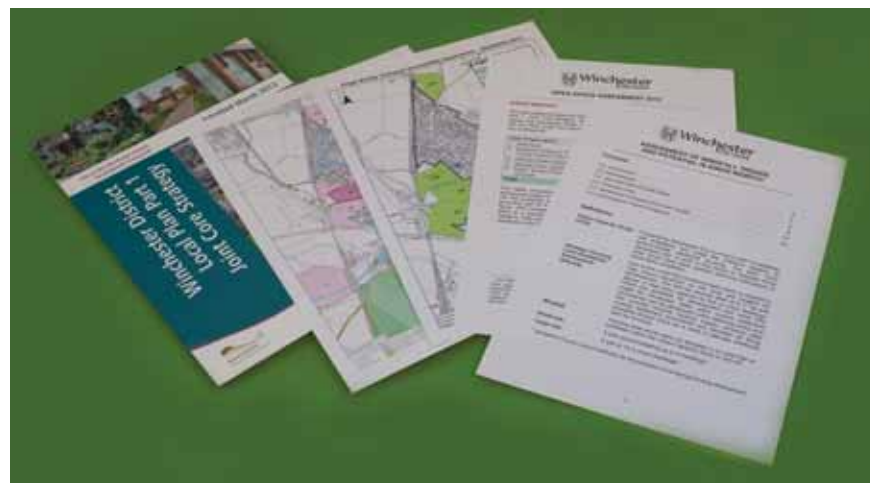
All the sites submitted outside the settlement boundary are shown in pink on map 2. These are the 'available' sites, which have been assessed for the housing and other uses needed.

Narrowing the options

As several sites were promoted for housing development, Winchester City Council, together with both Kings Worthy and Headbourne Worthy Parish Councils have considered the merits of each site.

The issues considered included:

- Is the site adjacent to the existing settlement boundary and well related to the pattern of development?
- Are there physical constraints on the site e.g. is it in a flood zone?
- Are there national or local policy designations on the site e.g. Scheduled Ancient Monuments
- Is the site close to Kings Worthy's facilities & services?
- Is there good access onto the site?
- What will be the impact of development on the landscape of the site and the surrounding area?
- Would development maintain the generally open and undeveloped nature of the Kings Worthy/ Abbots Worthy gap?



The above maps and documents are a sample of the assessments. Full details can be viewed at www.winchester.gov.uk/LPP2/sites

As a result of assessing the sites, 3 sites were excluded and 3 shortlisted.

Site Options

The shortlist of sites are shown in Map 3:

- 365 – Land off Lovedon Lane/Basingstoke Road
- 2506 – Land off Hookpit Farm Lane
- 2508 – Land at former Kings Worthy House

As the 3 potential sites all have positive points and could all meet the criteria to be included in the Local Plan, we would value your comments on the merits each site.

Site Owners' Displays

Each site owner has been asked to show how their site would meet the requirements set out in the Local Plan Part 1 and also the development needs identified by the City and Parish Councils. As each of the sites is larger than needed for 25 – 50 dwellings we have asked them to show how the rest of the site could be used. This includes:

- 25 – 50 dwellings, 40% of which should be affordable housing
- A mix of dwellings of which a majority are 2-3 bedroom units, possibly including accommodation suitable for the elderly/downsizing
- An average density of approximately 30 dwellings per hectare
- Provision of measures to ensure adequate access to the site and other physical infrastructure necessary to enable the development of the site
- Ensure development which is appropriate in scale and design and conserves the settlement's identity, countryside setting, key historic characteristics and local features
- Possible open space uses. (For site 2506: Provision of a children's play area as the other sites have good access to children's play facilities at Eversley Park recreation ground)

We asked site owners not to provide detailed layouts as this consultation is about the site that should be allocated, not the details of a scheme.

