# YOUR PLACE YOUR PLAN.

Winchester District Local Plan

LOCAL PLAN 2020 - 2040

## PROPOSED SUBMISSION LOCAL PLAN (REGULATION 19)

2020 - 2040

Winchester City Council

# FOREWORD

## Welcome to Winchester City Council's Proposed Submission Local Plan (Regulation 19).

**Cllr Martin Tod,**
Leader of the Council

**Cllr Jackie Porter,**
Cabinet Member for Place and Local Plan

### 1.1

The Local Plan sets out our vision and objectives for future development across the Winchester district outside the South Downs National Park – in Winchester itself, our market towns, villages and countryside. It includes new Development Management policies against which planning proposals will be assessed for housing, employment and open space as well as the specific sites needed to deliver the growth we have to accommodate over the next 15 years or more.

### 1.2

Our new Local Plan, which will run until 2040, will represent a significant change from our previous plan. It has to address major new challenges:

- The biggest challenge we face is climate change. Our area has an above average carbon footprint. We are seeing the direct impact of climate change locally – with flash flooding, extreme temperatures and water shortages affecting our health, our homes and businesses, chalk streams and rivers and the unique countryside that make our district so special. This plan addresses this challenge head-on. To support our goal for the district to be carbon neutral by 2030, it sets amongst the highest standards possible for environmental design for homes and for commercial development – designed to cut carbon and cut bills. The draft plan's policies also ensure development is designed to help make it attractive, safe and easy to walk, cycle and use other low carbon methods of transport.
- We also face a challenge of affordability. It's harder and harder for all ages, and especially younger people, to find a suitable house they can afford. In the past, developers have often raised viability issues at the planning application stage to reduce their contribution towards affordable housing. This plan takes a new approach to affordable housing targets – replacing an 'expectation' that was too often missed, with a minimum requirement that developers must achieve.

- We face the challenge of protecting our district's chalk streams and rivers and, alongside our neighbours, the Solent as well from increases in phosphate and nitrate nutrient pollution. We will continue to innovate to tackle this alongside Government, the Partnership for South Hampshire and local landowners to unlock the building of homes affected by the need for nutrient neutrality without weakening environmental protections.
- Finally, we face the challenge of protecting our natural environment. Our city, towns and villages are surrounded by beautiful green spaces and countryside. This local plan takes the approach of 'brownfield first' – both in prioritising the use of previously developed land over green fields, but also in the phasing of development. The sites proposed are those which have the best sustainability, can deliver affordable homes, and have the least environmental impact on our district. Over 90% of the sites that developers put forward have not been included in this plan.

1.3

We know that the delivery and timing of infrastructure is a critical issue in the forefront of local communities' minds when talking about future development.

The Local Plan is accompanied by an Infrastructure Delivery Plan providing critical details on the infrastructure projects that are required to be delivered to support the proposals in the Plan.

1.4

The Proposed Submission Local Plan (Regulation 19) is the final version of the Local Plan before it is submitted to the Secretary of State and the Planning Inspectorate for Examination in Public. All the feedback that we have received from our earlier award-winning engagement on the Strategic Issues & Priorities and the Regulation 18 draft Local Plan consultation has been extremely helpful in setting a clear direction of travel for the contents of this Proposed Submission Local Plan (Regulation 19). Your input on this next stage of the process will be equally important. We look forward to hearing your views.

**Cllr Martin Tod,**
Leader of the Council
**Cllr Jackie Porter,**
Cabinet Member for Place and Local Plan

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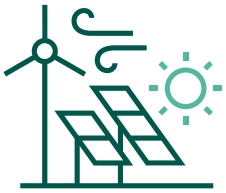


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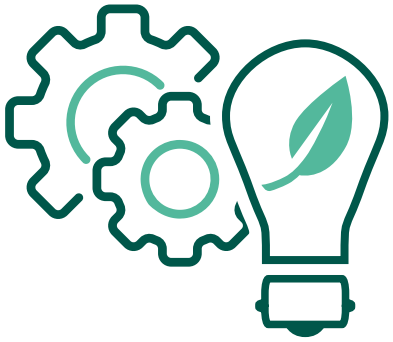
# INTRODUCTION

**YOUR PLACE**
**YOUR PLAN.**
Winchester District Local Plan



## What is the Winchester District Local Plan?

2.1

The Winchester District Local Plan 2040 sets out how development will be planned and delivered across the whole of the Winchester district outside of the South Downs National Park as the South Downs National Park Authority has responsibility for planning in that area.

2.2

All local planning authorities in England and Wales are required by Government to have an up to date Local Plan. The Local Plan addresses a range of matters such as the climate emergency, nature emergency, local housing need, the economy, environmental considerations, community infrastructure as well as strategic infrastructure needs. The plan has been prepared to be consistent with the Government's National Planning Policy Framework (NPPF) and associated Government legislation.

2.3

The Local Plan will be used to assess and determine planning applications together with any relevant policies in neighbourhood development plans. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

## What area is covered by the Winchester District Local Plan?

2.4

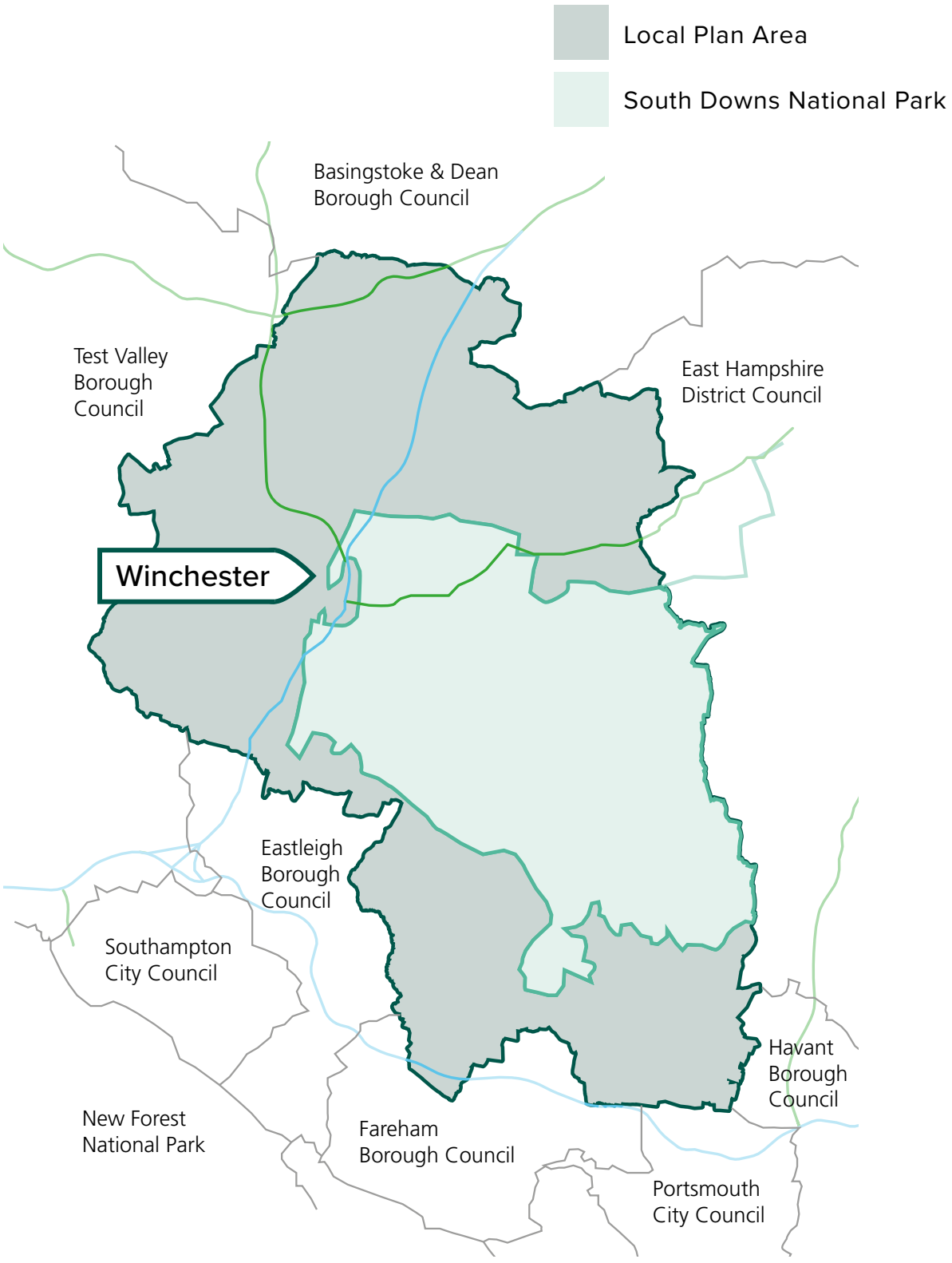
The Winchester District Local Plan covers the whole of the Winchester district with the exception of the area of the South Downs National Park, which is a separate local planning authority. The plan illustrates the extent of the area covered by the Winchester District Local Plan.

2.5

**The plan covers the period up to 2040 and it is important that it is read as a whole.**

**All Local Plan policies should be considered together and not in isolation in the preparation and consideration of planning applications. The policies in the Local Plan do not list or cross reference to all other policies that may be relevant.**

# LOCAL PLAN GEOGRAPHIC AREA



## HOW DO WE PREPARE THE LOCAL PLAN?

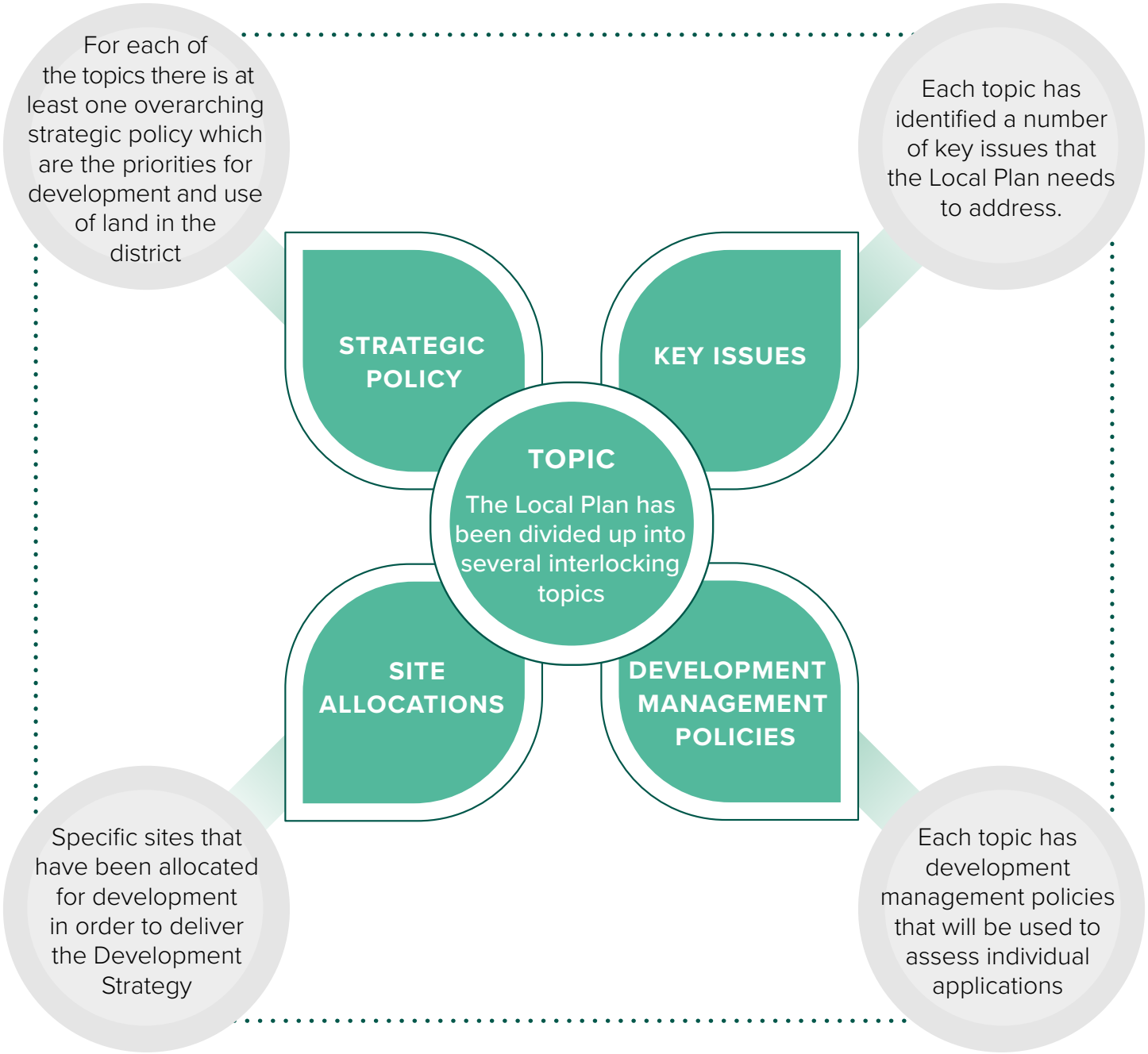
2.6

The diagram below shows the individual stages of the Local Plan process. We are now at stage 6 on the diagram.

# Where we are with the LOCAL PLAN

12. Monitoring
11. Adopt Local Plan
REGULATION 26
10. Modifications
9. Examination of Local Plan
REGULATION 24 - INDEPENDENT EXAMINATION HEARINGS
8. Submission of Local Plan
REGULATION 22 - SUBMISSION TO SECRETARY OF STATE
7. Identify the Main Issues from the Regulation 19 Consultation
6. Have Your Say - Proposed Submission Local Plan
REGULATION 19
5. Analysed Comments from Regulation 18 Consultation
4. Have Your Say - Draft Local Plan
Analysed Comments from SIP Consultation
ve Your Say - Strategic Issues & Priorities
ollection and Research

# WHAT IS THE STRUCTURE OF THE DOCUMENT?



2.7

When it has been adopted, the Winchester District Local Plan will supersede the existing Local Plan Part 1 – Joint Core Strategy (March 2013), Local Plan Part 2 – Development Management Policies and Site Allocations (April 2017) and the Gypsy, Traveller and Travelling Showperson Development Plan Document (February 2019).

2.8

The Local Plan does not cover minerals and waste as this is dealt with by Hampshire County Council.

## POLICIES MAP

2.9

The Local Plan is supported by an interactive online policies map. The policies map can be used to look in more detail at the locations where housing, employment and other land uses are being proposed and view the policy designations.

**INTERACTIVE ONLINE MAP**

localplan.winchester.gov.uk/discover-your-area

# WHAT IS THE RELATIONSHIP WITH NEIGHBOURHOOD PLANS?

## 2.10

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They may also include more detailed planning policies such as how new development should be designed so that it protects the character of the area. Neighbourhood Development plans must be in general conformity with the strategic policies in the adopted Local Plan.

## Existing

Neighbourhood Development Plans

- **Denmead Parish Council Neighbourhood Development Plan 2011-2031**
- **Twyford Parish Council Neighbourhood Development Plan 2019-2033**

## In Preparation

Neighbourhood Development Plans

- **Denmead Parish Council Neighbourhood Development Plan**
  - Denmead Parish Council are currently reviewing their Neighbourhood Plan which will replace the existing Neighbourhood Plan
- **Hursley Parish Council Neighbourhood Development Plan**
  - Hursley Parish Council have designated an area for a Neighbourhood Plan
- **New Alresford Town Council Neighbourhood Development Plan**
  - New Alresford Town Council have designated an area for a Neighbourhood Plan
- **Curdridge Parish Council Neighbourhood Development Plan**
  - Curdridge Parish Council have designated an area for a Neighbourhood Plan

## WHAT IS INCLUDED IN THE LOCAL PLAN?

### 2.11

A number of factors have changed, several of which are outside the control of the council. These factors have had important implications for the way that this Local Plan has been prepared and the policies that have been included within it particularly in relation to development viability. These are set out to below:

- The City Council has declared a climate emergency and its ambition to have a carbon neutral district by 2030;
- The government has introduced a number of changes to the planning system including amendments to the Use Classes Order and Permitted Development Rights;
- There is a new national requirement for biodiversity net gain;
- There are new requirements and associated costs to mitigate the impacts of additional nutrients on the quality of the water environment of nationally protected sites; and
- Local Planning Authorities now need to assess the financial costs of the policies within the Local Plan at the Plan-making stage rather than leaving viability matters to be resolved at the planning application stage.

### 2.12

Whilst a number of the above factors deliver wider environmental and other benefits they also provide new challenges which affect development and need to be accommodated in the plan. Generally these factors add to the cost of development – even where they might reduce ongoing costs for occupants – so it is necessary to balance all of these requirements and make choices about what to prioritise in the Local Plan. In recognition that there is a climate emergency, which sits at the heart of the Local Plan, the proposed plan embeds carefully designed new energy efficiency standards developed by the Low Energy Transformation Initiative (LETI). The inclusion of these energy efficient standards will ensure that most new residential developments permitted under the plan are built to be net-zero carbon. The advantage to occupiers will be that the running costs of these homes will be much lower than homes that are built to the current Building Regulations. This also means that homes will not need to be retrofitted when for example, the use of gas boilers is phased out by the government in 2025.

2.13

The situation regarding the delivery of affordable housing remains a key priority of the Local Plan and the overarching requirement will be to achieve 40% as a proportion of market schemes. Local Plans are now required to assess the viability of affordable housing provision and other plan requirements when drafting policy. These include setting the proportion of provision expected in each case for market housing developments, rather than viability assessments being considered at the planning application stage which then determines the number of affordable homes that can be delivered. It has been necessary to carefully assess the percentage of affordable housing which can be provided, taking account of the nature of the site in question and its location in the district. Both of these factors affect viability.

2.14

Work therefore that has been undertaken as part of the Local Plan Viability Assessment. This has indicated that the affordable housing percentages that are included in this Local Plan need to reflect the development cost in terms of whether the site is located on greenfield, or previously developed land (brownfield sites) and whether the development is expected to mitigate the impacts of phosphorus and/or nitrogen. The minimum requirement of affordable housing has had to be reduced for brownfield sites and then further reduced where phosphorus mitigation is needed in order for development to remain viable. While the policy takes our current understanding of the costs associated with phosphorus mitigation as a starting point, it is intended to increase proportions of affordable housing in these areas as costs reduce over time as anticipated.

## HOW HAS THE DOCUMENT BEEN PREPARED?

2.15

The Localism Act 2011 stresses the importance of community involvement in the planning system, and of enabling communities to make a significant contribution towards shaping the places where they live. The Plan has been developed in accordance with the city council's adopted Statement of Community Involvement. – updated in 2024.

2.16

The Local Plan is supported by an evidence base covering matters such as housing, design, economy, the environment, recreation and leisure, transport and infrastructure. This has been informed by public consultation that took place in 2018, 2021 and more recently during 2022, in relation to the Regulation 18 Consultation. All the evidence base and the feedback that we have received has been used to help us inform and develop the Local Plan.

To see a full list of the Evidence Base see page 527 Appendix III or click here.

## CONSULTATION AND ENGAGEMENT

### 2.17

The Strategic Issues and Priorities (SIP) consultation was under taken on 15th February 2021 for a period of 8 weeks. The results of this consultation informed the Regulation 18 draft Local Plan. The full details of the consultation can be found in the SIP consultation document.

### 2.18

The Regulation 18 draft Local Plan was then published for consultation on 2nd November 2022 for 6 weeks. The representations received can be viewed on the Council's website (Regulation 18 Consultation - Winchester District Local Plan) and further details of the consultation process can be found in the Regulation 18 consultation document.

All the comments received have been carefully considered in the preparation of the Proposed Submission Local Plan (Regulation 19).

## RELATIONSHIP WITH OTHER KEY PLANS AND STRATEGIES

### 2.19

The preparation of the Local Plan has also been informed by the Council Plan. The Council Plan is a high level document and it sets out what the council wants to achieve and informs other strategies and plans including the Local Plan and individual service plans.

## SUSTAINABILITY APPRAISAL AND HABITATS REGULATION ASSESSMENT

### 2.20

The Local Plan has also been prepared alongside and been informed by the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). The SA is an integral part of the process and is used throughout the development of the new Local Plan. This is under the umbrella of the Integrated Impact Assessment (IIA). It assesses the significant social, environmental and economic effects of the plan to ensure that decisions are made that contribute to achieving sustainable development. The SA assessed individual sites, proposed policies and different delivery options to address the overall housing need. The HRA identifies whether the plan is likely to have a significant effect on European protected sites and demonstrates that where significant impacts have been identified on nature conservation these will be avoided or mitigated.

## EQUALITIES IMPACT ASSESSMENT

### 2.21

An Equalities Impact Assessment (EqIA) and a Health Impact Assessment has been undertaken, alongside the Sustainability Appraisal and Habitats Regulation Assessment. The Equalities Impact Assessment assesses the policies in the Local Plan against the protected characteristics identified in the Equalities Act 2010. The EqIA concludes that most policies are expected to have either a positive, mixed or neutral relationship with regard to all of the protected characteristics. The EqIA is therefore considered to be generally compatible with the three main duties of the Equality Act 2010.

# DUTY TO COOPERATE

## 2.22

The city council has worked positively and collaboratively with neighbouring local planning authorities and other bodies to identify and seek to address any strategic, cross-boundary matters. How the council has engaged with neighbouring bodies and other bodies is set out in Statements of Common Ground which can be found on the Council's website. The council has a particular responsibility with regards to the South Downs National Park Authority, to address both the potential impact of development within the Winchester Plan area upon the National Park, but also to consider how the development needs of that part of Winchester district may be accommodated.

## 2.23

The council and a number of neighbouring authorities are members of the Partnership for South Hampshire (PfSH) which seeks to encourage sustainable, economic led growth and regeneration of the South Hampshire sub-region. Whilst this work is non-statutory (i.e. not part of the formal development plan) it has helped to inform the development of the Local Plan and fulfil the council's duty to cooperate. PfSH has published a Spatial Position Statement which sets out a strategic development strategy for the area, including how shortfalls in housing provision in some authorities might be dealt with. Further details on the PfSH Spatial Position Statement have been included in the Homes for All topic.

## 2.24

The allocation of sites to deliver the proposed Development Strategy has been formulated in consultation with the parish and town councils, Ward Councillors and informed by the Sustainability Appraisal.

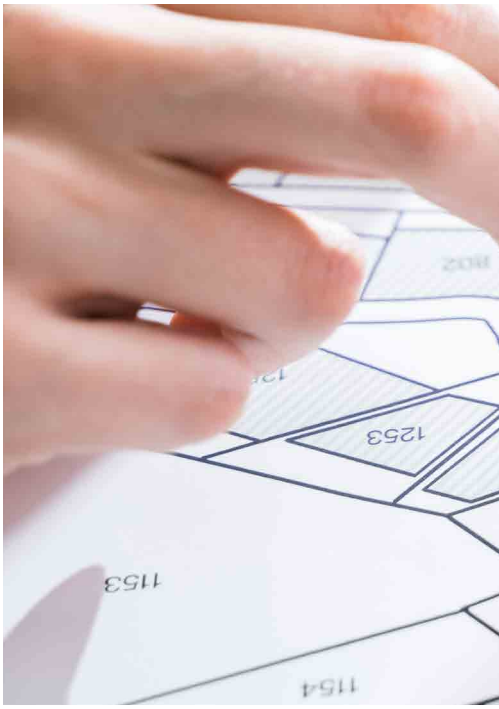
Footnote *includes Sustainability Appraisal, Equality Impact Assessment and Health Impact Assessment. A full copy of the evidence base is provided in the 'how has the document been prepared?' section in the introduction. Page 10 2.16

# VISION FOR THE AREA

YOUR PLACE YOUR PLAN.
Winchester District Local Plan

# YOUR PLACE YOUR PLAN.

## Winchester District Local Plan



3.1

This plan covers Winchester district, except for that part which falls within the South Downs National Park. The plan area itself contains a variety of communities and places which perform distinct roles and have their own context and relationships with their surrounding areas. For the purpose of the Local Plan, the district has been divided up into the same broad geographical areas in the same way as the previously adopted Local Plan:

**Winchester Town -** As the largest settlement in the district and county town, Winchester is an important centre for housing and employment activities. There are significant patterns of in and out commuting due to the mis-match of workers and residents and its strong travel links to London. It is a hub for many services and facilities which benefit residents and businesses in the district and beyond, and is a sustainable location for growth and change. The historic, cultural, aesthetic, visual and nature conservation elements of Winchester and its setting are of exceptional quality.

**South Hampshire Urban Areas –** This spatial area has been defined as a local response to planning for the part of the district which lies within the Partnership for South Hampshire (PfSH) area, with strong economic and social ties to the urban areas to the south. The key communities of North Whiteley and Newlands (West of Waterlooville), have seen significant growth in response to development needs and relatively constrained opportunities in neighbouring areas, and this is expected to continue during the Plan period as those proposals continue to be built out.

**Market Towns and Rural Area -** This area includes many smaller settlements, which range from larger villages to small hamlets. The rural nature of this part of the plan area is a constraint, but there are numerous opportunities to address local needs and maximise attractive rural settings. The mobile nature of the population adds a further complexity as residents travel to alternative destinations, whether by necessity or choice.

# ISSUES

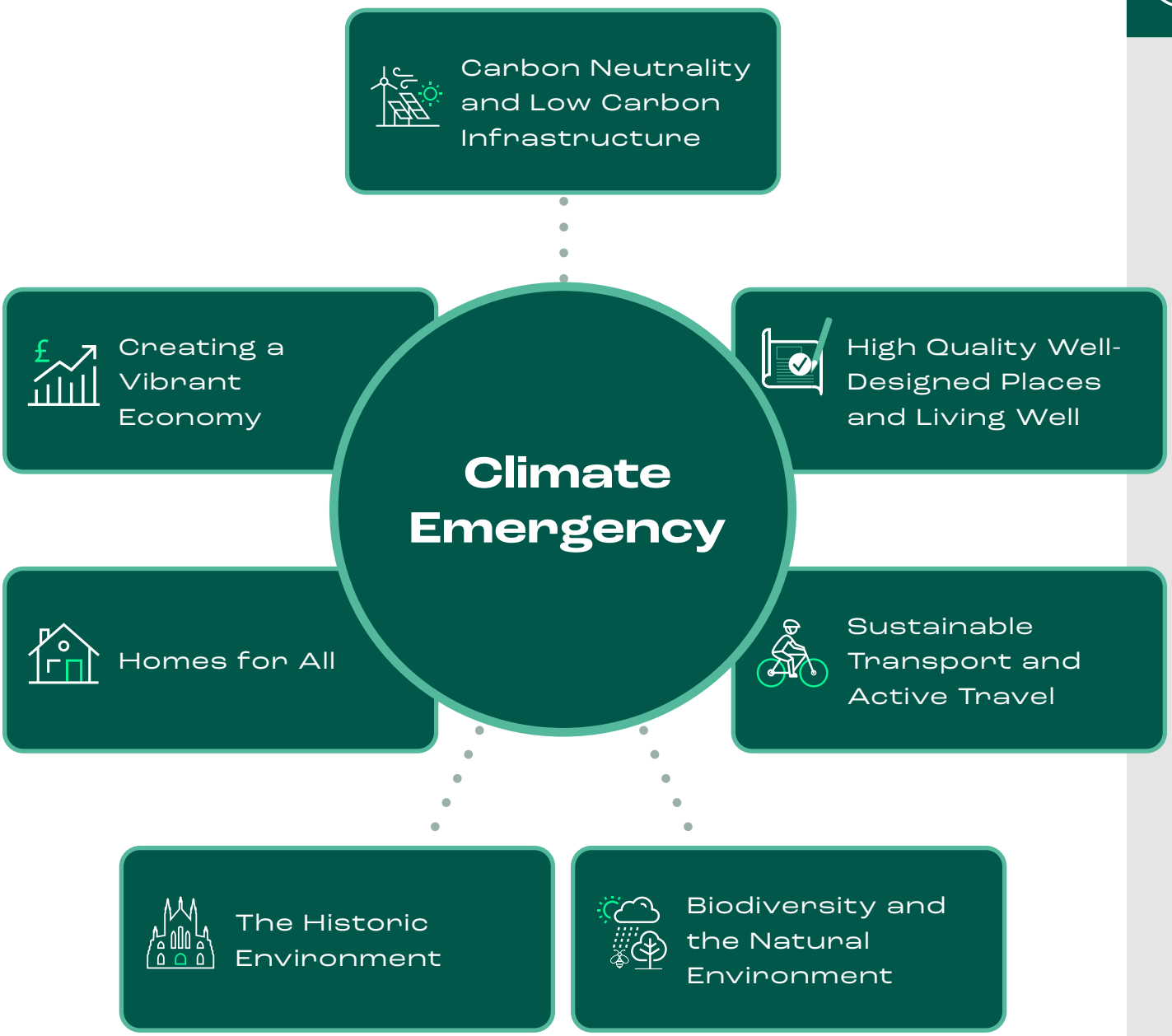
## 3.2

Since the adoption of the previous Local Plan, there has been a range of new evidence produced to support the development of the new plan (the evidence base). The Council declared a climate emergency in 2019 and a nature emergency in 2023. Work has taken place at a local level on a Winchester Town Vision, and local communities have commenced work on a number of neighbourhood plans in Denmead, New Alresford, and Hursley along with new and updated village design statements. In addition, economic change and uncertainty has taken place following Brexit and the legacy of the COVID-19 pandemic, which has resulted in changes to shopping and working patterns. There is now also a requirement to consider and address nutrient pollution affecting nationally protected sites within and around the district at both a plan making stage and when determining planning applications.

## 3.3

The council undertook a 6 week public consultation on the Strategic Issues & Priorities document between February – April 2021. The public consultation on the Strategic Issues & Priorities document sought views on how the district should accommodate the homes that we need to plan for and what our future strategic vision should be for the whole of the district outside of the National Park. Taking on board feedback from the public consultants the structure of the Local Plan has been arranged around the following topics.

# LOCAL PLANS ISSUES AND STRUCTURE




3.4

Under each of the topics, the various challenges have been identified along with the evidence base and how the Local Plan can be used in a positive way to help address these issues.

3.5

Further consideration of the responses to the SIP consultation, the requirements of national planning policy and advice from the Planning Advisory Service has resulted in the following draft Vision and Objectives for the emerging Local Plan –

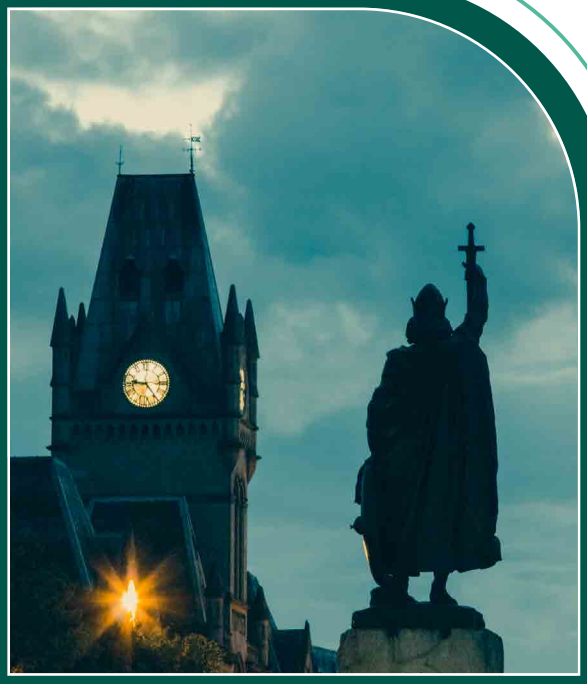
## Local Plan Vision – Winchester district

Winchester district has unique natural, cultural and historic assets which means it is an attractive place to live work and visit. The need to adapt to, improve resilience to and mitigate climate change is being responded to. The challenges of changes to the environment, economy and lifestyles will be met in a positive manner. The natural beauty, biodiversity and cultural heritage will be enhanced. Key assets such as chalk streams and the setting of the national park will be protected.

New development will address the needs of the area and enhance the sustainability of communities, natural environment and the economy and respond to the wider relationship with neighbouring areas. The climate and nature emergencies will lead to energy efficiency standards ensuring that residential development is built to net-zero carbon. The concept of 20 minute neighbourhoods and active travel is ensuring that development is connected to public transport rights of way and cycleways.

Development in the area will be delivered in a way which achieves the following outcomes –

- The County Town of Winchester will continue to be the cultural and economic centre of the district with a significant range of services, facilities and employment, and as such will be a centre for growth. The high-quality environment will attract a range of new uses as the role of the town evolves. The visitor and tourism economy, and creative and education sectors will be increasingly important. Regeneration will make the best use of previously developed land, which will be delivered while protecting and enhancing the character and the wealth of heritage assets.



- Areas in the south including Whiteley and West of Waterlooville, including Newlands, will continue to grow forming part of the wider south Hampshire economy. Significant housing and employment development will be delivered while protecting and enhancing natural assets. Physical and social infrastructure will be provided to reinforce and maintain a strong sense of community and identity.
- The market towns and rural villages will remain attractive settlements, accommodating changes to support evolving communities and the economy, with modest growth to meet their needs underpinning the resilience of local services and facilities whilst retaining their individual identity, historic assets and rural character.

# OBJECTIVES

## 3.6

The vision will be delivered by the application of the following spatial objectives and policies across the plan area. These collectively will ensure that proper consideration is given to the impact of development on the environment, economy and society to achieve sustainable development.

### Tackling the climate and nature emergencies and creating a greener district

i. In recognition that there are climate and nature emergencies, which sit at the heart of the Regulation 18 Local Plan, energy efficiency standards that have been developed by the Low Energy Transformation Initiative (LETI) are embedded in policy. The inclusion of these energy efficient standards will ensure that most new residential developments permitted under the plan are built to be net-zero carbon.

ii. Maximise the use of land as a valuable resource by prioritising the development of brownfield land, making best and most efficient use of available land which is suitable for development, and achieve high quality design which makes a positive contribution to the public realm.

iii. Conserve and enhance Winchester district's valuable environments including both the urban and rural areas as well as the built, historic, and natural environments and improve wildlife assets through the Biodiversity Action Plan.

iv. Ensure that development is designed to provide biodiversity net gain, and does not have an adverse impact on landscape character and the historic environment and the unique and special characteristics of the South Downs National Park.

v. Provide, protect and enhance blue/green infrastructure to include open spaces, green links and wildlife corridors with support from the Biodiversity Action Plan.

vi. Mitigate and protect the area from the impacts of, and adapt to the effects of the climate and nature emergencies, by promoting design, lifestyle and business to reduce carbon emissions, promote recycling and minimise waste.

vii. Maximise the use of low carbon infrastructure and construction methods and drainage systems and encourage the use of locally sourced materials, to protect the integrity of the natural systems and resources.

1 Blue-green infrastructure refers to the use of blue elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, and green elements, such as trees, forests, fields and parks, in urban and land-use planning.

# OBJECTIVES

### Living Well

i. Promote health by improving air quality, increasing opportunities for walking and cycling and enhancing access to outdoor recreation and the natural environment.

ii. Delivering inclusive communities with a range of services and infrastructure in sustainable neighbourhoods, including community infrastructure, blue/green[1] infrastructure and employment.

iii. Supporting measures which encourage sustainable and active transport and minimising the need to use the private car to travel.

### Homes for All

iv. Delivering high quality and adaptable new housing to meet local needs, including a range of sizes, types of residential accommodation and tenures.

### Vibrant Local Economy

v. Ensuring the economy is able to grow and respond positively to legacy of COVID-19 and other challenges by accommodating changing business needs and opportunities, including supporting agriculture and other rural businesses, growing the visitor and tourism economy, and the food and drink, creative and education sectors.

vi. Identify sufficient sites and premises to meet business needs and support the delivery of the infrastructure required to support it, including transport and fibre broadband.

vii. Supporting the cultural, visitor and tourism economy, including links and access to destinations including Winchester City and the South Downs National Park.

viii. Support green growth, including the low-carbon economy through encouraging energy efficiency and renewable energy technologies.

## 3.7

The Plan will set out through its policies and monitoring framework how it will contribute towards the delivery of these aims and objectives – see page 502. In order to demonstrate how the vision and objectives of the new Local Plan will be delivered and how development proposals will be expected to contribute towards these aims, Strategic Policy SP1 sets out an overarching policy for the Plan.

1 Blue-green infrastructure refers to the use of blue elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, and green elements, such as trees, forests, fields and parks, in urban and land-use planning.

# OBJECTIVES

STRATEGIC POLICY

**Strategic Policy SP1**

Vision and Objectives

The council is committed to the delivery of the vision and objectives of the Plan and will engage proactively with a range of partners to jointly find solutions to achieve high quality sustainable and inclusive development that is focused around sustainable travel modes of transport and will use available tools at its disposal in order to unlock sites which are key to the Plan's delivery. The Plan will meet the aims set out in the Vision and Objectives by ensuring that new development contributes towards them as follows -

**Vision**

Development proposals should demonstrate that they contribute towards, and are compatible with, the overall aims of the Plan as set out in the vision and deliver the aspiration for each sub-area.

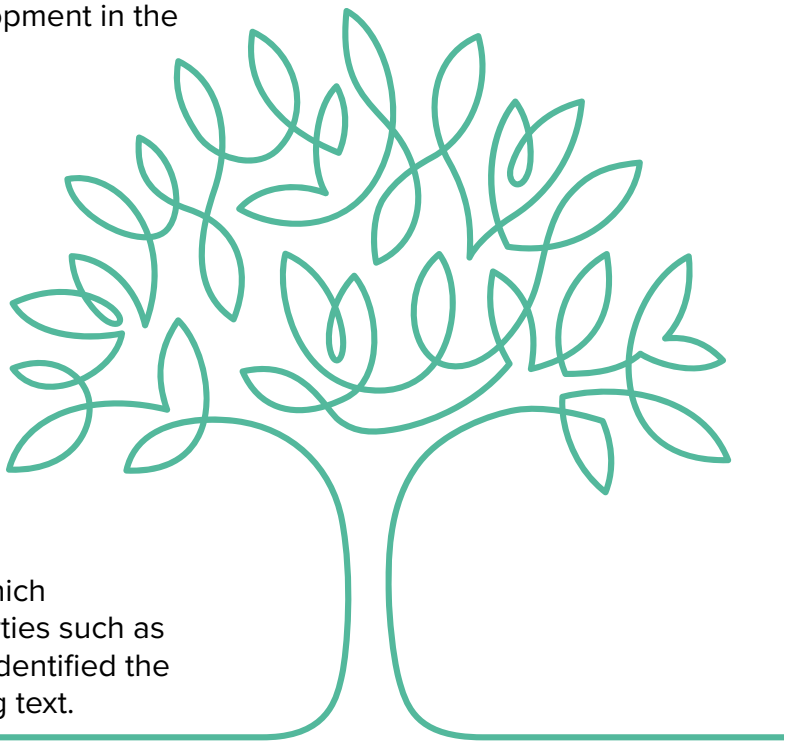
**Objectives**

Development proposals should demonstrate how they contribute towards the objectives of the Plan.

3.8

The Plan's vision and objectives have been developed into a spatial planning strategy covering the three main spatial areas of the district. This is set out in Policy SP2, along with the broad requirements for development in the Plan area.

Development proposals will be supported which reflect these principles. Further guidance and expectations are set out in the other policies in this Local Plan, and supporting evidence such as the Infrastructure Delivery Plan and other documents listed after para. 2.16 (page 10) should be referred to when considering how to meet these requirements. Where it is understood there are likely to be specific requirements or issues which should be discussed with third parties such as infrastructure providers, they are identified the allocations policies and supporting text.



**Strategic Policy SP2**

Spatial Strategy and Development Principles

STRATEGIC POLICY

The council will support the delivery of new housing, economic growth and diversification, as appropriate for each of the three spatial areas, through the following development strategy:

i. Winchester Town will make provision for about 5,640 new homes through a range of accommodation, including the completion of the Kings Barton development and the redevelopment of Sir John Moore Barracks, to meet the needs of the whole community and to ensure that the local economy builds on its existing and growing strengths in higher education, creative and media industries, and other knowledge-based activities, whilst respecting the town's special heritage and setting.

ii. The South Hampshire Urban Areas will make provision for about 5,650 new homes and contribute towards meeting the Partnership for South Hampshire strategy of improving economic performance, primarily by providing major housing, economic growth and community and physical infrastructure in two sustainable new neighbourhoods at Newlands (West of Waterlooville) and North Whiteley (Whiteley). Strategic Policy SP2 Spatial Strategy and Development Principles.

iii. The Market Towns and Rural Area will make provision for about 3,850 new homes and support economic and community development that serves local needs in the most accessible and sustainable locations (see the rural settlement hierarchy in Policy H3), which promote the vitality and viability of communities, and maintain their rural character and individual settlement identity

The Council will support the delivery of this development strategy in a sustainable way, aligned with proposals in relevant documents such as the Local Transport Plan and Local Nature Recovery Strategy.

Development proposals will be expected to make efficient use of land and prioritise the use of previously developed land/buildings in accessible locations, in accordance with the development strategies set out in this Plan.

In delivering the district's housing, employment and community requirements development proposals will be expected, where appropriate, to:

iv. Conserve and enhance the importance of environmental, assets and make efficient use of scarce natural resources including the recycling of materials on site;

**Strategic Policy SP2**

Spatial Strategy and Development Principles

v. Address the impact of climate change, the potential for renewable energy, and the implications for air quality, green infrastructure, recycling/waste, flooding and surface water and the water environment;

vi. Make use of public transport, walking and cycling safe and accessible, and integrate the development of homes, jobs, services and facilities, to reduce car use;

vii. Apply a town centres first approach to retail, leisure or other development proposals that are high attractors of people, in accordance with the hierarchy of centres in Policy E3;

viii. Achieve high standards of design and sensitivity to character, setting and cultural heritage;

ix. Contribute to individual and community well-being, health and safety and social inclusivity; and

x. Undertake an assessment of the infrastructure and service capacity to serve new development and make arrangements in a timely manner for appropriate increases in infrastructure capacity or measures to mitigate impact.

The development strategies for each of the spatial areas are set out in greater detail in other policies of this Plan.

STRATEGIC POLICY

# OBJECTIVES

### 3.9

Within the district there are several very small communities which are no more than a collection of houses or isolated dwellings and are considered to be within the wider countryside. Development will be limited to that which has an essential need to be located in the countryside. This may include development which is necessary for agricultural, horticultural or forestry purposes, and certain types of open recreational uses which require a countryside location. In recent years the council has received a number of applications for bespoke dog activity / outdoor play.

Development proposals will be supported which reflect these principles. Further guidance and expectations are set out in the other policies in this Local Plan, and supporting evidence such as the Infrastructure Delivery Plan and other documents listed after para. 2.11 should be referred to when considering how to meet these requirements. Where it is understood there are likely to be specific requirements or issues which should be discussed with third parties such as infrastructure providers, they are identified in the allocations policies and supporting text

### 3.10

In addition, there are a number of existing buildings within the countryside of the district, some of which are no longer in use and others which are occupied by existing users or existing businesses which may need to expand. These existing structures are often an accepted part of the landscape and it is considered appropriate to provide for them to be used productively, through re-use or for them to be replaced if acceptable.

### 3.11

Priority in the use or redevelopment of existing buildings in the countryside will be given to employment, tourism or affordable housing over general housing provision. These buildings are a limited resource and often in locations that are not well served by sustainable transport, whereas provision is made in more suitable locations for general housing needs. There may exceptionally be circumstances where residential accommodation may be justified in the countryside, particularly for affordable housing exception sites to meet identified local housing needs, or where traveller accommodation is essential and cannot be provided within built-up areas.

### 3.12

For those development allocations which fall outside of the existing settlement boundaries, it is envisaged that future iterations of the Local Plan will set out where the boundary will be amended. This is because the precise boundaries of the development will only be determined following a masterplan and planning application process.

**Strategic Policy SP3**

Development in the Countryside

STRATEGIC POLICY

In the countryside, defined as land outside the settlement boundaries, the Local Planning Authority will only permit the following types of development:

i. Development in accordance with Site Allocations as set out in this Plan or any made Neighbourhood Plans; or

ii. Development which has an operational need for a countryside location, such as agriculture, horticulture, forestry or outdoor recreation; or

iii. Proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing where they are close to existing settlements or in otherwise sustainable locations[1] which have access to public transport, active travel infrastructure and avoid the need to travel by private car (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or

iv. Expansion or suitable replacement of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or

v. Small scale sites for low key tourist accommodation appropriate to the site, location and the setting;

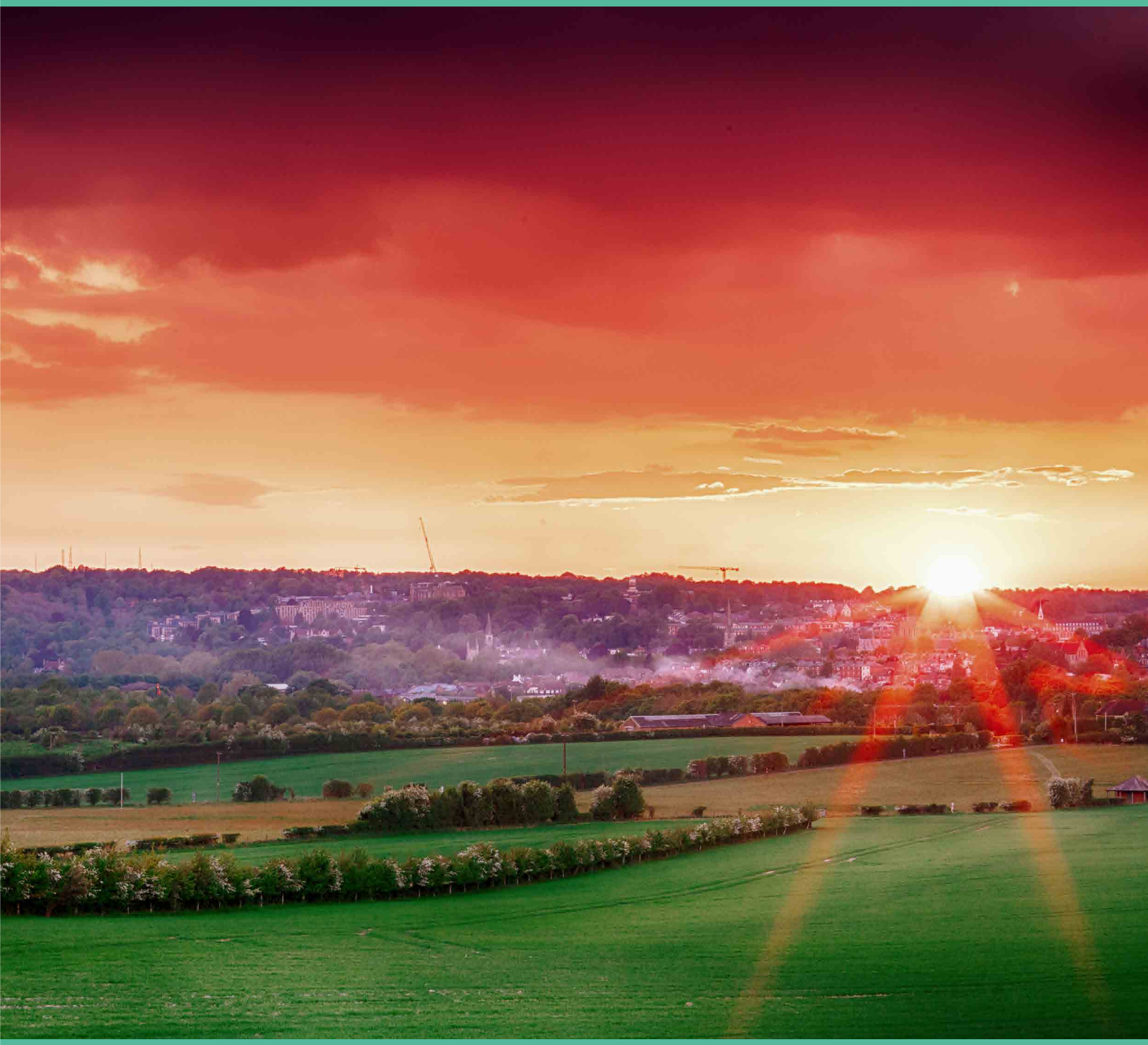
vi. Residential accommodation for which an exceptional need has been demonstrated, in accordance with policies H7 (affordable housing exception sites), H12 and H13 (traveller accommodation), or H11 (agricultural dwellings), and

vii. The infilling of existing settlements without a settlement boundary in line with policy H4.

Development proposed in accordance with this policy should not cause unacceptable harm to biodiversity and the water environment, to the character and landscape of the area or neighbouring uses, or create unacceptable noise/light and traffic generation.

1 For a site to be considered sustainable outside of existing settlement boundaries in respect of accessibility, it will need to be demonstrated that the intended use and occupiers have a reasonable prospect of a choice of sustainable travel modes of transport to key destinations. Where it is proposed to improve the transport credentials of a site by means of contributions to the transport infrastructure serving it, it would need to be demonstrated that the suggested measures were feasible, viable and are sustainable.