Sites excluded:

Site 364 - Land off Lovedon Lane

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

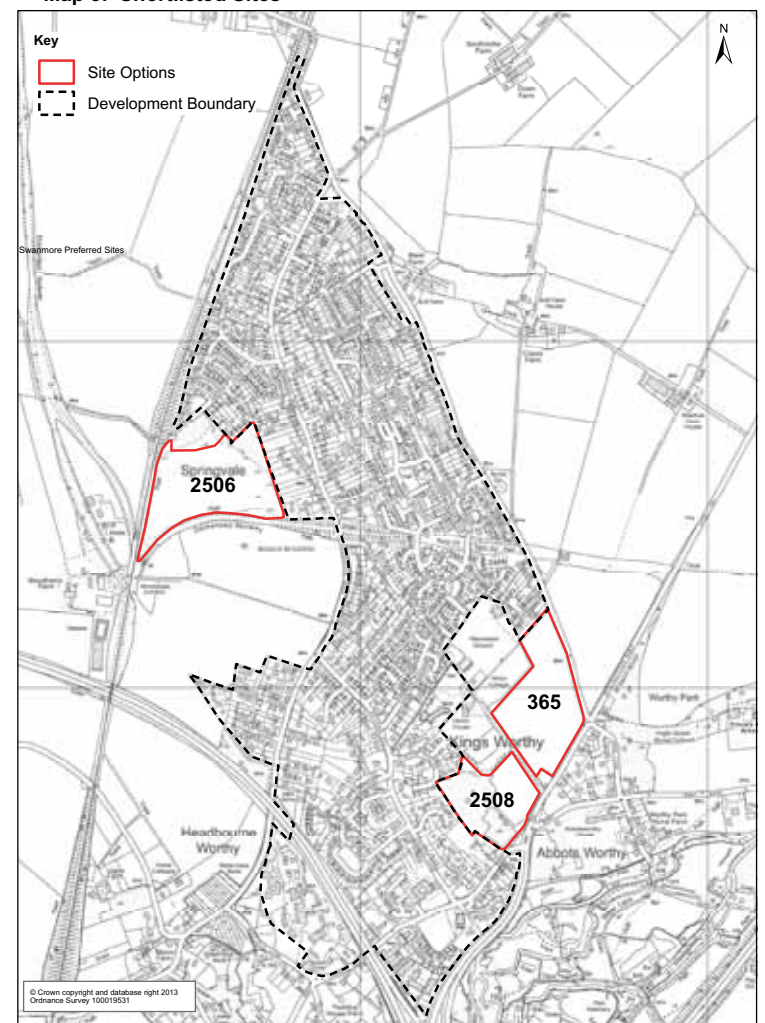
Site 500 - 'Land at Woodlands Farm

- Sensitive in landscape terms
- Site too large for the number of dwellings required within it with no obvious subdivision
- Impact on the Scheduled Ancient Monument

Site 2510 - Land at Down Farm, Lovedon Lane

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

Map 3: Shortlisted Sites



Feedback/How to comment

Please complete the questionnaire and return to Kings Worthy Parish Council Offices or email your comments to kwpc@btconnect.com. The closing date for comments is Friday 10 January 2014.

Failure to plan for further development is **not** an option. If Winchester City Council does not plan for development, we will have to allow planning applications irrespective of whether they are the best sites or not for the village. The City and Parish Councils want to work with the community to plan for the best site and will discourage site owners from making early planning applications (although we cannot prevent this).

This is **not a vote** for your favourite site; we would like to know which factors you think are most important in assessing the sites and how they perform against them

What happens next

Following this consultation, the Parish Councils and Winchester City Council will decide which site should be allocated in the Local Plan Part 2

The site selected will be included in the draft Local Plan Part 2 which will be published in summer 2014. You will have an opportunity to make formal comments to Winchester City Council at this time. A further version of the plan will be published in early 2015 followed by a public examination by a Planning Inspector during the summer of 2015.

The final Plan will be adopted in December 2015.



Winchester
City Council