# CARBON NEUTRALITY AND DESIGNING FOR LOW CARBON INFRASTRUCTURE



YOUR PLACE YOUR PLAN.
Winchester District Local Plan

# BACKGROUND

## 4.1

Mitigating and adapting to climate change and designing for low carbon infrastructure are vitally important and defining issues for the council's new Local Plan. This is because the Local Plan has a key role in assisting the council with meeting its net zero target by 2030.

## 4.2

The city council has declared a climate emergency in order to address the fact that our daily activities and lifestyles are not sustainable as the way that we are currently living is releasing greenhouse gases (predominantly carbon dioxide) into the atmosphere. This is resulting in changes to our seasons, increasing frequency of heat waves, droughts, and more extreme weather conditions all of which cause changes to our landscapes and ecosystems. The use of our finite resources combined with the widespread and potentially devastating impacts of climate change places a responsibility on all of us to reassess how we plan, design, construct and occupy our homes and the places that we work. The Local Plan also has a key role in moving residents, businesses and visitors to our district away from using fossil fuels and instead promoting more sustainable modes of transport.

## 4.3

Whilst this section of the Local Plan includes a number of policies to address carbon neutrality and low carbon infrastructure, climate change crosses over with a number of other policies/topics which is why it is important that the Plan is read as a whole.

# CLIMATE CHANGE ACT AND THE COUNCIL'S CLIMATE EMERGENCY



4.4

The council as a Local Planning Authority has a legal duty to help meet the requirements of the Climate Change Act 2008 by ensuring the Local Plan includes policies designed to mitigate and adapt to climate change.

4.5

According to the council's Carbon Neutrality Action Plan (2020 -2030) which has been prepared in direct response to the council's declared emergency https://www.winchester.gov.uk/climate-change-and-energy the predicted consequence of climate change is that there will be increased extreme weather events, and in many areas this is already being seen:

- Flooding – damage to property, disruption to business, health and well-being of displaced residents;
- Heat and cold – health risk for vulnerable people, pressure on emergency and health services;
- Drought – pressure on river system health, depleted aquifer/reservoir volumes, negative impact upon agriculture, fire risk; and
- Impact on ecosystems – in terms of altering the water cycle, habitats, animal behaviour and the timing of natural processes such as flower blooms which can have any impact on terrestrial, freshwater, and marine species who rely on food supplies as part of their migration patterns.

# THE ROLE OF THE LOCAL PLAN

4.6

It is important to note that planning does not have control over all of the actions that are needed in order to encourage us to live a more carbon neutral lifestyle. Change will be required across many areas that fall outside matters that spatial planning can influence or control.

4.7

The Local Plan does have a vital role in making a valuable contribution and creating a positive planning framework by requiring a higher quality and healthier environment for all of our residents and visitors. It can be used in a positive way to preserve and enhance the existing ecosystems and the creation of new wildlife habitats (Policy NE5 Biodiversity Net Gain).

4.8

In order to meet our next zero target by 2030, the policies included in the Local Plan have an important promotional role. They encourage renewable energy proposals to come forward for development, as well as supporting and encouraging green business opportunities in line with the council's Green Economic Development Strategy. All of this will assist the district moving towards a green economy.

# PLANNING AND DESIGNING FOR CARBON NEUTRALITY AND ADAPTING FOR CLIMATE CHANGE

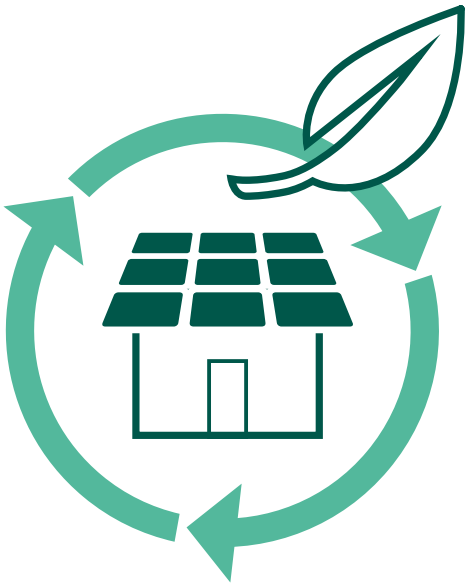


### 4.9

It is vitally important that planning for carbon neutrality and mitigating and adapting for climate change are fully considered as part of development schemes. They should demonstrate this has been addressed right at the start and throughout the design process – see high quality well designed places and living well topic. This is to ensure that development that we are planning for now is fit for purpose in the long term.

### 4.10

The city council wants carbon neutrality and sustainability issues to be right at the forefront of developers/architects minds by requiring them to demonstrate at the planning application stage how carbon and climate change issues have been fully considered and corresponding measures integrated into the design process. By taking this approach it will help to reduce greenhouse gas emissions, slow down climate change but it can also stimulate investment in new green jobs and businesses where the local environmental impact is acceptable. All of the above will require the support and involvement of local communities.



### 4.11

It is also equally important that opportunities are explored as part of the design process to maximise the natural processes that can take carbon out of the atmosphere, known as ‘carbon sequestration’. For example, the provision of Green/Blue Infrastructure (Policy NE4) is equally as important as new development needs to be designed in a way to help to mitigate the impacts of high temperatures and overheating (Policy CN1, reduce flood risk through use of Sustainable Urban Drainage Schemes (SuDS) (Policy NE6) and increase biodiversity net gain (Policy NE5).

# PLANNING AND DESIGNING FOR CARBON NEUTRALITY AND ADAPTING FOR CLIMATE CHANGE

## Key issues

i. The Climate Change Act commits the UK government to reducing greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050.

ii. The council agrees that carbon neutrality is a vitally important issue and is a major urgent priority as it has published its Carbon Neutrality Action Plan 2020 - 2030 which sets out how it will deliver against the ambition to be a carbon neutral district by 2030. Carbon neutrality is an increasingly important issue. It is the council's priority to tackle this and to develop the new Local Plan through the lens of the climate emergency in order to ensure that it supports and aligns with the council's Carbon Neutrality Action Plan 2020 - 2030.

iii. All activities and services delivered have a role to play in assisting us with moving towards carbon neutrality and factors which may lead to exacerbate climate change (through more greenhouse gases) should be avoided (e.g. pollution, habitat fragmentation, loss of biodiversity) and the natural environment's resilience to change should be protected.

iv. The Local Plan is a really important tool that can be used to change the ways that we do things and the way that the district grows and changes in the future as it looks forward to 2040.

v. The effects of climate change and adaptation are most likely going to be felt by the most vulnerable members of our society.

vi. The COVID-19 pandemic has highlighted the important role that planning can have in tackling climate change and it is extremely important that we take some of the key lessons learnt from the pandemic to future proof the district against the impacts of climate change.

vii. The Local Plan has a role to play in terms of reducing the carbon footprint of the district but also ensuring that new development is directed towards areas where it is fully integrated with existing sustainable infrastructure, services and is not designed around car-dependency. It is recognised that it is a large rural district so inevitably not all development supported by our plan will be low carbon and in a sustainable location (some rural based development like agriculture and tourist accommodation for example).

viii. The Government requires councils to work closely with a range of infrastructure and service providers as part of the development of the Local Plan and is required to prepare an Infrastructure Delivery Plan (IDP).

ix. Under the current planning system the IDP provides a comprehensive understanding of the existing infrastructure and any new infrastructure that will be required to support the proposals that are included in the new Local Plan.

x. The recognition that infrastructure has both a direct impact on the environment through its footprint, and indirectly through people's use of it e.g. use of roads for vehicles leading to air pollution.

xi. When new infrastructure is required, it is important that the Local Plan supports proposals for low carbon energy infrastructure which will assist the council moving towards the target of carbon neutrality.

xii. Ensuring that when infrastructure is needed, the timing and the delivery of infrastructure is aligned with the development allocated by the Local Plan.

xiii. The Local Plan needs to be clear how it can achieve low carbon energy infrastructure but also how it can support the dramatic change in the way that we will all move around in the future.

xiv. A key part of the Local Plan is that the cost of the supporting infrastructure, including any policies that would support the council's move towards carbon neutrality, are deliverable and how this can be funded needs to be tested through the Viability Assessment.

## Definitions:

### Climate change mitigation –

this describes the range of measures that can be taken to reduce the impact of climate change in terms of locating, designing, constructing and occupying new development.

### Climate change –

this is about how we need to as part of the planning and design process take into account the effects of climate change in terms of managing the impact of extreme and changing weather conditions and using resources efficiency.

### Carbon neutrality –

refers to the idea of achieving net zero greenhouse gas emissions by balancing those emissions so that they are equal (or less than) the emissions that are removed through the planet's natural absorption

### Low carbon infrastructure –

these are proposals that generate fewer carbon emissions than using fossil fuels by generating power from solar, wind and other green energy proposals.

## STRATEGIC POLICY

Minimising carbon emissions and ensuring climate change and adaptation issues are embedded in the Local Plan

### 4.12

The NPPF and the associated Planning Policy Guidance (PPG) indicates that Local Plans should take into account the need for renewable and low carbon energy and heat. Local plans need to include a positive strategy for the delivery of these matters and consider the identification of suitable areas for renewable and low carbon energy sources and supporting infrastructure.

### 4.13

In order to ensure that the Local Plan supports the aims of the NPPF and the council's climate emergency declaration Strategic Policy CN1 sets out the council's overarching strategy for addressing climate change and adaptation.

### 4.14

As technology in this area is rapidly changing, if a development proposal is phased it will be important that the Energy and Carbon Statement is updated to reflect the up to date baseline circumstances and any new or emerging opportunities to address climate change issues that will take place over the local period to 2040.

### 4.15

With changing temperatures, it is important to consider the risk of overheating as part of the design process. This risk needs to be fully assessed and mitigated against through measures such as:

- the incorporation of passive cooling techniques;
- ensuring that there is good ventilation to floor space ratio;
- external shutters and vents, and
- green roofs and green walls covered in vegetation.

Equal consideration needs to be given to the design of the external environment that surrounds a building in terms of the types of surfacing, vegetation, tree planting and habitats that are being created as part of the development of a site.

Tree planting and canopy cover can not only be used to have a positive impact in terms of mitigating the impacts of overheating of a building but trees also have an important role in terms of absorbing carbon dioxide from the atmosphere and creating habitats for wildlife. As trees mature their root system can sometimes have an impact on the stability of buildings. It will, therefore, be essential that as part of the design process consideration is given to providing the suitable rooting environment for trees. This is for the benefit of the trees and also to ensure that any subsequent potential problems with tree roots on a public right of way are addressed as part of the design process.

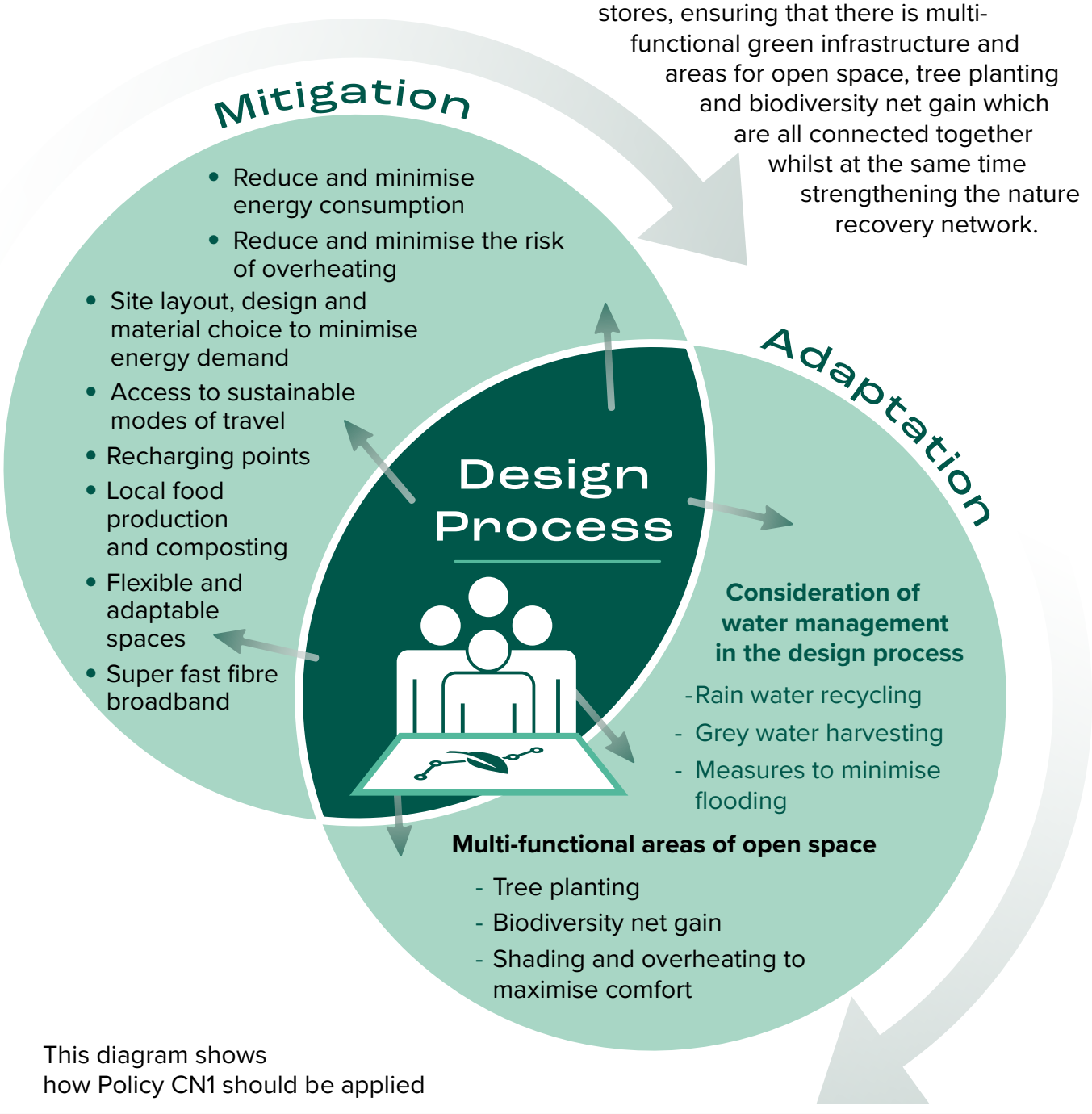
### 4.16

It is also important as part of the design process, to consider the position and orientation of buildings on a site which can influence the amount of solar gain and natural daylighting that enters a building which are important considerations in terms of potential carbon emissions. Considering these issues early on in the design process can result in a positive benefit for the owners and occupiers of buildings in terms of lower energy and heating bills as well as having a physical role on people's mental health and physical well-being. However, it is important to remember that there is a balance between maximising solar gain in the winter, and keeping buildings cool in the summer in order to avoid the risk of overheating.

Policy CN1 requires new development proposals to demonstrate how the development reduces the potential risk of overheating for the inhabitants and the surrounding ecosystems. By taking this approach it will reduce the need for mechanical air conditioning systems in buildings which are very resource intensive and increase carbon dioxide emissions, and emit large amounts of heat into the surrounding area. This expands upon the recently enabled Part O Building Regulations on Overheating, to seek measures to be considered at the outset of the design process. The Chartered Institution of Building Services Engineers have published a TM59 'Design Methodology for the Assessment of overheating risk in Homes', which provides further information. As part of the submission of an Energy and Carbon Statement it must demonstrated how the proposed scheme's layout and design has addressed the orientation, shading, ventilation and impact of overheating.

Along with the need to address overheating it is equally important the proposed development includes nature-based solutions, protects and increases carbon stores, ensuring that there is multi-functional green infrastructure and areas for open space, tree planting and biodiversity net gain which are all connected together whilst at the same time strengthening the nature recovery network.

4.12 - 4.16




This diagram shows how Policy CN1 should be applied

**Strategic Policy CN1**

Mitigating and Adapting to Climate Change

The plan will help to meet the targets in the council's Climate Emergency Declaration and reduce the district's carbon footprint by supporting the re-use and refurbishment of existing buildings where possible and ensuring that new development is designed in a way that adapts to challenges of climate change in a positive, comprehensive and integrated way:

**Mitigating against climate change**

In order to mitigate against climate change, development proposals (excluding household extensions and changes of use) will need to demonstrate through the design process that:

i. Low carbon solutions have been incorporated that reduce and minimise energy consumption through the energy hierarchy classification of energy options (Policy CN2) and how carbon emissions have been considered at every stage of the design process;

ii. Carbon emissions have been considered as part of the identification of sites for development, and it has been demonstrated that as part of the design process, how site layout and the orientation, fabric glazing ratio and the choice of construction materials for the buildings proposed have been designed to minimise energy demand;

iii. Nature-based solutions have been incorporated into the development that deliver multifunctional benefits for health and well-being, biodiversity net gain, natural flood management, air and water quality;

iv. Sustainable travel modes of transport have been fully incorporated into the layout in a way that encourages people to use more sustainable forms of transport such as buses, cycles or walking and reduces car dependency;

v. Recharging points for sustainable modes of transport are incorporated early on in the design and build process (Policy T3) and they are provided in conveniently located positions within the development; in a timely way to benefit residents from the first occupation;

vi. Opportunities have been incorporated within residential development for local food production and composting;

vii. Flexible and adaptable space has been incorporated into the design of residential development that facilitates the ability for people to be able to work from home and to adapt to changing lifestyles; and

viii. Development (where it involves the creation of new residential and new commercial development) is connected to super-fast fibre broadband that reduces the need for people to travel and is capable of being connected to SMART technology.

**Strategic Policy CN1 - continued**

Mitigating and Adapting to Climate Change

STRATEGIC POLICY

Policy CN1

### Adapting to Climate Change

In order to adapt to climate change, development proposals (excluding household extensions) will need to demonstrate through the design process that:

ix. Water use management and conservation (e.g. rainwater recycling and greywater harvesting) has been fully considered as part of the design process and that measures have been taken to minimise the risk and the impact of flooding and extreme weather conditions through the design of the building and reduce surface water run off through the use of SuDS and rainwater gardens (Policy NE6);

x. The layout has incorporated and connects multi-functional nature-based solutions, areas of open space/outdoor space, tree planting and biodiversity net gain (Policy NE5).

xi. Buildings have been designed in a way that balances temperature and ventilation throughout the year;

xii. Buildings have been designed to reduce the amount of heat that enters a building in the warmer months through the orientation and design of the building and where appropriate, includes the planting of additional trees, to protect soils and provide shading from canopy coverage whilst capturing carbon from the atmosphere;

xiii. The design process, ensures that the landscaping, the type of vegetation and planting around the outside of the building is appropriate for the site and it has been designed in a way that assesses and mitigates against the impacts of the climate change;

xiv. The design process assesses and considers the use of green roofs and walls that are covered in vegetation, fenestration, insulation, external shutters, and the use of colour of external materials that can all contribute towards overheating; and

xv. As a last resort, a mechanical air conditioning system could be installed in a building (ensuring this uses the lowest source of carbon emissions).

Developers will be required to submit an Energy and Carbon Statement, which is proportionate to the nature of application, to demonstrate how the design process has addressed the above requirements. In the case of a phased development, the Energy and Carbon Statement will need to be updated at each phase to reflect the up to date baseline circumstances and any new or emerging opportunities.

**The Energy and Carbon Statement should be proportionate to the nature of application**

further details and checklist will be available on the council's website.

### 4.17

LETI is a network of over 1000 built environment professionals that are working together to put the UK on the path to a zero carbon future. The voluntary group is made up of developers, engineers, housing associations, architects, planners, academics, sustainability professionals, contractors and facilities managers, with support and input provided by the GLA, Local Authorities and other organisations.

**Policy CN2**

Energy Hierarchy

POLICY

All development shall accord with the following energy hierarchy (in order of preference):

Minimise energy demand by employing the 'fabric first approach';

- Maximise energy efficiency;
- Utilise renewable energy; and
- Utilise low carbon energy.

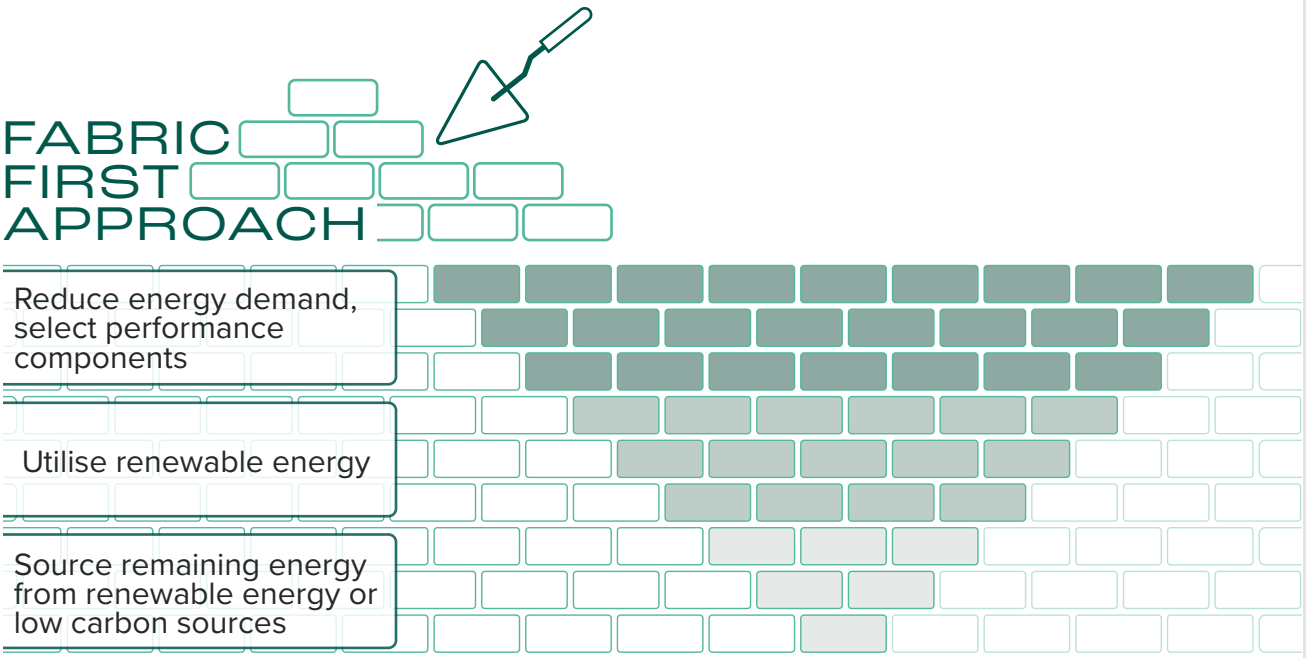
# ENERGY HIERARCHY

4.18

The way in which buildings are designed and constructed all have an impact on carbon emissions. It is therefore vitally important that sustainable energy options are fully assessed as part of the design process.

4.19

Policy CN2 sets out an energy hierarchy which is a classification of energy options, prioritised to focus developers to think about and embed more sustainable energy options right at the start of the design process. It is one of the core principles of the Local Plan. It is a similar approach to a waste hierarchy where the least favourable option is located at the bottom of a triangle. The development industry often refers to this as a 'fabric first approach'. This means that before considering renewable and/or low carbon energy sources, energy demand must first be reduced by maximising performance of the components which make up the building fabric (i.e. consider the materials and design of the environment and then move down the energy hierarchy). Not only is the 'fabric first' approach the most sustainable and environmentally best approach, but it can also make an important contribution to addressing fuel poverty and improving social equity.



## IMPROVING ENERGY EFFICIENCY STANDARDS

### 4.20

As well as considering how new development will need to address climate change and adaptation as part of the design process (Policy CN1) it is important that the Local Plan addresses the future environmental impact of new residential development in terms of the amount of carbon emissions that are associated with the development including specifically $CO^2$ emissions. This is important as $CO^2$ emissions are one of the main greenhouse gases that contribute to global warming.

## CHANGES TO THE BUILDING REGULATIONS

### 4.21

Since the Code for Sustainable Homes was withdrawn by the Government, higher energy efficiency standards for residential buildings have been introduced by making changes to the Building Regulations which are intended to deliver a reduction in carbon emissions, while ensuring the delivery of high-quality homes. New homes in England currently need to be constructed to meet Part L (2021) of the Building Regulations which covers the conservation of fuel and power in the building of new homes and establishes the national standard for energy efficiency levels.

### 4.22

There are further proposed changes to the Building Regulations that are due to be introduced in 2025 under the Future Homes standard. It is anticipated that the Future Homes standard will deliver 75% carbon dioxide emission reductions compared to 2013 Building Regulations. Homes that are built to the 2025 Future Homes standard will not be net-zero carbon.

# RAISING THE BAR ON ENERGY STANDARDS



## 4.23

The Planning and Energy Act 2008 gives Local Planning Authorities the power to set local energy efficiency standards in their Local Plans subject to assessing the cost of these measures through the Local Plan Viability Assessment.

## 4.24

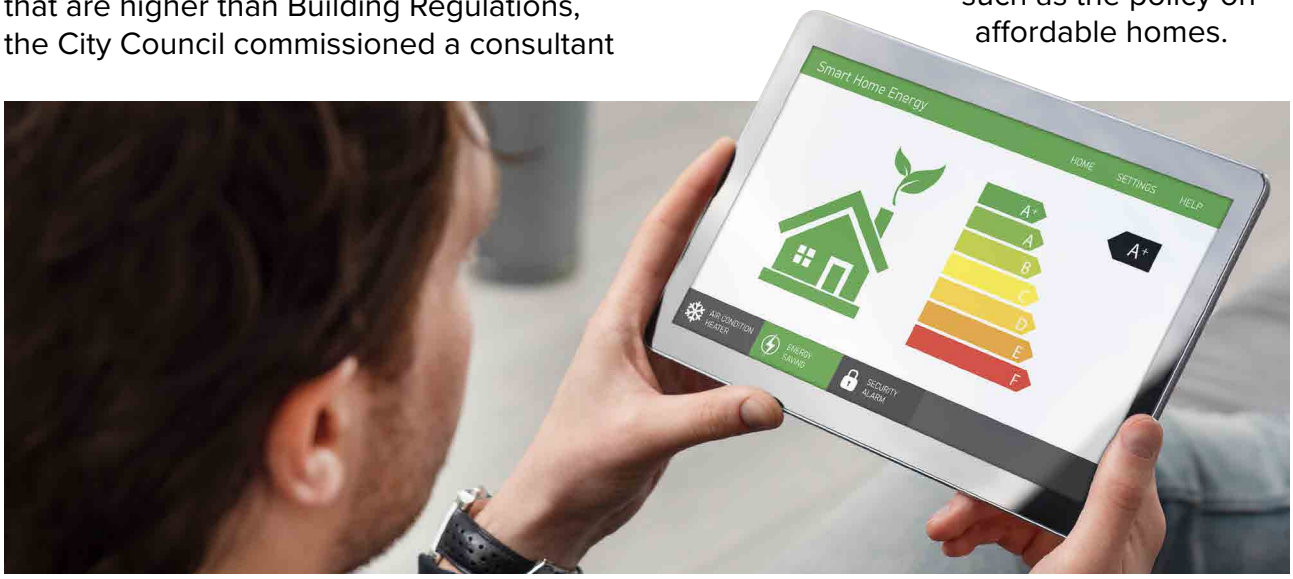
The Council recognises that improving energy efficiency standards when it comes to conversions and extensions can in some situations be more problematic than a new build. However, in the case of extensions, a bigger home means more space to heat and more lighting which could increase the carbon dioxide ($CO^2$) emissions. In order to ensure that these proposals also assist with the Council's climate emergency target, as part of the design process, applicants will be expected to demonstrate what opportunities have been explored and taken to improve the energy efficiency and performance of a building especially when this involves a conversion of non-residential premises to a residential use.

## 4.25

As Local Plans can set energy standards that are higher than Building Regulations, the City Council commissioned a consultant team led by Elementa to clarify and assess the cost implications associated with meeting net-zero carbon for new residential dwellings. The 'Net Zero Carbon Targets' Report by Elementa, Etude and Currie & Brown assessed the financial costs that are associated with building a residential dwelling to Part L of the current Building Regulations, the Future Homes standard 2025 and the cost of introducing energy efficiency standards that have been established by Low Energy Transformational Initiative (LETI).

## 4.26

The outputs from the LETI Net Zero Carbon report from Elementa, Etude and Currie & Brown has been combined with the cost modelling and analysis that has been undertaken for the Local Plan Viability Assessment. The Local Plan Viability Assessment has taken the information from Elementa to assess the financial impact that any improvements to energy efficiency standards over and above Part L of the Building Regulations would have and analysed the financial implications for other policy requirements in the Local Plan such as the policy on affordable homes.



# LETI ENERGY STANDARDS

## 4.27

LETI have calculated that the average home that is built to the current Building Regulations (Part L) has an energy efficiency of 95kWh/$m^2$/year. Key elements of the LETI next generation energy standard for residential homes is the need for low energy use in new buildings, a low carbon energy supply with no use of fossil fuels for heating, hot water and cooking and opportunities for on-site renewable electricity is maximised. The LETI energy efficiency target for residential dwellings is based on a total energy use of <35 kWh/$m^2$/year and has the major advantage that it is a lot clearer to understand than using a comparison to the notional building in the Future Homes standard.

In order to calculate energy performance predictive modelling tools can be used which include Passivhaus Planning Package (PHPP) or CIBSE TM54, (refer to the LETI Operational Modelling Guide for further guidance on choosing the right Predictive energy modelling tool (www.leti.uk/omg)). Predictive modelling is also often in the industry called performance modelling.

Post occupancy monitoring:

Although there are no mandatory requirements for monitoring energy use, the council recommends post occupancy monitoring as this provides feedback on how the development is performing in-use. It is envisaged there will be an electronic form provided by the council, to complete by the applicant post completion. This will be prepared once the Plan is adopted. The requirement is for applicants to confirm if monitoring and reporting will be carried out, and the nature of the strategy. For example, whether there is a commitment to report monitored data to the council, or disclose the information publicly, or if no monitoring will be carried out.

## 4.28

Using the LETI energy efficiency standards for residential dwellings in the Local Plan is not only the most effective approach to address the climate emergency but it will also assist the district to become net-zero by 2030. It also has the added advantage of reducing the running costs of residential dwellings which is becoming an increasingly important issue for all households especially those people on lower incomes. Designing in energy efficiency measures when a residential dwelling is planned and constructed can increase the lifespan of the property. It can also be significantly cheaper than retrofitting energy efficiency improvement measures after a property has been completed.

## 4.29

In simple terms, to meet net operational net-zero carbon, the amount of energy required on-site should be balanced by installing on-site renewables to supply the equivalent amount of energy across the course of a year.

# ENERGY EFFICIENCY – NON-RESIDENTIAL DEVELOPMENT



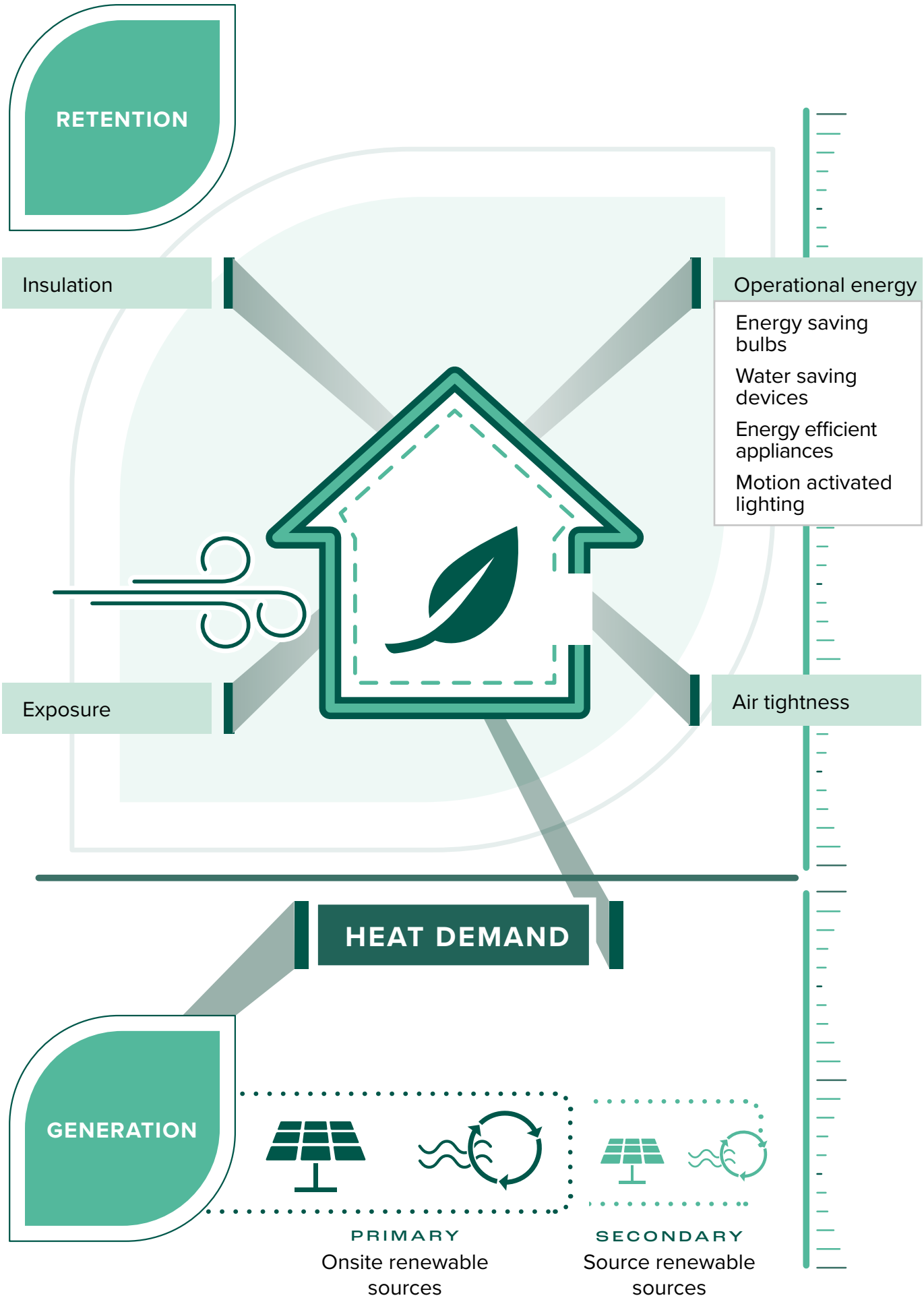
4.30

In the case of non-residential development proposals, these proposals will need to demonstrate through the design process that it has used the energy hierarchy (Policy CN2) and they can meet at least BREEAM[1] certified Excellent standard by an accredited assessor.

1: BREEAM is a tool for assessing the environmental sustainability of a development. For further information on BREEAM please refer to https://bregroup.com/products/breeam/

4.31

One of the key ways that this can be achieved is to ensure that the proposal has been designed in a way that includes the maximum amount of photovoltaic (PV) solar panels on the roof or it incorporates other suitable forms of renewable energy generating schemes that are appropriate for the location or the setting.


RETENTION
Insulation
Operational energy
Energy saving bulbs
Water saving devices
Energy efficient appliances
Motion activated lighting
Exposure
Air tightness
HEAT DEMAND
GENERATION
PRIMARY
Onsite renewable sources
SECONDARY
Source renewable sources

## Policy CN3

Energy Efficiency Standards to Reduce Carbon Emissions

POLICY

The Council has declared a climate emergency and has committed to providing the leadership for the district to be carbon neutral by 2030. This will contribute to the UK's legally binding target of net zero carbon by 2050.

All new developments should demonstrate the lowest possible level of carbon emissions. These should be in line with the requirements set out below unless there are exceptionally clear and compelling reasons. These reasons should be established through the design process and demonstrate that achieving these standards produces a development that would be harmful to its setting or the character of the wider area or it is demonstrated that is not practical.

**All new residential development**

All new residential development (excluding conversion and change of use) should not burn any fossil fuels on site for space heating, hot water or used for cooking. New residential development will need to be able to demonstrate net-zero operational carbon on site by ensuring:

i. The predicted space heating demand of the homes based on predicted energy modelling, showing that the target of <15 kWh/M$^2$/year is met.

ii. The total kWh/yr of energy consumption of the building based on predicted energy modelling tools showing that the target of <35 kWh/M$^2$/year is met.

iii. The total kWh/yr of energy consumption of the buildings on the site and the total kWh/yr of energy generation by renewables to show that the balance is met.

iv. Onsite renewables to provide 100% of the energy consumption that is required by residential buildings, for example through the installation of photovoltaic solar panels or other suitable forms of renewable energy generating schemes that are appropriate for the location or the setting.

**Non-residential development**

v. Non-residential development should meet the 'BREEAM Excellent' standard or an agreed equivalent industry standard assessment process. Developers that propose a scheme to meet BREEAM standards should submit a post construction assessment and BREEAM certificate to the local planning authority to demonstrate compliance. At outline planning application stage a commitment to BREEAM Excellent should be made, and at full planning application a BREEAM pre-assessment should be provided.

All new non-residential developments should maximize on-site renewable energy generation. As a minimum, applicants will be expected to submit the following information as part of their planning application.

i. Total installed capacity on-site in (kWp) and total generation (kWh/year)

ii. The Photovoltaic area (M$^2$)

iii. A roof plan marked-up with the Photovoltaic area.

**Meeting the policy:**

Energy strategy should outline compliance with the policy requirements. The following table indicates the energy modelling and calculation requirements at different planning application stages.

| | |
|---|---|
| **Requirements** | Energy Modelling/ Energy Use Intensity (EUI) calculations |
| **Pre-App** | Modelling not required, but confirmation of how Policy CN3 will be met. |
| **Outline** | Typical dwellings/buildings |
| **Full Planning & Reserved Matters** | Representative sample of exact dwelling/building design |

# WATER EFFICIENCY IN NEW DEVELOPMENT

### 4.32

Water is a finite resource and one of the key issues facing our environment is fresh water scarcity. The South East of England is classified as a seriously water stressed area by the Environment Agency as it has the lowest levels of rainfall and high population density. Southern Water are currently investigating ways to tackle leakage, targeting households to save water and investigating new areas of investment to safeguard future water supplies. Nutrient pollution (phosphorous and nitrogen) is also causing a significant issue in district and wider Solent area – see Policy NE16.

### 4.33

This all comes at a time when climate projections point to drier and warmer summers with more extreme weather events and more frequent/severe droughts. These events are expected to result in a higher demand for water whilst adversely impacting supply.

### 4.34

The more water that is abstracted from the ground to meet this growing demand the less water there is for rivers, streams and wildlife. This means that there are a number of competing demands on the use of water. This balancing act is anticipated to become even more challenging in the future, when taking into account an increased population (through additional development) and the likely effects of a changing climate on the availability of water resources. This means that the Local Plan has a key role in ensuring that new development is designed to be water efficient.

### 4.35

The city council currently requires developers (via policy CP11) in Part 1 of the adopted Local Plan (Core Strategy) to achieve code 4 of the Code for Sustainable Homes which means developers have to achieve less than 105 litres per person per day. Southern Water has a 'T100 target' which is based on a maximum water capacity use of 100 litres per person per day whilst at the same time reducing leakage by 15% by 2025 and 40% by 2040. Given that the South East of England is located in a water stressed area, Policy CN4 is aligned with the Southern Water T100 target. Water efficiency measures beyond this requirement will be encouraged. All developments must meet the requirement of Policy NE6 on Sustainable Urban Drainage Systems (SuDS).

**Policy CN4**

Water Efficiency Standards in New Developments

POLICY

Developments will be required to meet a high standards of water efficiency:

i. Residential developments should be designed to achieve a maximum water capacity use of 100 litres/ person/day from mains/private water supply in order to help manage the demand for water unless it can be demonstrated that this is not feasible.

ii. Any refurbishments and other non-domestic development would be required to meet BREEAM water efficiency credits.

iii. Water use management and conservation (e.g. rainwater recycling and grey water harvesting) is dealt with under Policy CN1.

4.32 - 4.35

Poilcy CN4

# LOW CARBON INFRASTRUCTURE

### 4.36

The Local Plan has a key role in helping to promote the use of low carbon infrastructure which will assist with meeting the council's climate emergency.

### 4.37

A study on climate change[1] suggests that 12% of all direct carbon emissions (those harmful greenhouse gases) in the district are produced by domestic gas, and another 7% from using heating oil and other fossil fuels. This means that there is considerable potential to reduce emissions if owners of the older housing stock can be encouraged to install energy efficiency measures and renewable energy technologies can be installed and/or be linked to decentralised energy schemes as part of new or refurbished developments. Water efficiency measures can also be retrofitted. There are a range of benefits to retrofitting homes which include:

- Assisting with meeting the council's climate emergency;
- Improving the health and well-being of residents as a result of living in homes that are warmer and less damp in the winter;
- Keeping houses cooler in summer when there are heatwaves;
- Financial savings from more efficient energy uses for the occupiers of the buildings, which is particularly relevant for the 'fuel poverty[1]'; and
- Improvements to air quality in terms of a reduction in emissions.

### 4.38

Fuel poverty[1] is defined as a household that has above-average energy costs, and if paying those costs would push it below the poverty line as far as its remaining income is concerned.

### 4.39

The council will, therefore, as part of climate emergency declaration encourage and support the sensitive retrofitting of energy efficiency measures which will be considered against national planning policy. Proposals for retrofitting Listed Buildings (which are more sensitive to retrofitting options) will be assessed against Policy HE14.

# RENEWABLE AND LOW CARBON ENERGY SCHEMES



## 4.40

The generation of renewable and low carbon energy will help to contribute to national targets and the council's climate emergency. A Renewable Energy Study 2008 that was undertaken for the council forms part of the evidence base of the Local Plan. This calculated that there was target potential for renewables equating to 17% of current energy demand. However, a large proportion of this potential was in connection with large-scale wind turbines which due to the topography, would be located in the South Downs National Park (SDNP). This means that the greatest potential for renewable and low carbon energy schemes in the part of the district that is located outside of the SDNP, is from solar energy generation.

## 4.41

According to the study[1], in order to meet the council's climate emergency:

- It would require a sixfold increase of local solar farm capacity and about 2,500 acres of land to meet the council's climate emergency targets;
- Approximately 11,000 further homes and businesses will need to install rooftop panels;
- A sixfold increase in existing solar capacity is very significant, beyond the scope of suitable roof space, even if the necessary subsidies become available; and
- Utility scale ground-based solar will deliver a major share of the capacity requirement, as in the past.

## 4.42

The city council has a strong track record of supporting green energy schemes in the district and as such has included Policy CN5 which is a permissive policy to help support the delivery of these schemes.

[1] Winchester Action on the Climate Crisis, Report 2021

# RENEWABLE AND LOW CARBON ENERGY SCHEMES

4.43

‘Community energy’ refers to the delivery of demand reduction and energy supply projects that are either wholly owned and/or controlled by communities or through a partnership with commercial or public sector partners. Community-led action, which brings people together to tackle energy issues, has the major advantage that they are well placed to understand their local areas and can bring people together with common purpose and this can have a key role in helping to address the council’s climate emergency.

4.44

In collaboration with Community Energy South, Hampshire County Council is providing support to establish new community energy groups and projects throughout the county https://www.communityenergysouth.org/hampshire

4.45

District Energy Systems have a central energy centre serving a range of buildings through a network of underground pipes and cables. These systems are widely recognised as a sustainable, cost-effective solution for the provision of heating, cooling and power for homes and businesses. The city council will be supportive of district energy schemes which tend to be an appropriate energy solutions on larger schemes in urban areas.

**Policy CN5**

Renewable and Low Carbon Energy Schemes

POLICY

Development proposals for the generation of renewable and low carbon energy will be supported.

When assessing proposals for the generation of renewable and low carbon energy applicants must demonstrate:

i. That the scheme has considered and assessed any potential loss of the best and most versatile agricultural land;

ii. Any benefits of the proposal to host communities and how this will be secured and distributed;

iii. How the scheme, scale and layout has been integrated with any existing or new/planned development and measures have been incorporated into the scheme to avoid or mitigate any adverse effects on the built environment, biodiversity, landscape and neighbouring uses in terms of cumulative impacts;

iv. That there are no adverse impacts on the significance of heritage assets (including the contribution to that significance made by their setting) and where appropriate, submit a heritage statement in accordance with policy HE2, which is informed by liaison with the Council's historic environment services;

v. That there is no significant adverse impact on the landscape character or visual amenity having regard to any mitigation, by undertaking a Landscape Visual Appraisal or a Landscape Visual Impact Assessment;

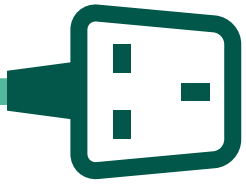
vi. That in the management plan the measures that the scheme has incorporated for environmental/ wildlife enhancement and nature-base solutions;

vii. There is capacity to connect the proposal to the electricity network;

viii. That lighting has been restricted to emergency use only;

ix. That in the emergency plan the measures to ensure that any energy storage facility has addressed the risk of fire and any potential contamination run off; and

x. That in the restoration plan, details are provided of how the materials on the site will be recycled/re-used and there is a soil remediation plan and strategy that identifies what landscape/biodiversity features should be retained and enhanced in perpetuity if the site reverts to its former use as a result of the proposal ceasing to be operational.



4.43 - 4.45

Policy CN5

# ADOPTING A POSITIVE STRATEGY FOR MICRO ENERGY GENERATION

4.46

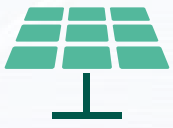
Small-scale energy production is called micro-generation. It refers to systems under 50kW for electricity or 45kW in the case of heat. The opportunities for micro energy as an alternative to using fossil fuel can include any of the following technologies:

4.47

Micro-renewable energy generation offers potential to supplement and meet some of the district's energy demands. When choosing a micro-renewable system it is important to understand the energy needs as well as having a clear understanding of the biodiversity, architectural, historic, and archaeological significance of the location of the installation so that it does not have a detrimental impact on the property or the surrounding landscape or immediate neighbours.

### Small-scale biomass system

This generates heat for hot water and space heating by burning organic matter. Although carbon dioxide is released in the process, this is balanced by the amount absorbed during the growth of the plant matter. This gives the system potential to be close to being carbon neutral.



### Solar hot-water panels

This is the most common type of micro-generation technology currently used due to their relatively low cost and ease of installation. They can be used to produce hot water and, occasionally, for space heating.

CONTENTS BACK

**Policy CN6**

Micro Energy Generation Schemes

POLICY

The council will support proposals for micro energy generation. This includes heat and power generated from solar, ground source/air source heat pumps, hydro-electric schemes, small scale biomass schemes and other low carbon heat or power sources providing that it can be demonstrated that:

i. There is not an unacceptable impact on heritage significance or on the natural environment;

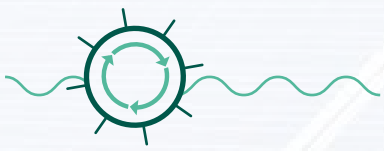
ii. The noise impacts from the operational use of the proposal have been acceptably mitigated in accordance with Policy D7; and

iii. Proposals have been sensitively integrated with the whole building including where applicable its roof profile in order to avoid an unacceptable impact on the appearance of the building and the surrounding landscape.

## Heat pumps

**Ground source heat pumps -** these work on the principle of absorbing heat from one place and releasing it in another. Heat is collected from one of three sources: the air, the ground or a body of water. The heat is transported around a sealed system by a refrigerant, which is circulated by a compressor. The system operates in a continuous cycle while the pump is running. These tend to be more common with new build rather than retro-fitting as the cost of the necessary boreholes or installing ground arrays can often be reduced by incorporating them into general groundworks at an early stage of a project.

**Air source heat pumps –** these typically comprise an outdoor unit around the size of a fridge, which is usually ground-mounted. Whilst many recent models are very quiet, some occupants or neighbours may be aware of noise produced by older units that it is not possible to attenuate through siting or screening. These heat pumps may not be an appropriate solution for every type of building or it may not be possible to site the air source heat pump in a particular location.



## Hydroelectric schemes

Have a very long history of use and many water mills are good examples of utilising the power of water to generate electricity/power.

## ENERGY STORAGE

### 4.48

Over the Local Plan period to 2040 there is likely to be a dramatic shift in the way that people travel in terms of e-mobility (this includes all forms of electric propulsion to power a wide range of transportation). In recognition that there will be a steady and an increasing requirement to smooth out the demand for electricity it is essential that we plan development to incorporate easily accessible power sources to charge and store e-mobility transport – see Policy T3 in the transport topic.

### 4.49

An energy storage facility can be used to store any excess power that is generated from low carbon energy sources and can be used to power a range of e-mobility transport rather than transferring this generated energy back to the grid. It is essential that the design of these energy facilities does not detract from the built and natural environment, have impact in terms of noise and disturbance on neighbours and they are carefully planned and positioned on a site and they are not just an after-thought at the end of the design process.

**Policy CN7**

Energy Storage

POLICY

Development proposals that involve energy storage will be supported subject to meeting the following criteria:

i. The energy storage facility is, where possible, co-located with existing and proposed renewable energy development;

ii. The location, scale, design and other measures in connection with the facility are designed in order to avoid or mitigate any adverse unacceptable impact on the built environment, biodiversity, heritage, landscape and the surrounding area in terms of cumulative and indivisibility impact;

iii. There is an emergency plan for any energy storage facility to address the risk of fire and any potential contamination run off; and

iv. The proposals are not of a scale that would involve the installation of cooling fans unless the noise impacts from these have been acceptably mitigated.

# EMBODIED CARBON

4.50

Recycling of valuable materials has become part of everyday lives, and this equally applies to the opportunity that may arise to re-use/ refurbish existing buildings on a site to make them more energy efficient rather than just demolishing them. Existing buildings have less embodied carbon expenditure than new buildings (carbon dioxide ($CO^2$) or greenhouse gas emissions associated with the manufacture, construction and use of a building). If buildings are demolished and new buildings are constructed on a site this requires carbon to build them. It is, however, fully recognised that there may well be good place making reasons as to why buildings cannot be retained/refurbished on a site. This needs to be balanced against the fact that planning permission is not generally required to carry out most demolitions apart from if a building is located in a conservation area or is a listed building (Policy HE14). As new buildings become more efficient, operational emissions start to increasingly reduce, thus embodied carbon emissions make up a greater proportion of the total building whole life carbon.

Therefore, as part of the design process it is important that developers fully consider embodied carbon and the impact is reduced as far as possible through good design and planning.

4.51

**What is Whole Life Carbon?**

Whole life carbon is the sum total of a buildings related carbon emissions, both operational and embodied over the life cycle of a building including its subsequent disposal and deconstruction. It can be broken down into two key elements:

- Operational Carbon - The carbon arising from all energy consumed by an asset in-use, over its life cycle; and
- Embodied Carbon - The carbon emissions associated with materials and construction processes throughout the life cycle of an asset and the eventual decommissioning.

It is important to recognise that a building emits carbon throughout its whole lifetime. It is important to recognise that as new buildings become more efficient, operational emissions start to increasingly reduce, thus embodied carbon emissions make up a greater proportion of the total building whole life carbon.

Whole life carbon is, however, not straight forward as it involves considering all life cycle stages of a project, from raw material extraction, product manufacturing, transport and installation on site through to operation, maintenance and eventual material disposal/deconstruction of a building. The further complication is that whole life carbon assessments and targets are currently not defined in the Building Regulations.

# EMBODIED CARBON

4.52

**Embodied carbon**

The Council recognises that considerable amounts of greenhouse gas emissions in buildings are from embodied carbon (from the manufacturing processes and transportation of various construction materials) and as result of this the Council wants to prioritise collecting data on embodied carbon. By taking this approach it will have the following advantages:

- It would ensure that developers as part of the design process prioritise and fully consider embodied carbon;
- ensure that a significant source of emissions from the built environment are accounted for to align with Council's climate emergency;
- achieve resource efficiency and cost savings, by encouraging and prioritising the refurbishment, and the retention and reuse of existing materials and structures, instead of new construction;
- identify and use building materials that have a low embodied carbon and materials that can be reused, recycled and disposed of sustainability at end of life; and
- Ensure that as part of the design process buildings are designed in a way that are flexible and adaptable to future uses which contribute to greater longevity and reduced obsolescence of buildings and avoid carbon emissions associated with demolition and new construction.

4.53

Policy CN8 requires major residential and non residential development proposals to undertake an embodied carbon assessment following the Royal Institution of Chartered Surveyors (RICS) Whole Life Carbon Assessment Whole Life Carbon Assessment for the Built Environment (rics.org) or through a nationally recognised assessment.

**Policy CN8**

Embodied Carbon Assessment

POLICY

To contribute towards the City Council's climate emergency and national climate targets as part of the design process, major residential and non-residential developments should calculate and supply information on the outcome of an embodied carbon assessment which follows the 'RICS Whole Life Carbon Assessment for the Built Environment' methodology or through a nationally recognised assessment. The outcome of the embodied carbon assessment should be included in the Energy and Carbon Statement that is a requirement of Policy CN1 and demonstrate what actions have been taken in the design process to ensure that as far as possible the proposal addresses embodied carbon.

# HIGH QUALITY, WELL-DESIGNED PLACES AND LIVING WELL

YOUR PLACE YOUR PLAN.
Winchester District Local Plan

# BACKGROUND

5.1

Achieving high quality, well-designed places is a critical part of place making and an integral component of climate change and the city council's journey to net zero and the health and well-being agendas.

5.2

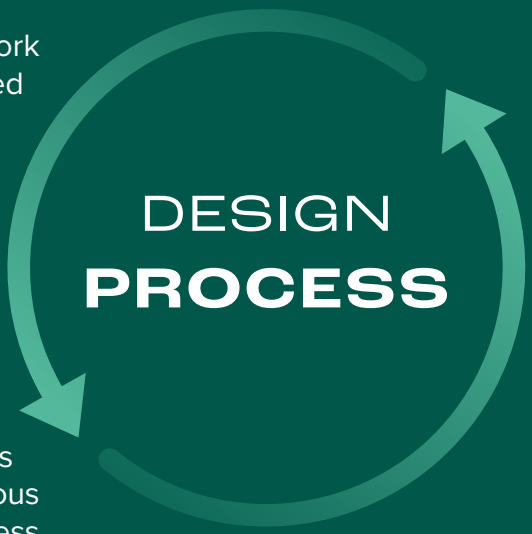
Good design means delivering high quality and sustainable places. In order to be successful and achieve this, the design of new development needs to respond positively to local distinctiveness, have active frontages and encourage residents to cycle and walk through the development, as well as providing strong connections to existing communities, with access to public transport links whilst enhancing the natural environment and addressing the challenges of climate change and overheating.

5.3

Nationally there has recently been a renewed emphasis on achieving good design and beautiful places which is reflected in Government planning policy and guidance. The city council is fully committed to promoting and achieving high quality and well-designed places and wants to ensure that this an integral part of the Local Plan.

## Achieving Good Design is a Process

The National Planning Policy Framework defines what is expected for well-designed places and explains how local planning policies and decisions should support this. Well-designed places and buildings come about when a rigorous design process evolves into a design proposal. This starts with an analysis of the design brief and site context which influence the layout, form, appearance and details of the proposed development. Underpinning this must be a set of local design policies which provide clear and unambiguous guidance to inform the design process and to appraise the outcome.



5.4

It is important to stress that high quality design is not just about aesthetics (i.e. how a development looks). This is important but good design is much more than that this. It is as much about how a building is constructed and used, and the arrangements of the spaces and the uses around a building, and how this responds and connects to the setting of the development to produce an integrated scheme which reflects local distinctiveness. This can only be achieved by following a contextual process which allows the design to evolve and develop leading to a high quality, well-designed place.

5.5

**Community engagement** is also integral to the design process as it leads to a better informed scheme which identifies and addresses local issues. Good design will rarely be achieved where this iterative and inclusive process is not undertaken from the beginning and setting pre-determined outcomes at the outset of the project, before community engagement has started, will be unlikely to be a success in place making terms.

Components of a good design process

5.1 - 5.5

5.6

The topic of design encompasses the process of looking at the existing context, needs and issues affecting existing places and reflecting this in new developments, but also includes supporting the 'living well' outcome of the plan. We need to think about places first, and the outcomes that we want to achieve from new development, and how the development connects and plays a positive role with the surrounding built and natural environment for the benefit of future occupiers and existing residents.

5.7

One of the core planning principles of the NPPF is to improve health, social and cultural well-being for all, and deliver sufficient community and cultural facilities and services to meet local needs. Section 8 of the NPPF deals specifically with the topic of healthy communities. National policy and guidance on design has been published in the past few years. The NPPF was amended in July 2021 to make explicit reference to beauty, an expectation that local planning authorities will produce local design guides or codes, and confirms the importance which should be given to design in the planning process. The National Design Guide was amended in 2021 alongside the publication of a National Model Design guide.

5.8

The issue of living well encompasses a range of issues, including

- Connectivity;
- Access to open space;
- Ensuring homes are suitable and accessible to all;
- Have access to services and facilities they need;
- Promoting local food production and is all part of creating high quality;
- Well-designed places and living well;
- Good local access to recreational facilities and
- New development should place active travel at its heart to promote walking and cycling.

Nature Based Solutions / Open Space
Suitable Homes
HIGH QUALITY AND WELL-DESIGNED PLACES
LIVING WELL
Accessible Homes
Access to Services and Facilities

5.6 - 5.8

## THE ROLE OF THE LOCAL PLAN

### 5.9

The NPPF requires the Plan to set out a clear design vision and expectations so that applicants have as much certainly as possible as to how the council expects them to approach the key issues of design when developing their schemes and what therefore is likely to be acceptable.

### 5.10

The Plan should also be clear in setting out requirements for new open space and other detailed design matters to provide guidance for developers.

### 5.11

The city council will require development of a high quality, which respects and enhances the district's varied local character and contributes positively to public realm, landscape and townscape, with strong permeability and connectivity to facilitate active travel, in order to create sustainable communities. Whilst this section of the Local Plan includes a number of policies for achieving high quality, well-designed places and living well, this topic crosses over with a number of other policies/topics which is why it is important that the Plan is read as a whole.

## VILLAGE AND NEIGHBOURHOOD DESIGN STATEMENTS

### 5.12

These are produced by local groups within each parish/residents group. Design statements are adopted by Winchester City Council as Supplementary Planning Documents to the Local Plan.

winchester.gov.uk/planning-policy/monitoring-and-other-planning-documents/village-and-neighbourhood-design-statements

Many Parish Councils have now started the process of developing a village design statement (VDS) or are thinking about updating their existing VDS. The aim of the Plan is to reflect, without repeating, those aspects and aspirations of VDSs while providing the flexibility for communities to update their current design statements as appropriate.

## DESIGN CODES

### 5.13

The National Planning Policy Framework set out expectations that local planning authorities will produce design guides or codes which reflect local character and design preferences. This approach is amplified in the Levelling up and Regeneration Act. It is envisaged that as existing local design guidance, such as VDSs are updated they will be consistent with National Design Code and will move towards the form of local design codes once further details are available from the a series of Government pilots or 'pathfinders' from around the country.



## HIGH QUALITY PLACES SUPPLEMENTARY PLANNING DOCUMENT (SPD)

### 5.14

The city council has produced a SPD that sets out the principles of good urban design that applies to the area of Winchester district which lies outside the South Downs National Park.

The intention is to update this SPD to a Design Code and to take into account the council's climate emergency. Local Design Codes could then be developed and consulted on by the City Council/ local communities.

# PRE-APPLICATION SERVICE

### 5.15

The city council offers a pre-application advice service. The service encourages early proactive engagement with the city council to share and develop ideas. As part of this service potential issues will be raised with the aim to give more certainty by indicating likely outcomes where possible.

### 5.16

We want to help applicants “get it right” before submitting a planning application which will:

- Be more efficient
- Save on costs
- Reduce multiple plan production
- Improve design quality
- Improve place making and value

### 5.17

Further details about this service is available via the following link

winchester.gov.uk/planning/pre-application-service

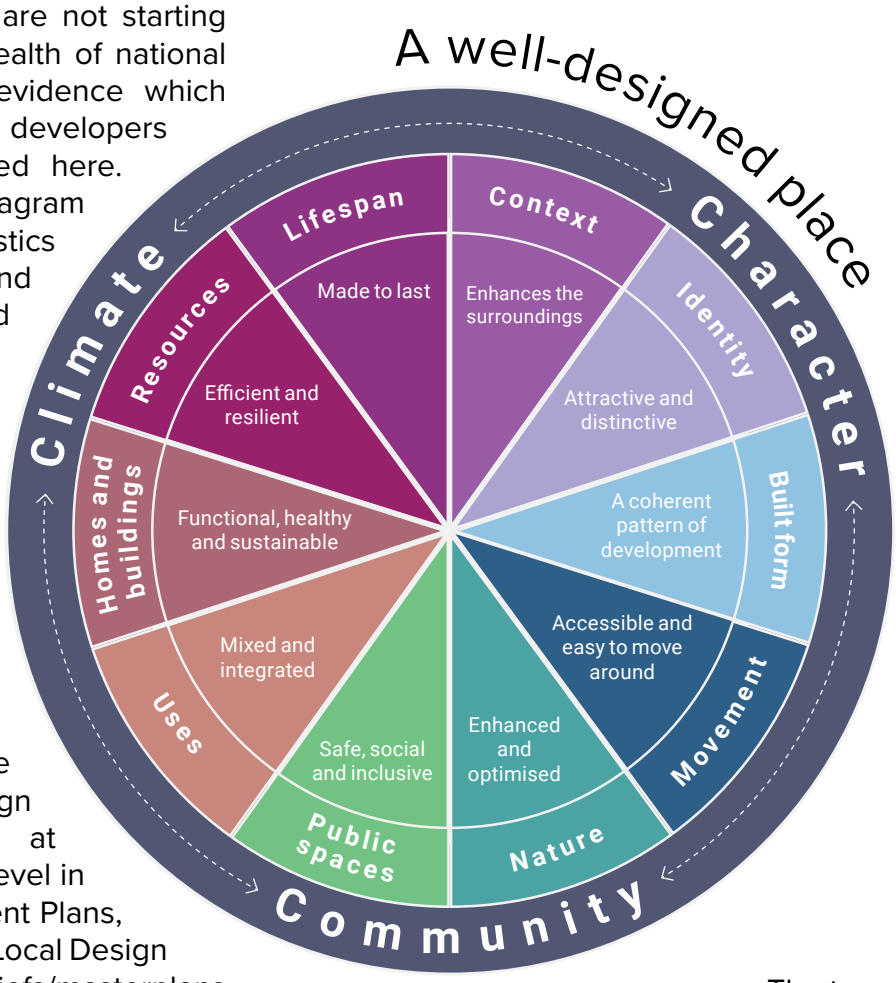
A SERVICE DESIGNED TO HIGHLIGHT POTENTIAL ISSUES AND

**INDICATE LIKELY OUTCOMES**

# HOW WILL THIS TOPIC HELP TO DELIVER THE VISION IN THE NEW LOCAL PLAN?

5.18

Achieving high quality, well-designed development is central to the Vision of the new Local Plan which is the reason why there is a specific topic on this issue. It is important to note that we are not starting from scratch. There is a wealth of national and local guidance and evidence which should be followed by developers and need not be repeated here. However, the following diagram sets out the ten characteristics of beautiful, enduring and successful places as defined in the National Design Guide which are included because they are key to achieving high quality places. It then outlines some specific issues to consider in the context of development in the Plan area which have been mapped against the ten characteristics in the National Design Guide. More detailed guidance on design issues can be prepared at either local or site specific level in Neighbourhood Development Plans, Village Design Statements, Local Design Codes and development briefs/masterplans that have been prepared and consulted on for specific development sites.




The ten characteristics of well-designed places

5.15 - 5.18

## HOW WILL THIS TOPIC HELP TO DELIVER THE VISION IN THE NEW LOCAL PLAN?

### Key issues

**Design**

Whilst the Strategic Issues & Priorities consultation document did include a specific topic on achieving well-designed places, the key issues that came out of the responses received were as follows:

i. Perceived poor quality of some proposals.

ii. Perceived lack of response to changes in NPPF and national design guide

iii. Increasing importance of well-being

iv. Potential for design to contribute to climate emergency.

v. Potential for regeneration of brownfield sites.

**Living Well**

vi. We should only be planning healthy environments which have good air quality.

vii. The current Open Space Standards are being reviewed as the COVID-19 pandemic has reminded us of the value of open space as a community resource.

viii. Open space can provide space for a variety of uses: physical exercise or for quiet contemplation to improve our mental health and well-being, space for play and for social interaction outdoors.

ix. They form an important part of neighbourhoods and communities.

x. The Local Plan has a role in protecting existing open space and planning for a range of uses of open space in new developments.

xi. We need to plan for an ageing population, to ensure our places are accessible to all and people living in our community have access to the services and facilities they need and opportunities to maintain their health and well-being, and reduce social isolation.

xii. The Local Plan needs to create and support communities where people can undertake journeys, by foot or cycle, to local shops and community facilities within 15 minutes[1] of their home.

xiii. Opportunities should be explored to promote local food production to provide healthy food, reduce carbon emissions associated with transport of produce, and opportunities for community interaction and reduce social isolation.

xiv. Homes should be large enough for everyone of working age to work from home if required by their employer.

**What did the consultation tell us?**

In order to address and find more about what people thought about design issues in the district, Design South East were appointed by the city council to hold three workshops relating to how the city council could improve the way that it currently deals with design issues. The key outcomes of those exercises are set out below –

**Design policy –**

xv. Achieving high quality design is a process.

xvi. The Report (page 5) includes feedback from the delegates on how well they thought the existing LP created desired outcomes in terms of environmental quality and place making.

xvii. Delegates provided feedback on the existing policies in the form of Keep/Delete and Amend which has been used to inform and shape the development of the policies that have been included in this topic.

**Winchester Town –**

xviii. Identified 5 Areas of Opportunity in Winchester (Station Area, North Walls, Westgate, The Broadway and Bar End) which have been incorporated in this topic. The workshop identified a number of sites within and close to Winchester that had the potential to be redeveloped/refurbished and considered the existing movement network and the issues around these.

**Market Towns and Villages –**

Successful development:

xix. Local distinctiveness and materials were key issues.

xx. Development should respect the rural nature and their setting.

xxi. Integrate landscape and open spaces.

xxii. Importance of Village Design Statements and using local knowledge to influence the design process.

Poor development:

xxiii. Movement network and parking arrangement.

xxiv. Over development.

xxv. Some new development is bland and lacking local character.

xxvi. Development could be anywhere.

**Living Well**

Existing local and national policies were not adequate for protecting health and well-being and reducing inequality.

Summary of the key points raised:

xxvii. Concern over the design of new developments.

xxviii. Need for smaller housing developments, mixed housing typologies and tenures to create balanced communities and accessibility and lifetime homes.

xxix. Community Infrastructure – important for social connection and tight supported communities.

xxx. Movement/ Transport (Cycling and Walking infrastructure, Public transport , Air Quality).

xxxi. Location of new development (the Development Strategy), and how this indirectly influences health and well-being (15 minute cities[1]), Settlement boundaries, Brownfield first, Inner City accommodation.

**What can the Local Plan do?**

The design of the built environment has a direct effect upon where we live, work and spend our leisure time. Given the importance that design has on our everyday lives, the Local Plan has a key role in setting out clear planning policies on how developers need to follow a sound design process and to fully consider and take into account the relationship between buildings, spaces and landscape, and the surrounding area, including good permeability, connectivity and reflecting local distinctiveness, as well as detailed design and materials that are used in the construction of a building.

1 The term 15 minute cities has now been updated to the concept of 20 minute neighbourhoods

## Introduction to contextual survey and analysis

### 5.19

At the heart of the council's approach to achieving high quality, well-designed places is the need for proposals to be suitably informed by and respond positively to the local context.

### 5.20

The goal is to ensure that a 'sense of place' is created, which is memorable for its architecture, townscape and the high quality of the public realm and responds positively, and is well connected to, its immediate and wider setting. Where appropriate, this can be informed and draw on the previous use of the site in order to help create a sense of place.

### 5.21

Design solutions need to be informed by a sound process which is informed by contextual survey and analysis, comprising an assessment of the constraints and opportunities of the site and how its surroundings have been used to help inform and influence the principles of the proposed design.

### 5.22

The goal is to ensure that the approach is process orientated (a creative approach based on the context), as opposed to being product-driven (standard solutions imposed regardless of context) with pre-determined design solutions. Local engagement should be used to inform this approach because it would highlight issues that would otherwise not be apparent to those developing a scheme and helps designers understand how a place works as well as how it looks.

### 5.23

The Design and Access Statement should include the contextual survey and analysis, as well as an explanation of the principles of design, setting out how the proposal makes a positive contribution to the local environment and creates a contextually designed place with a distinctive local character which sits comfortably within its immediate and broader setting.

### 5.24

By developing a comprehensive and thorough understanding of the context this should facilitate an original, creative solution rather than simply copying surrounding buildings or relying on standard templates which does not generally deliver good design.

5.25

There are nearly always various possible design solutions (there is probably not a single acceptable design option), based on either traditional or contemporary design principles. However, whatever design solution is ultimately proposed, it needs to be contextual in its approach and to explain and justify the choices made which will achieve a high quality outcome.

## How to conduct a contextual survey and analysis

5.26

The design process starts with a contextual survey and analysis. This is an important task and should be undertaken in a methodical and thorough manner.

5.27

Carrying out a contextual survey is a process where the designer spends time recording and mapping what the environment is like in the wider area around the site as well as the analysis of the site itself.

5.28

The process involves looking at physical characteristics of the place but should also include social and development viability factors (depending on the scale and nature of the development proposal).

5.29

Understanding context includes understanding how the area has developed, which has influenced, and helps to define, its present character. This can be seen as an ongoing process of development resulting in layers of history that are experienced through their continuing influence on the present landscape, townscape and activity in our environment.

5.30

Numerous factors may have influenced the present character of an area, including its underlying geology, past economy, landownership and the development of new technologies. In areas with a strong historic character particular attention should be given to exploring the processes and factors that have influenced the form of development, including the settlement morphology, pattern of plots and forms of boundaries, present and past uses of space and the form, materials and detailing of historic buildings. Such assessment is an important stage in good urban design both within and outside designated historic areas.

5.31

It is best to present the findings in a report explaining the analysis with supporting plans, drawings and photographs, as these are easily understood and will need to be referred to frequently in order to show how conclusions were reached.

5.19 - 5.31

5.32

The results from this study will be used to inform the next stage, which is to establish the design principles and produce a design framework, which in turn then forms the basis for the detailed design.

5.33

Good contextual analysis and design will identify key positive factors in an area which gives the locality its identity and character. At the same time it will also identify any negative aspects, consider how to remedy those as much as possible and ensure they are not repeated in the new development.

5.34

The analysis will also need to establish the site constraints. These should not necessarily be seen as negative factors, as constraints often have the benefit of shaping the design process, and should stimulate creative design solutions.

5.35

The next section looks in more detail at the issues to consider when conducting the contextual survey and analysis.

## Recognising constraints and opportunities

5.36

The table overleaf sets out the ten characteristics of design as set out in the National Design Guide. For each characteristic, existing relevant evidence and guidance is set out to assist in informing the design process. This evidence will be updated and evolve as time passes.

Using the ten characteristics of successful places from the National Design Guide and applying them to the Winchester City Council context.

5.32
-
5.36

# DELIVERING HIGH QUALITY WELL DESIGNED PLACES (CONTINUED)

| Characteristic | To consider and achieve | Existing local evidence (assessments and measures) |
|---|---|---|
| **Context** Enhances the surroundings | - Understand and relate well to the site, its local and wider context<br>- Value heritage, local history and culture | - Conservation Area Appraisals and Technical Assessments<br>- Winchester District Landscape Character Assessment (2022)<br>- Village Design Statements<br>- Local Area Design Statements |
| **Identity** Attractive and distinctive | - Respond to existing local character and identity<br>- Well-designed, high quality and attractive places and buildings<br>- Create character and identity | - HCC Townscape assessments for Winchester and Whiteley<br>- Local Register of Historic Parks and Gardens<br>- WCC Criteria for identifying non-designated heritage assets and locally listed buildings |
| **Built Form** A coherent pattern of movement | - Compact form of development<br>- Appropriate building types and forms<br>- Destinations | - High Quality Places SPD or its successor |
| **Movement** Accessible and easy to move round | - A connected network of routes for all modes of transport<br>- Active travel<br>- Well-considered parking, servicing and utilities infrastructure for all users | - Winchester Movement Strategy<br>- Winchester Local Cycling Walking Infrastructure Plan<br>- Winchester Walking Strategy (2014)<br>- Air Quality Action Plan (Winchester City centre).<br>- Hampshire County Council Transport Contributions Policy 2007<br>- Winchester Local Plan 2038<br>- Transport Assessment (2020)<br>- Winchester City Council Residential Parking Standards SPD (2009) |
| **Nature** Enhanced and optimised | - Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play<br>- Improve and enhance water management<br>- Support rich and varied biodiversity | - Current Biodiversity Action Plan |

| Characteristic | To consider and achieve | Existing local evidence (assessments and measures) |
|---|---|---|
| **Public spaces** Safe, social and inclusive | - Create well-located, high quality and attractive public spaces<br>- Provide well-designed spaces that are safe<br>- Make sure public spaces support social interaction | - Winchester City Council Open Space Assessment 2022<br>- Parks and Open Spaces Survey 2018<br>- Open Space Improvement Action Plan 2022<br>- Winchester Vision |
| **Uses** Mixed and integrated | - A mix of uses<br>- A mix of home tenures, types and sizes<br>- Socially inclusive | - Future Local Housing Need and Population Profile Assessment<br>- Winchester District Strategy Housing Market Needs Assessment (2020) /Focused SHMA (2024)<br>- Evidence base that has been prepared to support specific issues or sites |
| **Homes and Buildings** Functional healthy and sustainable | - Healthy, comfortable and safe internal and external environment<br>- Well-related to external amenity and public spaces<br>- Attention to detail: storage, waste, servicing and utilities | - Hampshire Fire & Safety Service standards.<br>- HCC Air Quality Framework<br>- Winchester Waste Management Guidelines |
| **Resources** Efficient and resilient | - Follow the energy hierarchy<br>- Careful selection of materials and construction techniques<br>- Maximise resilience | - High Quality Places SPD or its successor |
| **Lifespan** Made to last | - Well-managed and maintained<br>- Adaptable to changing needs and evolving technologies<br>- A sense of ownership | - Winchester Town Vision |

# 6 STAGES IN THE DESIGN PROCESS

### 5.37

Design solutions need to be informed by a thorough contextual survey and analysis, clearly identifying the constraints and opportunities of the site and showing how its surroundings have informed the principles of design. Local engagement will help inform this step.

### 5.38

The contextual factors to consider will depend on the characteristics of each site, and the form of development proposed. Matters to assess potentially include: the pattern of development; height, scale, massing and elevational treatment of surrounding development; land uses; movement patterns and routes; relationship with nearby facilities and services; landscape features; open spaces; topography; orientation; views; neighbouring occupants/ uses; protected features; boundary treatments; existing buildings worthy of retention; water features; flooding; microclimate.

### 5.39

The assessment of the contextual factors then needs to inform the principles of design, and lead on to the creation of a design framework which establishes how to achieve a positive response to the context before the detailed design is developed.

### 5.40

The final design solution needs to be a positive, creative and a bespoke response to the site context. The design also needs to take into account the guidance in the DfT document *Inclusive mobility: a guide to best practice on access to pedestrian and transport infrastructure*.

### 5.41

## Design-led approach

**Stage one -** Site analysis.

A design proposal must be grounded on the findings of a thorough site context analysis including constraints & opportunities.

**Stage two -** Community Engagement.

**Stage three -** Design vision.

A design of a site should be based on a clear site specific vision.

**Stage four - draft -** proposal-based design parameters.

A draft proposal and set of design parameters should be produced for the site, reflecting the design vision. This should be based on good design principles and analysis completed during stage one.

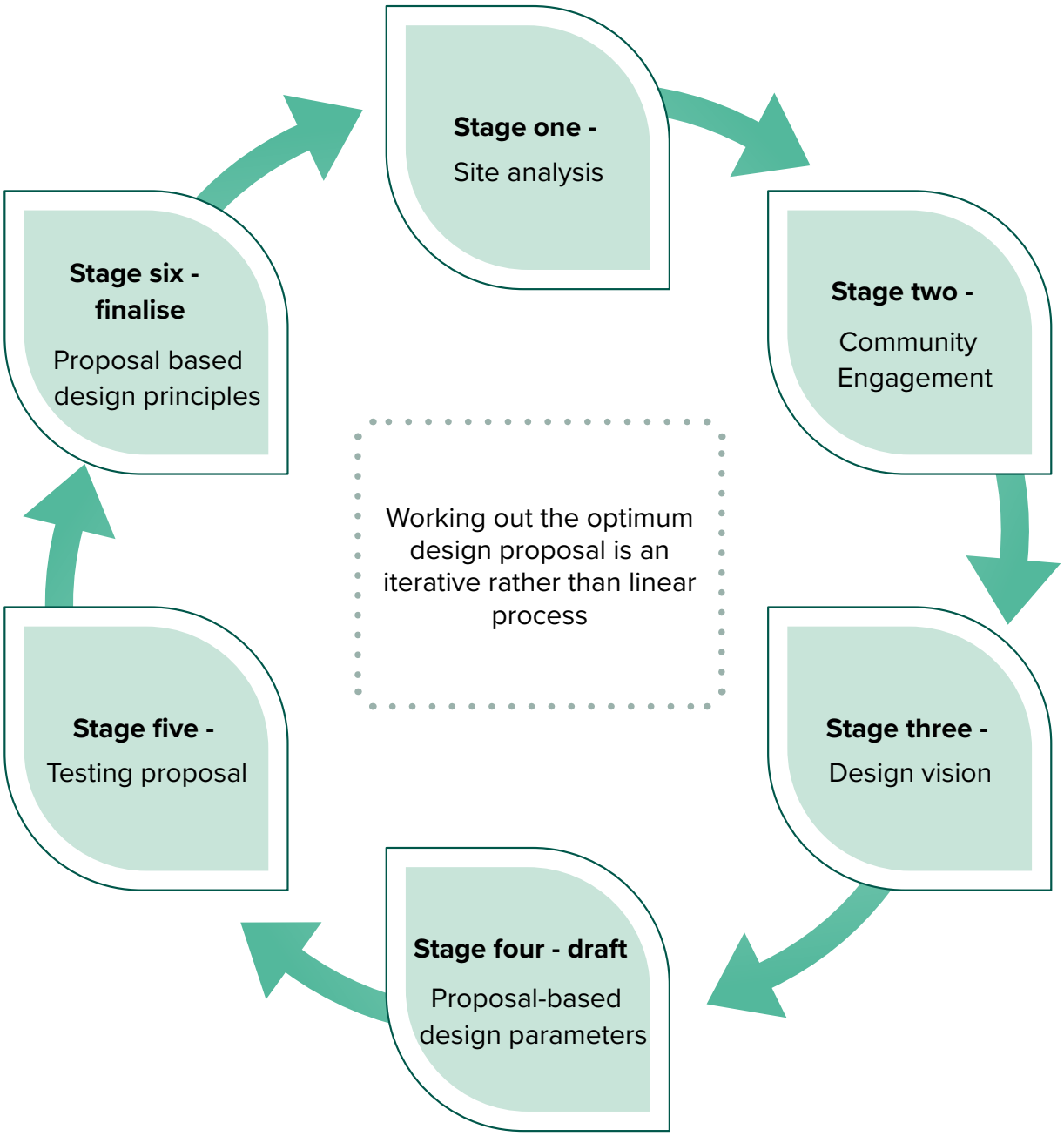
**Stage five -** Testing proposal.

Working out the optimum design proposal is an iterative rather than linear process.

**Stage six - finalise -** proposal based design principles.

Once a final site layout has been determined, the design parameters and Justification of the proposal should be finalised.

## Design-led approach



**Strategic Policy D1** High Quality, Well Designed and Inclusive Places

Development should make a positive contribution to the area and be the result of a process which considers and responds to the immediate and wider context of the development site in order to achieve good design.

All development should use high quality materials that are attractive and durable and appropriate to the context and the proposed design. Proposals should not have an unacceptable adverse impact on adjoining land, uses or property by reason of intrusive lighting, overlooking, overshadowing or by being overbearing.

Proposals for new development (excluding householder applications and changes of use) should explain each step in the design process starting with an analysis of the constraints and opportunities of the site and its surroundings followed with justification for decisions made, and how it addresses and responds to the ten characteristics of well-designed places as set out in the National Design Guide, and any relevant local evidence on context and other design issues.

Where appropriate, proposals should demonstrate that:

i. The proposal makes a positive contribution to the local environment that responds positively to its immediate and wider setting including good permeability within the site and connectivity to the surrounding area;

ii. A high quality public realm has been incorporated to ensure that the proposal is attractive, safe, easily navigable and there are permeable and accessible routes for all users through the development including for those living with dementia, people with disabilities or anyone whose has reduced mobility;

iii. The proposal is connected to green/blue infrastructure, public places and street patterns where appropriate, including creating safe and accessible walking and cycling routes to/from local services, public transport and green spaces within and beyond the development, to encourage active travel;

iv. It has been designed to reduce crime and anti-social behaviour;

v. The accompanying landscape framework has been developed to enhance both the natural environment by maximising the potential to improve local biodiversity;

**Strategic Policy D1** High Quality, Well Designed and Inclusive Places

STRATEGIC POLICY

Policy D1

vi. Car parks, footpaths and public spaces have been designed to support access by people with poor mobility, avoiding uneven surfaces, obstructions or excessive street clutter, minimising steep slopes or level changes;

vii. Measures to minimise carbon emissions, considering the potential for both passive solar gain and overheating and promoting the inclusion of renewable energy and reduce impact on climate change form an integral part of the design solutions (Policy CN1);

viii. Measures to enhance biodiversity, including nature based solutions where possible, have been explored in response to the nature emergency and form an integral part of the design proposal (policies NE1 and NE5);

ix. Within mixed use development, locating local services and community facilities in a central and/or easily accessible part of the development by walking and cycling;

x. It provides boundary treatments that respond positively to the local context around the site and between different elements within the site;

xi. It makes adequate provision for refuse and recycling;

xii. The smart design and location of cycle parking, car parking and bus stop infrastructure in this policy to both support active travel whilst not negatively impacting on those with mobility issues;

In addition, proposals should set out how they have responded to the following objectives;

xiii. Designing buildings with clearly identifiable and accessible entrances and larger developments need to include landmarks, waymarking and environmental and public realm improvements to aid with navigation;

xiv. Providing seating in new public spaces and along longer pedestrian routes where appropriate in order to provide an interesting and stimulating sensory environment; and

xv. Retaining and reusing existing buildings which contribute positively to the character and appearance of their surroundings are retained and re-used.

# DESIGN ISSUES ACROSS THE DISTRICT

5.42

As the plan area is not homogenous, and comprises of a number of distinct and unique communities which all have their own unique identity and characteristics, the next section of this topic includes strategic Local Plan policies that are based on the three broad geographical areas that have been identified in the Vision.

WINCHESTER TOWN PAGE 80

SOUTH HAMPSHIRE URBAN AREA PAGE 93

MARKET TOWNS & RURAL AREAS PAGE 95

[1] Winchester Action on the Climate Crisis, Report 2021

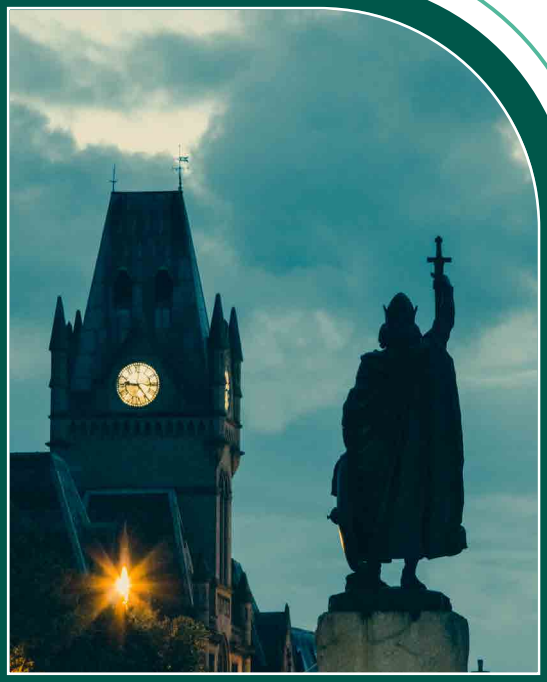
CONTENTS BACK

# DEVELOPMENT IN WINCHESTER TOWN AND SURROUNDINGS

5.42 - 5.44

### Local Plan Vision – Winchester Town

The County Town of Winchester will continue to be the cultural and economic centre of the district with a significant range of services, facilities and employment, and as such will be a centre for growth. The high-quality environment will attract a range of new uses as the role of the town evolves. The visitor and tourism economy, and creative and education sectors will be increasingly important. Regeneration will make the best use of previously developed land, which will be delivered while protecting and enhancing the character and the wealth of historic assets.



5.43

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.

5.44

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. When you are close, the Cathedral can be surveyed from relatively few locations, and sometimes not at all, as the tight narrow streets and landform restrict these views. The 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.

5.45

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.

5.46

In addition to the general evidence base, the design principles for Winchester Town have been shaped by the following key documents.

## Winchester Town Vision

5.47

Winchester Town Forum, supported by a team of consultants, prepared a vision document for the built up area Winchester town and its immediate surroundings for the period up to 2030. The project began in February 2020 and has involved a number of working groups, dedicated social media channels and 1-2-1 interviews with residents and other stakeholders. The process has been recorded in a number of handbooks as follows which constitute the new Vision for Winchester. Details can be viewed at www.onegreatwin.com

5.48

The overarching vision, as set out in Handbook Part 3, revolves around three specific approaches:

- Spatial: The City Made by Walking
- People Power!
- Auditing & Sharing Resources

5.49

The Vision document includes a section on the streets and spaces of Winchester and proposed a literal “street map” and a series of solutions to the problem of continued widespread car use in Winchester to be prepared over the next four years. In the meantime, the Vision proposed to “Tackle the negative impacts of car traffic by moving towards the “fifteen minute city model” which favours local walking and cycling access to services and facilities and creates viable, better alternatives to car use that have much wider benefits i.e. creating beautiful streets people enjoy walking down, leads to local town squares where one might encounter friends, a pop-up market stall or a temporary event.

5.50

The following pages set out a number of key outputs from the Winchester Town Vision. These set the context for future planning applications, and also provide a framework for subsequent detailed design work such as masterplans, design codes and frameworks, which will be expected to respond to this work to date.

# WINCHESTER TOWN NEIGHBOURHOOD CHARACTER AREAS

5.51

In order to clearly set out the design objectives for the Winchester Town Area, the diagram below shows the 15 neighbourhood character areas that came out of the work on the Winchester Town Vision. These neighbourhood character areas should be used as a starting point for the preparation on any Local Area Design Codes/Design Statements that are prepared and have involved the local community. Developers will be required as part of the design process to demonstrate how they have taken this information in order to influence the design of the development.

5.45 - 5.51

# WINCHESTER DESIGN WORKSHOP

## 5.52

In November 2021 a series of design focussed workshops were held with Design South East. The Second workshop focused on Winchester itself, and highlighted a number of opportunities for the Town area.

## 5.53

Areas of Opportunity are those parts of the city that hold the most potential for transformation, including opportunities for development, connectivity improvements and new open space/ public realm projects.

## 5.54

The Areas of Opportunity do not have distinct or exact boundaries. They are identified as general areas as some of the potential interventions are part of wider projects (particularly around movement and connectivity) that came out of the Design South East workshops. Whilst the Areas of Opportunity do not have specific Local Plan policies they should be used a starting point should any re-development proposals come forward in these areas.

## Map Key

**Key for maps on pages 84 to 91**

### Base Map

- Buildings
- Paths
- Manmade surface
- Mixed surface (gardens)
- Natural surface
- Water
- City centre boundary
- Rail station
- Rail line

### Sites Identified

- Site identified at the workshop

### Movement

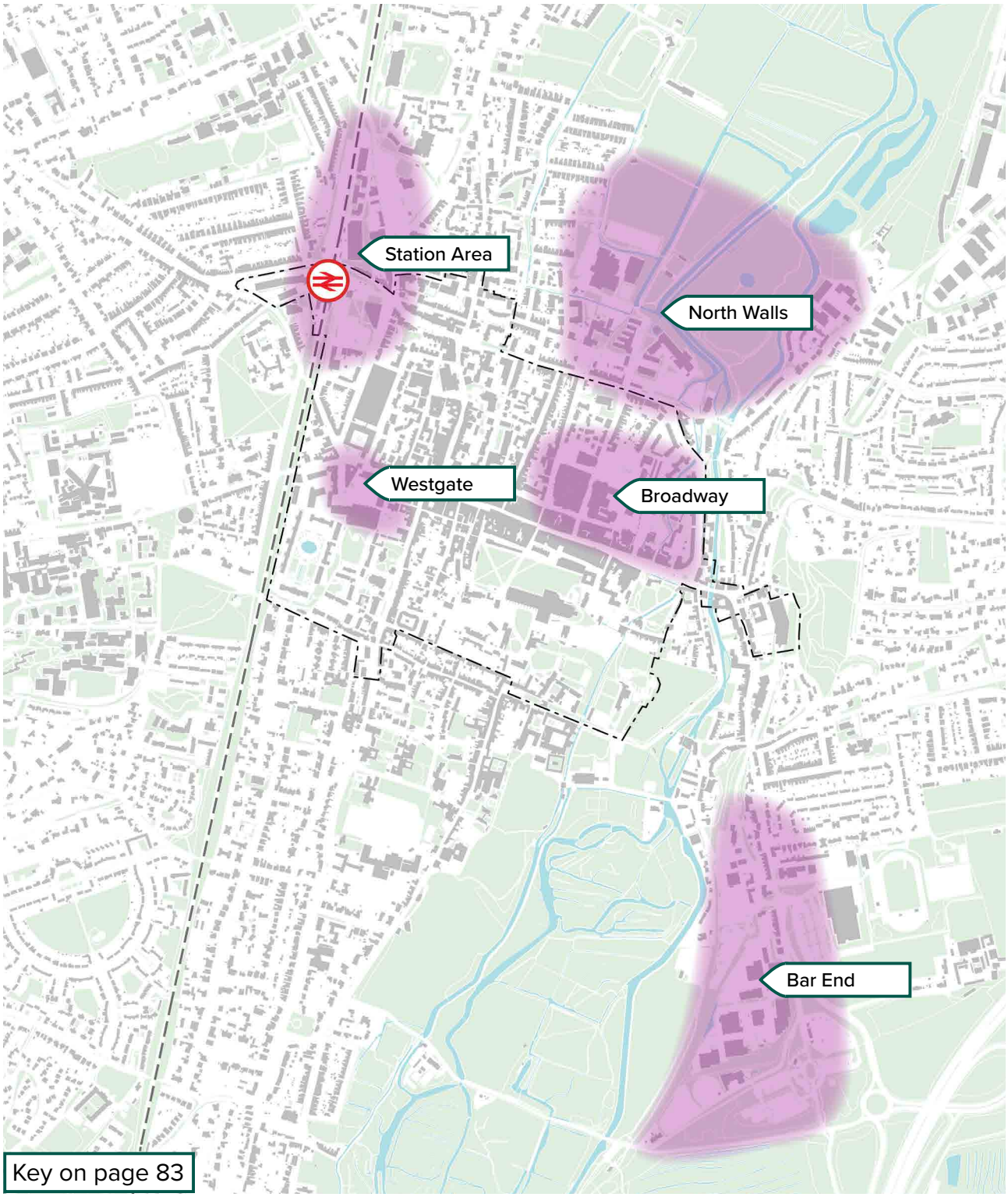
- Improve local connection
- Improve junction safety
- Potential Park & Ride

### Open Space

- Retain and enhance open space
- Improve/transform open space
- Improve public realm
- New public space

Based on the findings of the workshops, five Areas of Opportunity have been identified:

- Broadway;
- Westgate;
- Station Area;
- Bar End; and
- North Walls.




Key on page 83

5.52 - 5.54

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# THE BROADWAY

## 5.55

The main opportunities identified in the Broadway are as follows –

a. Redevelopment of the Brooks shopping centre and surrounding car parks.

b. Move the bus station to the rail station area and develop the site with city centre uses.

c. Improve the design of The Broadway for pedestrians and cyclists.

d. Improve the design of the roundabout junction by the King Alfred Statue to provide a safer environment for cyclists and pedestrians.

e. Improve the design of the junction of Bridge Street and Chesil Street to create a safer environment for pedestrians and cyclists.

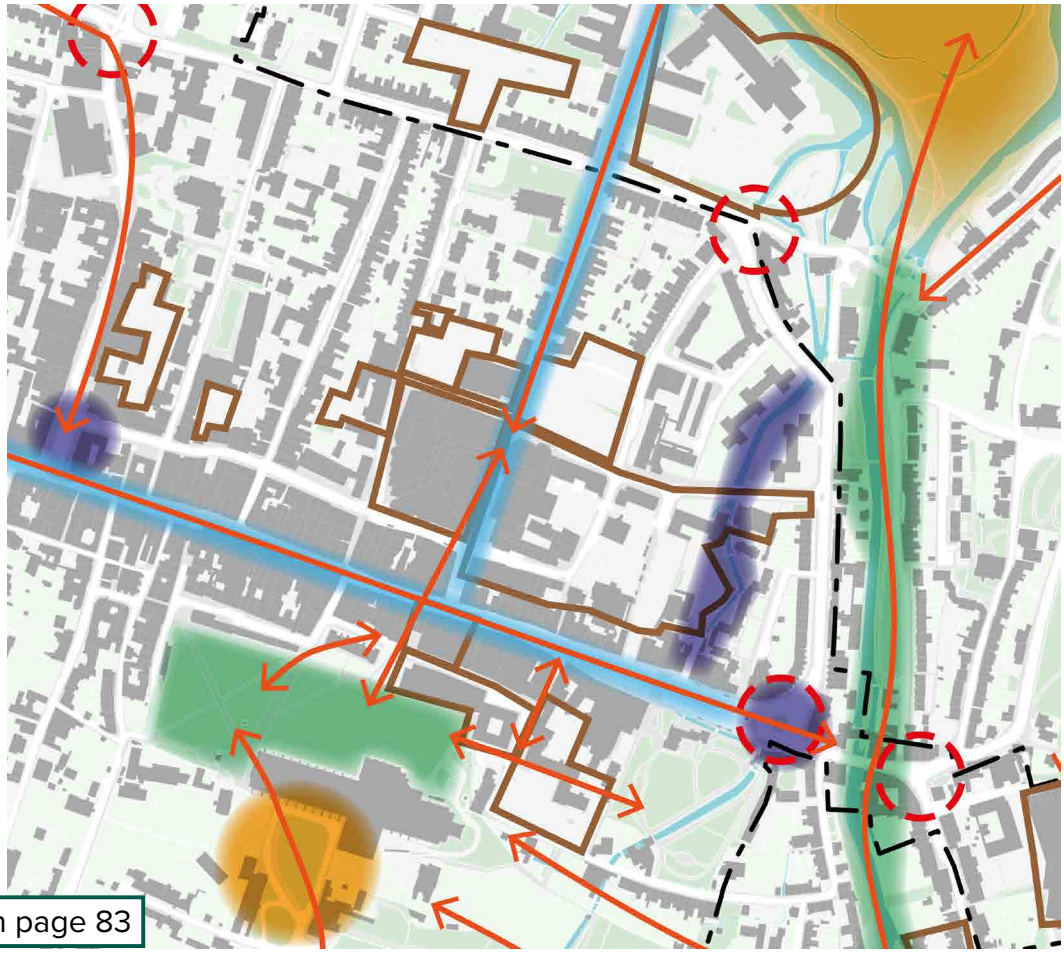
f. Create a new public open space at the King Alfred statue.

g. Improve the public realm of High Street and Middle Brook Street, including planting street trees.

h. Create more walking connections from High Street to the Cathedral yard.

i. Daylight the culverted tributary of the River Itchen at Busket Lane and create a new public space connecting The Broadway to Friarsgate.

j. Improve the existing open space along the river Itchen to encourage walking and cycling and connect The Broadway northwards to Winnall Moors and southwards.



Key on page 83

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# NORTH WALLS

## 5.56

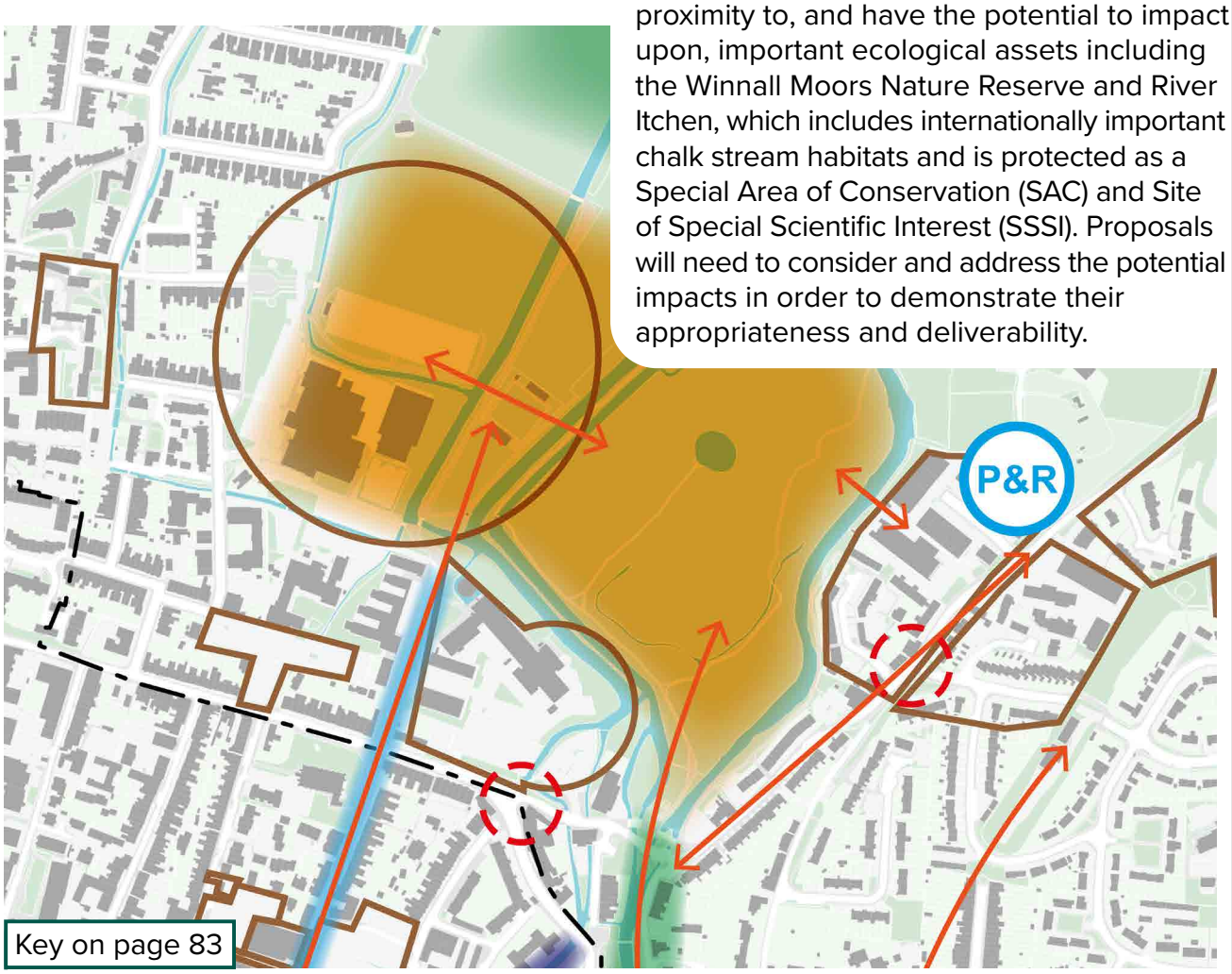
The main opportunities in the North Walls Area of Opportunity are:

a. Redevelop the former River Park Leisure Centre buildings and investigate opportunities around the Winchester School of Art sites to create a more positive interface with the area and increase activity.
b. Improve the quality of the walking connection between High Street and North Walls via Middle Brook Street and Park Avenue, including tree planting.
c. Improve the quality and offer of North Walls Recreational Ground.
d. Improve walking connections east-west across the River Itchen.
e. Redevelop Retail Park off Easton Lane and open up walking connections between this site and Winnall Moor across the river.
f. Retail Park off Easton Lane is a potential location for a Park and Ride if walking and cycling connections along Wales Street to the River Itchen and city centre are improved.
g. Improve the design of the junction of Union Street with North Walls to create a safer environment for pedestrians and cyclists.

5.55 - 5.57

## 5.57

It should be acknowledged that some of these identified opportunities are in close proximity to, and have the potential to impact upon, important ecological assets including the Winnall Moors Nature Reserve and River Itchen, which includes internationally important chalk stream habitats and is protected as a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Proposals will need to consider and address the potential impacts in order to demonstrate their appropriateness and deliverability.




Key on page 83

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# WESTGATE

## 5.58

The main opportunities in the Westgate Area of Opportunity are:

a. Improve the quality and attractiveness of the open spaces outside of the Great Hall and Crown Court by introducing natural features such as trees and planting.

b. Create a new public open space at the Westgate.

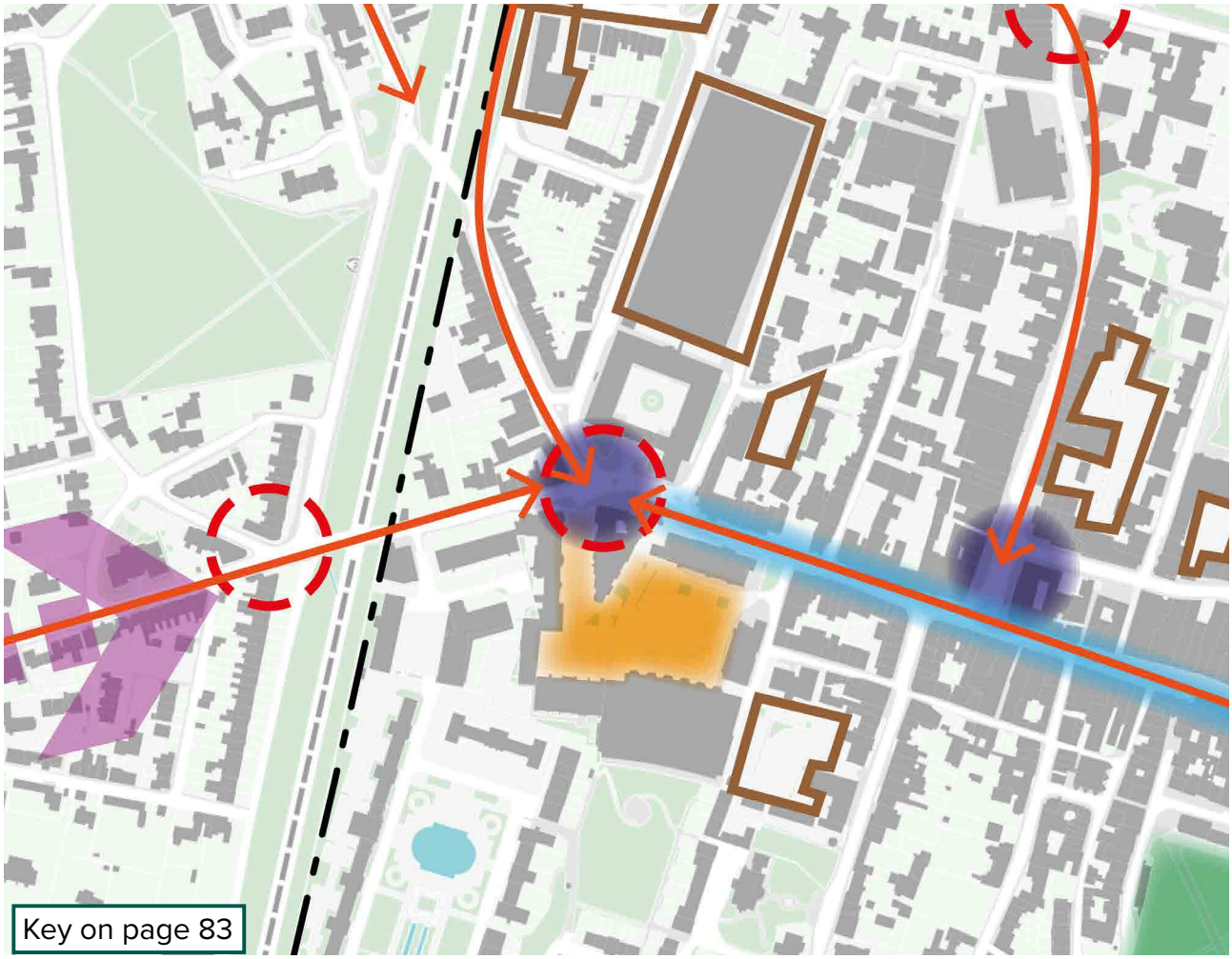
c. Improve the public realm and facilities for pedestrians at High Street.

d. Improve the design of the junction of Romsey Road, High Street and Main Upper High Street to create a safer environment for pedestrians and cyclists.

e. Improve the design of the junction of Romsey Road, Clifton Road and Clifton Terrace to create a safer environment for pedestrians and cyclists.

f. Improve the walking connection from the rail station to Westgate via Upper High Street.

g. Create a new public space at the junction of Jewry Street and High Street.



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# STATION AREA

5.59

The main opportunities in the Station Area of Opportunity are:

a. Redevelop and make better use of land around the station including retail sites and car parks along Andover Road and Gladstone car park.

b. Move the bus station from Broadway and co-locate with the rail station to create a transport interchange.

c. Improve the arrival experience at Winchester Station by creating a new public open space outside the main entrance on Station Hill.

d. Improve walking connections and wayfinding from the station to the city centre via Station Road/Newburgh Way and Station Hill/City Road/Jewry Street.

e. Improve the design of the junction of Station Hill and Sussex Street to create a safer environment for pedestrians and cyclists.

f. Improve the design of the junction of City Road, Jewry Street and Hyde Street to create a safer environment for pedestrians and cyclists.

5.58 - 5.59

Key on page 83

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# BAR END

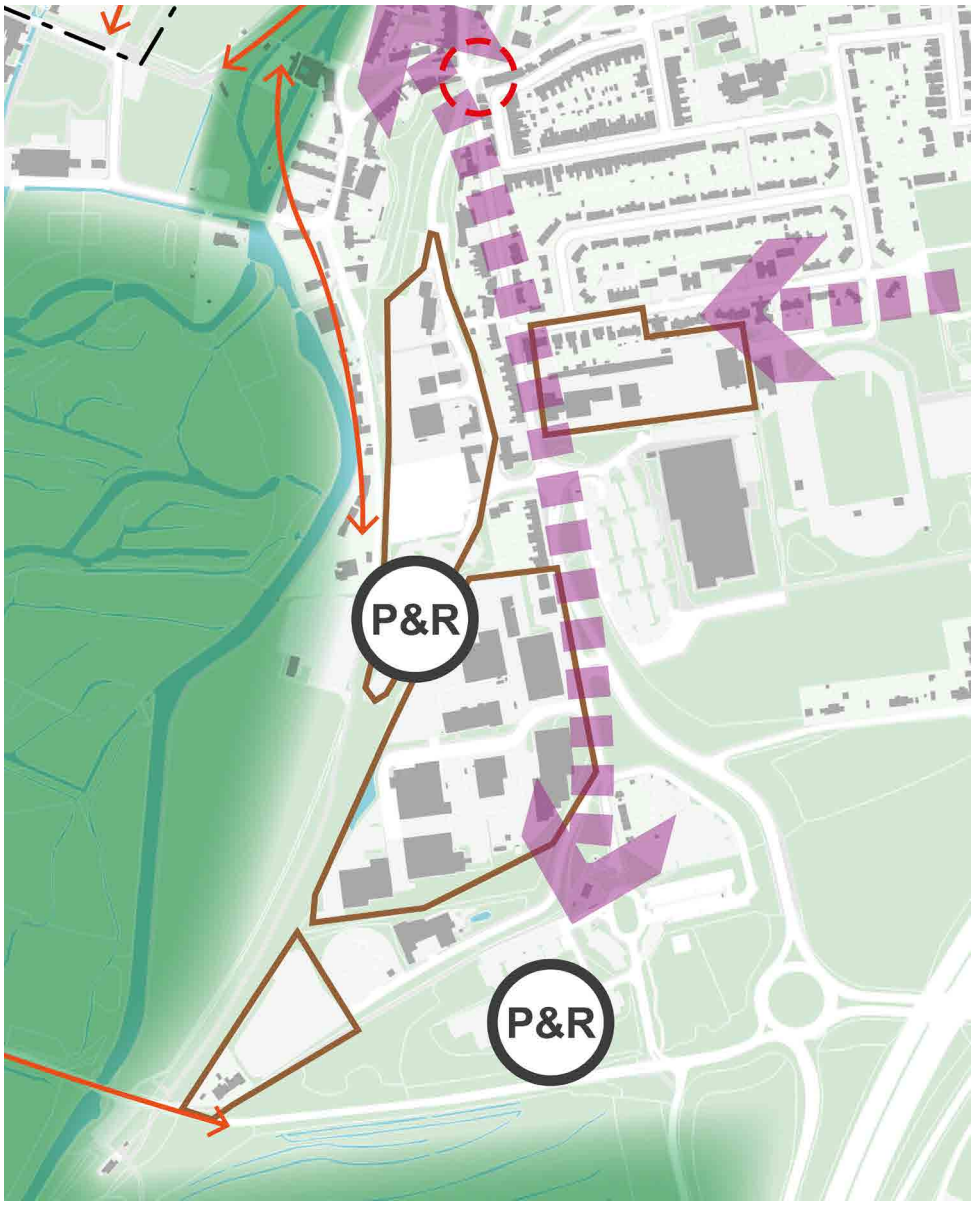
### 5.60

The main opportunities in the Bar End Area of Opportunity are:

a. Redevelop the industrial sites along Bar End Road as mixed use development.

b. Improve facilities for pedestrians and cyclists on Bar End Road to connect the existing Park and Ride with the city centre.

c. Improve the walking connection along the River Itchen to connect the area towards the city centre.

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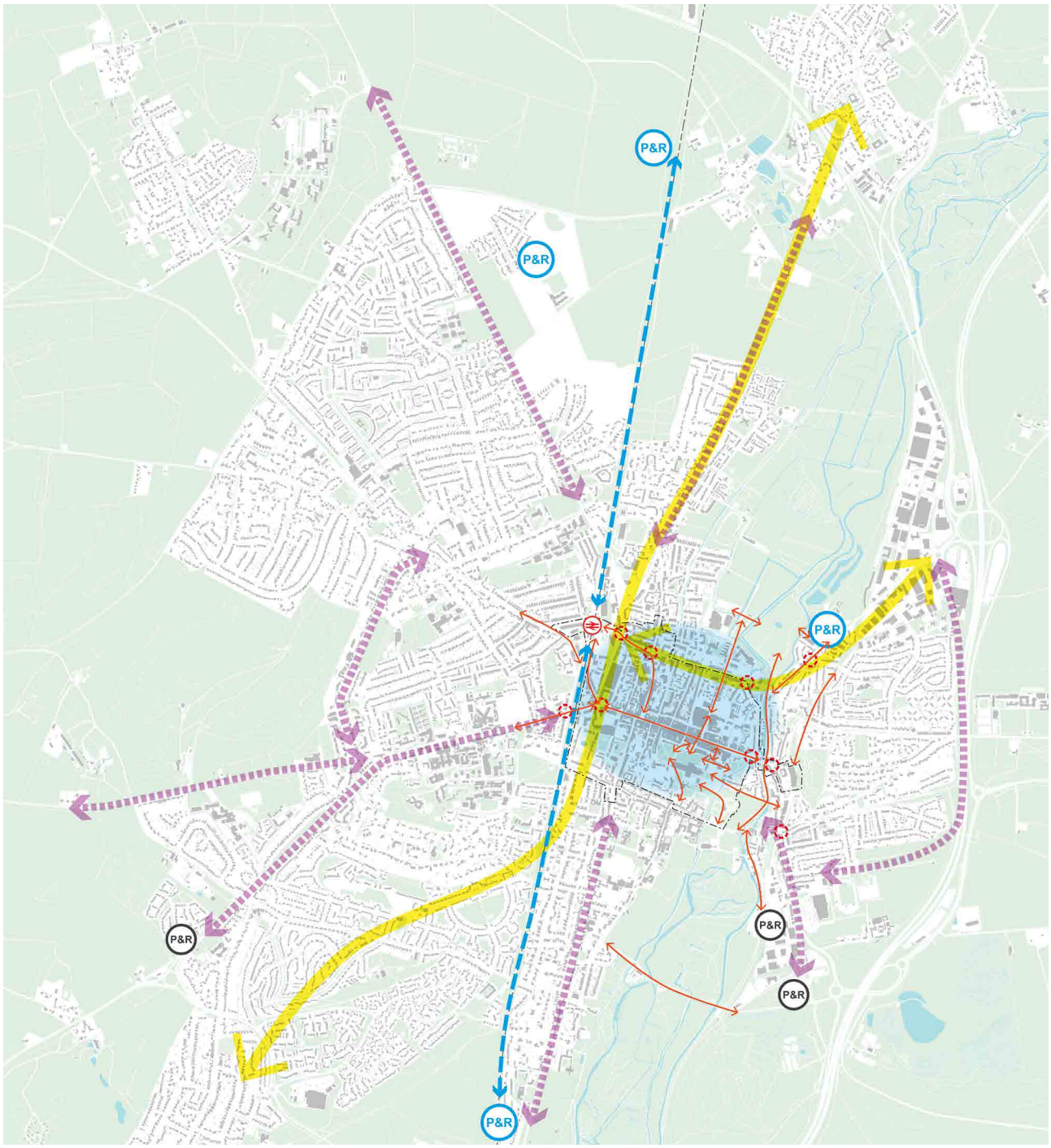
# REVISING THE MOVEMENT NETWORK

5.61

In addition to these areas, the workshop considered opportunities for revising the movement network in the town, including strategic and local connections, creating a better environment for pedestrians and cyclists, and measures to change the role of traffic in the city itself. These opportunities need to be considered alongside the identified and emerging work through the Winchester Movement Strategy and the Winchester Local Cycling and Walking Plan (LCWIP).

5.60 - 5.61

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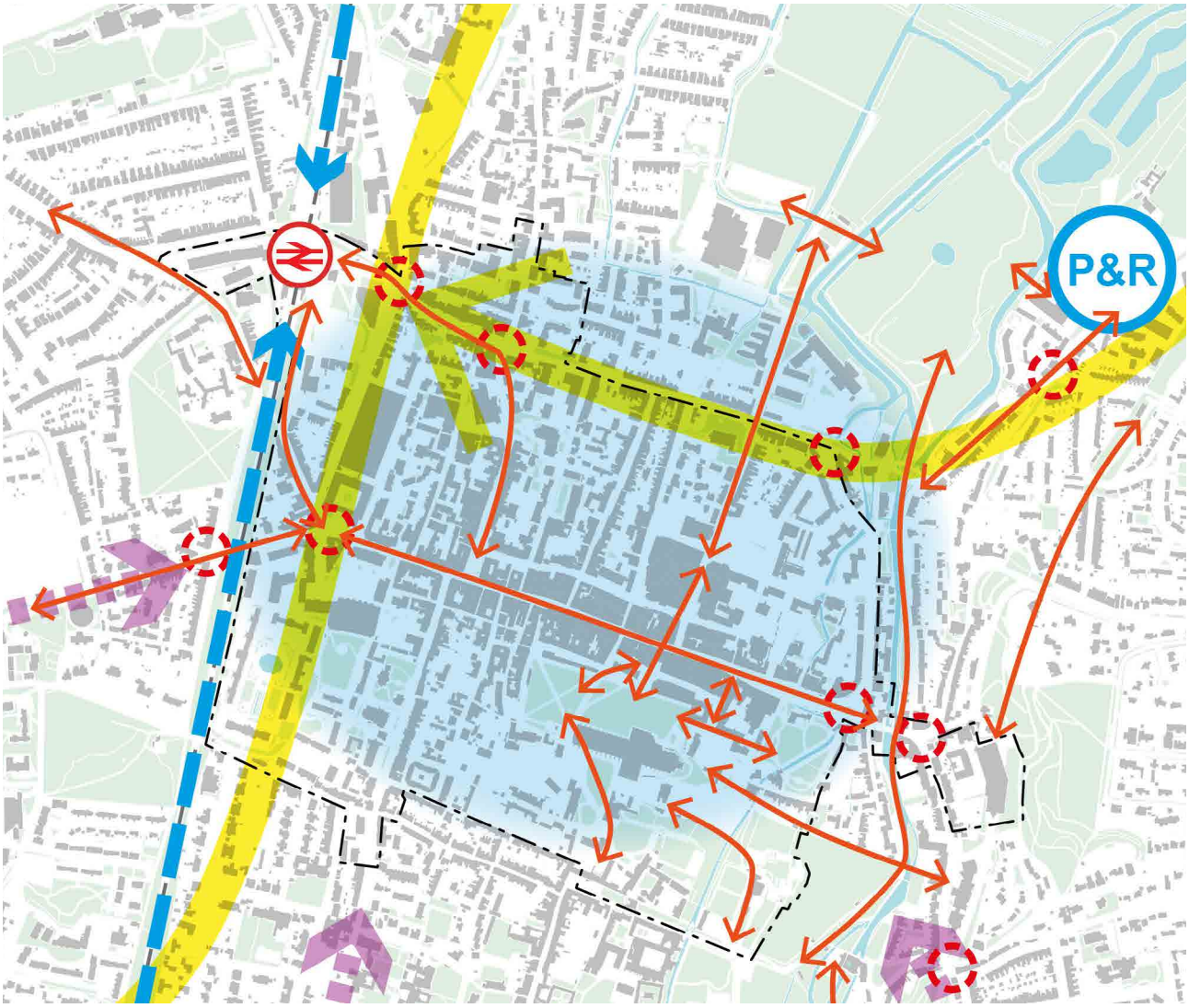


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### 5.62

In addition, the Vision proposed the retention and enhancement of existing green open spaces, the improvement of the public realm including more public spaces, more natural features and tree planting, and the potential for more use of the High Street.

### 5.63

Significant opportunities for the retention and enhancement of open space were identified. For clarity, it is worth noting that the identified opportunity as Bushfield Camp should be delivered by a landscape focused employment led development. See Policy W5.

## Landscape and Townscape assessments

### 5.64

The Hampshire Integrated Character Assessment (2010) includes a county wide Landscape Character Areas and Types and Townscape assessment. The Winchester Townscape Assessment identifies local townscape views and longer range views into and out of the city. This should be read in conjunction with the WCC Landscape Character Assessment 2022.

### 5.65

The South Downs National Park have undertaken their own Landscape Character Assessment (2020) and View Characterisation and Analysis (2015). This mapped character areas and identified relevant viewpoints including St Catherine's Hill as an elevated viewpoint with views along the Itchen Valley and over Winchester.

**Strategic Policy D2**

Design Principles for Winchester Town

STRATEGIC POLICY

In order to deliver the Local Plan Vision for Winchester Town, development proposals through the design process will need to demonstrate how they address the following:

i. Any aspects, characteristics and specific design requirements that have been identified in the relevant site allocations policies including, where required in this Plan, the development of the masterplan which will set the design parameters, framework and placemaking principles for developing the whole site in order to deliver high quality places;

ii. Any relevant aspects, identified characteristics and principles set out in Masterplans, Local Area Design Statements, Conservation Area Appraisals and Technical Assessments, Local Area Design Codes, Planning Frameworks, Design Codes and other relevant planning documents that have been prepared and consulted on with the involved local community;

iii. For development other than householder proposals, how community engagement has been used to inform and influence the outcome of the design process;

iv. How the distinct character of the local area has informed the proposals and will respond positively to, and reinforce, the patterns of development in the neighbourhoods of the city, in particular views of treed skylines which connect Winchester with its immediate and wider landscape setting including the enhancement of key views as identified in the Winchester Townscape Assessment;

v. 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 of Winchester;

vi. Opportunities are explored through the design process for including improved strategic and local connections, improving public realm and creating a better environment for walking, wheeling and cycling and address issues for people with reduced mobility;

vii. The retention and opportunities for enhancement of existing green open spaces, and the improvement of the public realm including more public spaces, more natural features and tree planting, and the potential for more use of the high street;

viii. The delivery of transport improvements identified in the Winchester Movement Strategy, Winchester Walking Strategy and City of Winchester Local Cycling and Walking Infrastructure Plan and other relevant transport documents that have been prepared and consulted on with the involved local community;

ix. For proposals within the setting of the South Down National Park, the need to avoid or minimise any adverse impacts on the national park;

x. For development in the identified opportunity areas, the potential for the proposal to deliver or contribute to the listed opportunities within that area;

In addition to the specific comments for each area, the following points should be also considered –

- Redevelopment should be undertaken to respond positively to the setting of high concentration of heritage assets including that of the Winchester Conservation Area.
- The potential impacts on the River Itchen SSSI and SAC.
- Within the North Walls and The Broadway Areas of Opportunity there may be potential for development to reduce existing flood risk and proposals should seek to positively address this issue.

5.62 - 5.65

Policy D2

# SOUTH HAMPSHIRE URBAN AREA

### Local Plan Vision - South Hampshire Urban Areas

Areas in the south including Whiteley and Newlands (West of Waterlooville), will continue to grow forming part of the wider south Hampshire economy. Significant housing and employment development will be delivered while protecting and enhancing natural assets. Physical and social infrastructure will be provided to reinforce and maintain a strong sense of community and identity.

5.66

The South Hampshire Urban Areas have been identified for growth under successive Local Plans as a response to challenges presented by a significant part of the district being located within South Hampshire which is an area with high housing needs and limited opportunities within some key urban areas, such as Portsmouth, to accommodate it.

5.67

Previous Plans have seen the allocation of strategic development at Whiteley and Newlands (West of Waterlooville), along with employment development at Solent 2. Together these developments contain a significant amount of employment land and play an important role in the Winchester and South Hampshire economy. These developments are still being delivered and together form a significant part of the supply of developable land over the Plan period. However, there are opportunities for intensification and further development in these growth areas.

**Strategic Policy D3**

Design Principles for the South Hampshire Urban Areas

STRATEGIC POLICY

New strategic scale developments will deliver the Local Plan Vision for the South Hampshire Urban Area. Strategic scale developments will need to create their own identity, through an inclusive and collaborative design process with the engagement of the local community. Development proposals should be prepared through the design process set out in Policy D1 and will need to demonstrate how they address the following:

i. Any aspects, characteristics and specific design requirements that have been identified in the relevant site allocations policies which will set the design parameters, framework and place-making principles for developing the whole site in order to deliver high quality places;

ii. Any relevant aspects , identified characteristics and principles set out in Masterplans, Village Design Statements, Local Area Design Codes, Planning Frameworks and Design Codes that have been prepared and consulted on with the involved local community;

iii. Relevant local evidence set out in the 10 Characteristics of well-designed places, in the National Design Guide, including any updates as necessary; and

iv. How community engagement has been used to inform and influence the outcome of the design process.

5.66 - 5.67

### Local Plan Vision - Market Towns and Rural Villages

The Market Towns and Rural Villages are very varied in terms of their size, character and level of service provision. Some have large populations but a poor level of service provision whilst others may have unusually good service provision for their size, often reflecting their historic importance. Many others are very modest both in terms of their population and the level of service provision. This is typical of a diverse rural area where there is a high degree of personal mobility and choice, which creates a complex pattern of settlement dependencies. The diversity of settlements means that some can accommodate more change than others.

5.68

Allocations for development in the larger, more sustainable settlements is set out in this Plan. In addition, it is envisaged there will be infilling and redevelopment within settlements, and other development proposals to be considered through rural exceptions or proposals for community supported development.

5.69

In November 2021 a series of design workshops were held with Design South East. The third workshop focused on the Market Towns and rural villages, and identified a number of key priorities for the future of Winchester's rural settlements.

**Strategic Policy D4**

Design Principles for Market Towns and Rural Villages

New development will deliver the Local Plan Vision for Market Towns and Rural Villages. Development proposals should be prepared through the design process set out in Policy D1 and will need to demonstrate how they address the following:

i. Any aspects, characteristics and specific design requirements that have been identified in the relevant site allocations policies including where appropriate the development of a masterplan which will set the design parameters, framework and placemaking principles for developing the whole site in order to deliver high quality places;

ii. Any relevant aspects, identified characteristics and principles set out in, Village Design Statements, Conservation Area Appraisals and Management Plans, Local Area Design Codes, Planning Frameworks and Design Codes that have been prepared and consulted on with the involved local community;

iii. For proposals within the setting of the South Down National Park, the need to avoid or minimise any adverse impacts on the national park;

iv. Relevant local evidence set out in the 10 Characteristics of well-designed places, in the National Design Guide including any updates as necessary;

v. How community engagement has been used to inform and been used to influence the outcome of the design process; and

vi. The key priorities identified in the Design workshop report on Market Towns and Rural Areas - preserving history and heritage; relating positively to the immediate and wider setting of the site; responsive to local character and identity; enhancing green/blue infrastructure; providing homes for all including young and old; and supporting and encouraging the use of sustainable modes of transport.

STRATEGIC POLICY

5.68 - 5.69

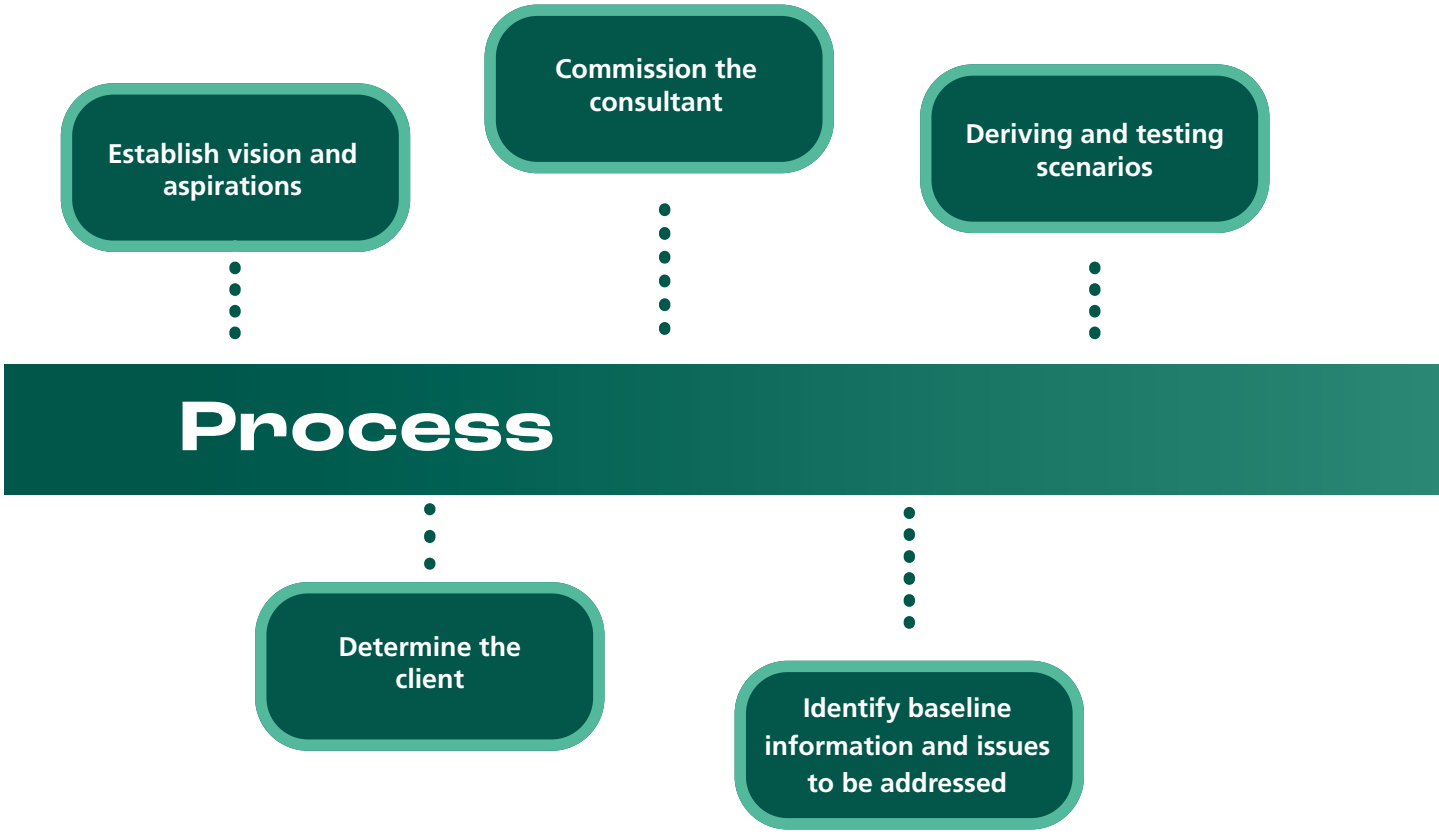
## MASTERPLANS/CONCEPT MASTERPLAN

### 5.70

The masterplan will be sought to secure agreement on key development principles when development is proposed on large sites that may be comprised of a number of different development interests and brought forward in phases. The agreement of the masterplan is part of a robust design process for good place-making. They ensures these types of sites are developed in way which follows a clear vision and delivers high quality outputs thereby avoiding ad-hoc and uncoordinated development proposals which do not align with the principles of good design.

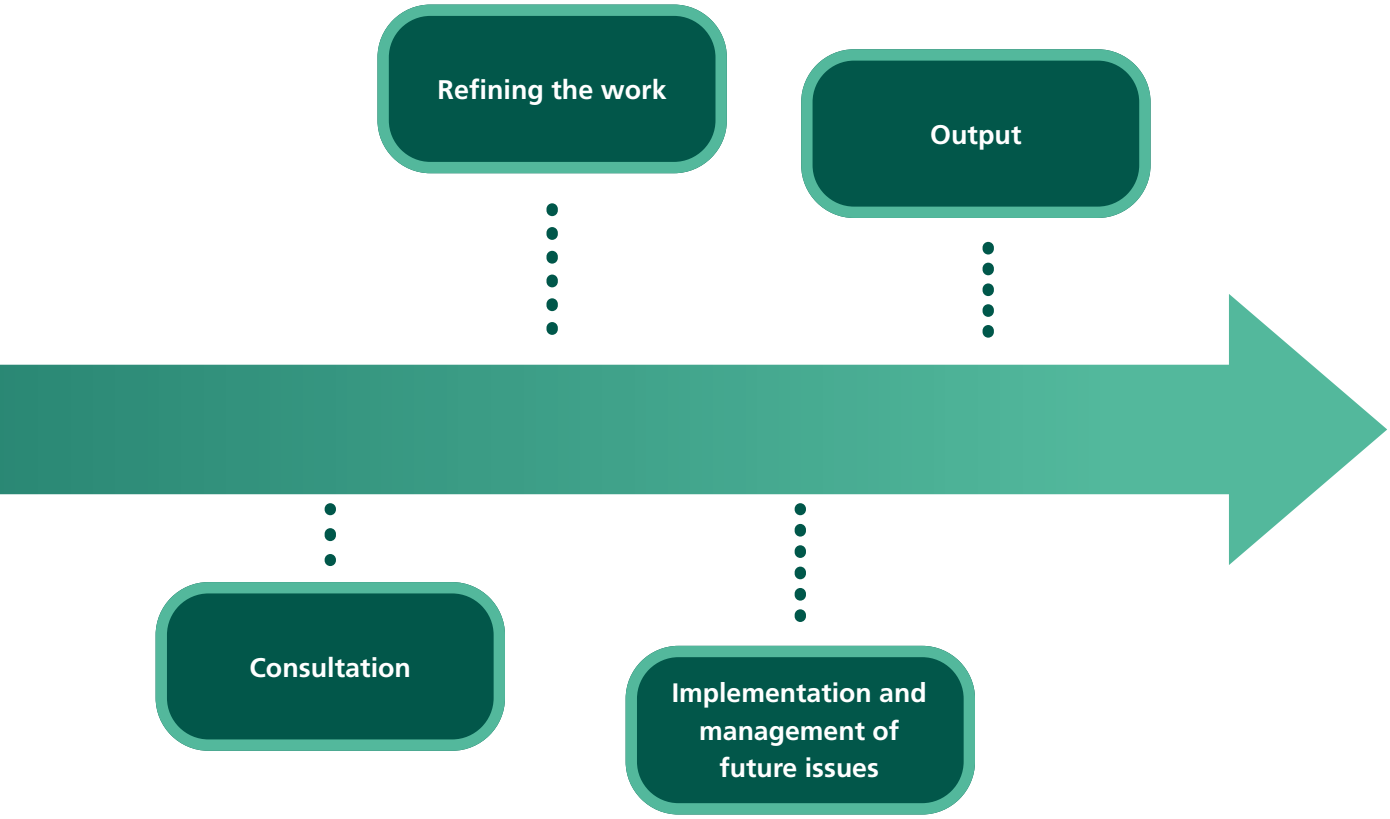
### 5.71

The existence of agreed plans will be able to guide the landowners, developers and the local planning authority when considering any future development proposals for the site(s). The masterplan will not necessarily detail all future development, particularly of a minor nature, however they should provide confidence for landowners and developers to bring forward schemes in accordance with the masterplan and the principles therein and create high quality places. They will also support the efficient processing of subsequent applications, saving unnecessary use of resources for applicant and the local planning authority.



5.72

The masterplan should be prepared before, or in conjunction with, the submission of development proposals. The masterplan should be prepared by landowners and developers with input from the local planning authority, and following community engagement, so that the main principles for developing the land can be identified and agreed. The local planning authority will consider whether the requirement for a masterplan is justified and necessary on a site by site basis unless stipulated by a site allocation policy in the Plan.



# MASTERPLANS

**Strategic Policy D5**

Masterplans

STRATEGIC POLICY

In the interests of sustainable development and good quality place-making in order to secure long term benefits for the district, when proposals come forward on larger sites that may be brought forward in phases the local planning authority will seek to ensure that a masterplan is developed and agreed for the site.

Proposals for significant development on sites occupied by major landowners/users will be permitted where they accord with the Development Plan and are consistent with a comprehensive and evidence based site wide masterplan which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and communities. These should be agreed with the local planning authority and show how the wider implications or cumulative benefits of developing the site can be addressed.

Any application for significant development on sites occupied by major landowners/users should be preceded by, and is expected to achieve the following objectives proportionate to the scale of the site and proposed development:

i. Include an indicative development layout and phasing and implementation plan;

ii. Incorporate high standards of urban design and architecture that respects the character of the landscape, heritage, adjacent and nearby settlements and built development, reflecting the urban to rural transition with appropriate boundary treatment;

iii. Make effective use of the site through the application of appropriate densities in terms of scale, height and massing, and its relationship to adjoining buildings and landscape;

iv. Create a strong sense of place, ensuring the proposed development makes a positive contribution to local character and distinctiveness;

v. Plan for integrated development, providing for a mix of housing types, sizes and tenures that addresses the range of local housing needs, and encourages community cohesion;

vi. Reduce the need for car use and encourage sustainable modes of travel, and active travel infrastructure and facilities set out where appropriate in -

**Strategic Policy D5**

Masterplans - continued

- A street hierarchy and clear movement framework reflecting hierarchy of users;
- A Transport Strategy for the masterplan that evidences how the development will achieve a high internalisation of trips and an ambitious active travel mode share;
- A Parking and Servicing strategy that carefully consider levels of parking provision and how to discretely accommodate it in the public realm;
- A Public Transport and mobility hub strategy that provides for timely delivery of new bus, public transport and mobility infrastructure.

vii. Create a layout that encourages walking and cycling, with a clear network of permeable and interconnected streets and high quality public realm that is well integrated into the surrounding area; including access to public transport, cycle routes, footpaths and bridleways and other Public Rights of Way;

viii. Include measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks;

ix. Provide for timely delivery of physical infrastructure, including sewage connections and fibre optic broadband to accord with the agreed phasing of development and legal agreements;

x. Provide for appropriate employment provision and community facilities to serve the new development (e.g. local shops, community halls, schools and health facilities);

xi. Provide for accessible open space to meet identified local needs and/or increase accessibility to existing open spaces;

xii. Incorporate a green infrastructure strategy, providing an integrated network of green spaces, taking advantage of opportunities for off-site links to the countryside, South Downs National Park where applicable and wider green network, and where necessary providing alternative recreational space to mitigate potential environmental impacts of development;

xiii. Provide appropriate measures to mitigate flood risk and ensure that the development is resilient to the potential impacts of climate change (Policy NE6);

xiv. Assess the potential for including renewable energy schemes (Policy CN5); and

xv. Demonstrate a good understanding and respect for the natural and historic environment, its assets and their setting both within the site and in the wider locality, whether designated or not, and include details of how the natural environment and heritage assets will be preserved, conserved and enhanced.

A management plan must be produced as part of the master planning process to demonstrate how infrastructure and community assets will be maintained and managed following completion of development.

STRATEGIC POLICY

Policy D5

# BROWNFIELD DEVELOPMENT AND MAKING BEST USE OF LAND

5.73

The local planning authority will ensure that a site's development potential is maximised, and higher densities will be encouraged on sites which have good access to facilities, services and public transport whilst ensuring development responds positively to its setting. High density development can also assist in reducing energy usage and promoting centralised sources of renewable energy. However, density is only one factor to be taken into account and in maximising a site's potential the density will need to be balanced against the quality of the design, good place making and how well it responds to the existing character of the site and wider contextual setting will be a very important consideration.

**Policy D6**

Brownfield Development and Making Best Use of Land

POLICY

In order to ensure that development land within existing settlements is used most effectively, the local planning authority will prioritise development of previously developed land, and expect higher densities where appropriate on sites which have good access to facilities and public transport, particularly within the urban areas. The development potential of all sites should be optimised, consistent with the need to promote the delivery of high quality, well designed places.

The primary determinant of the acceptability of a scheme will be how well the design responds to the general character and local distinctiveness of the area in which it is located.

# DEVELOPMENT STANDARDS

5.74

Development standards address the impacts and qualities of construction of developments. It addresses a range of issues to be considered. The standards here should feed into the overall design process.

## Pollution

5.75

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, intensive agricultural, 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).

5.76

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.

5.77

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.

5.78

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.

5.79

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 Protection Team 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. An Air Quality Strategy for the whole of the district will be an important consideration in determining when such an assessment will be required.

5.73 - 5.79

Policy D6

### 5.80

For major developments, consideration will need to be given to controlling impacts of construction traffic and smoke, dust, noise and water runoff during the construction phase. This should include the consideration of air quality impacts during development from both Road and Non Road Mobile Machinery (NRMM). A comprehensive construction management plan proportionate to the type, scale and context of development detailing control measures to be applied will usually be expected. The Environmental Protection Team provides guidance on the content and detail expected in such management plans.

## Noise

### 5.81

Noise generating developments are those 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.

### 5.82

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.

### 5.83

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 Protection Team regarding the suitability of the proposed assessment methodology being applied. The Environmental Health service also provides updated guidance and these are expected to have been given due consideration when making any such assessments. Specific guidance is available online on the Services Web pages regarding noise, contaminated land, odour and light intrusion/glare.

### 5.84

For large or prolonged development, consideration should also be given to the potential noise impacts during construction as well as the post development phase.

### 5.85

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.

### 5.86

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 D7**

Development Standards

POLICY

Development proposals will be supported where they meet all the following development standards where relevant –

**Pollution (excluding noise)**

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 and avoids 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 proportionate assessment should be conducted:

i. Odour;
ii. Light intrusion/glare;
iii. Ambient air quality;
iv. Groundwater and surface 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.

**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, or as near to the Lowest Observed Effect Level (LOAEL) as is reasonably possible. Mitigation measures should not render the design and amenity spaces unacceptable.

5.80 - 5.86

Policy D7

# CONTAMINATED LAND

### 5.87

Within the district there is likely to be land that has been subject to a degree of contamination as a result of current and 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.

### 5.88

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.

### 5.89

Parts of the district may be affected by 'natural hazards' such as the emission of radon gas. The requirements of Policy D8 will be applied to development affected by natural hazards, as well as man-made contamination.

### 5.90

If a previous land use indicates the possibility of contamination, further investigations must be undertaken by suitably qualified and experienced persons and adequate information submitted as part of the planning application.

### 5.91

It is not only essential that development does not directly cause contamination, but also to ensure that it does not establish pathways between potential sources of contamination and "receptors" (i.e. people, the environment or property) that may be impacted by its effects.

### 5.92

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 locally and nationally important aquifers.

### 5.93

To enable the significance of contamination and to allow the associated risks to be assessed, advice should be sort from Winchester City Council's Environmental Protection Team, the Environment Agency, or the Health and Safety Executive, as appropriate. The Environmental Health service also provides up to date guidance and this should be given due consideration when making any such assessments.

**Policy D8**

Contaminated Land

POLICY

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 and any risks appropriately assessed.;

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); and

iii. All site investigations, risk assessment, remediation and associated works are undertaken in line with current government guidance and industry best practice guidelines. All assessments must accompany planning applications and where further assessments are required they will be secured by planning condition.

5.87 - 5.93

Policy D8

# SHOPFRONTS

5.94

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.

5.95

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 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 along with the key outputs from the Winchester Future 50 project in terms of the current issues and remedies.

winchester.gov.uk/historic-environment/conservation-areas/winchester-future-50

**Policy D9**

Shopfronts

POLICY

Proposals that alter or replace existing shopfronts which currently contribute to the character and significance of the building or area, will only be permitted if they continue to preserve or enhance the character and significance 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 and significance 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.

# SIGNAGE

5.96

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.

5.97

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 in close proximity to street furniture, market stalls, The Buttercross or The Pentice (in Winchester) and other architectural features, can cause physical obstructions as well as visual clutter. Premises trading on the main streets will therefore not be permitted to display Advanced Warning Signs ('A-boards'). 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.

5.98

Advanced Warning Signs (A-Boards and free standing boards) will be permitted only where they conform to the city councils' 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.

5.99

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

5.100

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.

5.94 - 5.100

Policy D10

# SIGNAGE

**Policy D10**

Signage

POLICY

In order to maintain commercial and visual attractiveness, consent will be granted for advertisements and signs which respect the character and significance of the local area 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 significant architectural features on the building. These will be expected to be located at fascia level, unless replacing existing historic signs.

Signage and street furniture should be located so as to avoid obstruction to all users.

Signage in conservation areas should take into account identified features in conservation area appraisals.

# SUSTAINABLE TRANSPORT AND ACTIVE TRAVEL

YOUR PLACE YOUR PLAN.
Winchester District Local Plan

# BACKGROUND

## 6.1

Mitigating and adapting to climate change and reducing the carbon footprint of the district is an important part of the Local Plan. There needs to be a step change away from continued reliance on private cars as a main travel solution and the use of sustainable and active means of travel must be prioritised and made more attractive options.

## 6.2

The city council's climate change targets for the district and objectives of the City of Winchester Movement Strategy, Air Quality Action Plan and Carbon Neutrality Plan will only be met by ensuring that we prioritise development towards sustainable transport modes of travel. These include safe and accessible means of transport with an overall low impact on the environment which includes walking, cycling, ultra-low and zero carbon emission vehicles, car sharing and public transport. This is because transport is one of the highest contributors towards the carbon footprint of the district and the private car is the least sustainable form of transport.

## 6.3

Transport provision and in particular access to sustainable public transport varies considerably across the district, with relatively good accessibility in Winchester Town, ranging to very poor accessibility in some of the more remote rural areas. The main transport issues relate to the need to reduce carbon emissions, road safety, accessibility, congestion and pollution to improve air quality. The biggest challenges in accommodating development will be in relation to ensuring the development generates as little new private car traffic movements as possible and providing the necessary infrastructure to accommodate more sustainable means of travel and ensure access to facilities and services.

# LOCAL TRANSPORT PLAN, WINCHESTER MOVEMENT STRATEGY AND THE CITY OF WINCHESTER LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

6.4

Hampshire County Council is the Local Highway Authority for the road network in Winchester with the exception of the Strategic Road Network (M3 and A34) which is managed by National Highways.

Hampshire County Council is currently in the process of updating their Local Transport Plan which sets out its vision for future transport and travel infrastructure. The current Local Transport Plan (LTP3) was developed in 2011 but is no longer relevant to today's challenges and opportunities.

### The LTP4:

- Describes our transport vision for 2050, the key transport outcomes we are seeking to achieve, and the principles that would guide future investment and decision making in relation to transport and travel;
- Sets out transport polices covering all aspects of transport planning, delivery, and operation (i.e. the 'rules' about how we would do things and how we want others to do things);
- Presents our approach to delivering the Plan – 'making it happen', setting out a roadmap to 2050 and how we would prioritise, fund and deliver interventions, and monitor our progress; and
- Supports the county council's wider strategies, plans and priorities.

6.5

The LTP4 reflects extensive scoping and stakeholder engagement work and is now presented for formal consultation, to identify whether any further changes are required before it is considered for adoption.

Development proposals in the district will need to be:

- consistent with and contribute towards the objectives and delivery of the Local Transport Plan 4 (LTP4) or its successors and supporting any adopted transport strategies such as the Winchester Movement Strategy;
- consistent with and contribute towards the objectives and implementation of the Transport for South East (TfSE) Strategy and associated delivery plans;
- designed and delivered in accordance with the Hampshire County Council Highway and Traffic Technical Guidance documents and policies, unless otherwise agreed with the County Council at the time.

### Winchester Movement Strategy

6.6

Hampshire County Council and Winchester City Council have worked in partnership to produce the Winchester Movement Strategy. This is based around removing constraints to travel and transport around Winchester to enable growth and make the city a healthier and more accessible place to live, work and visit. It identifies these three priorities:

- Reduce city centre traffic;
- Support healthier lifestyle choices; and
- Invest in infrastructure to support.

# LOCAL TRANSPORT PLAN, WINCHESTER MOVEMENT STRATEGY AND THE CITY OF WINCHESTER LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

6.7

The City of Winchester Local Cycling and Walking Infrastructure Plan (LCWIP) is one of a series of technical studies that have been developed as part of the Winchester Movement Strategy – which focusses on the built-up urban area of Winchester Town.

6.8

The LCWIP sets out a proposed network of 13 walking routes and 9 cycling corridors where improvements are to be delivered within the city over the next decade or so, and six proposed improvements that have been prioritised for delivery. It also summarises where the main trip generators are within Winchester. It sets out data about current travel behaviour in the city and where existing cycling and walking infrastructure is located, as well as factors like topography and the likelihood of different routes to be used for cycling. The LCWIP is currently under review and a district wide LCWIP is being prepared.

6.9

The above plan aligns with the Department of Transport's Gear Change – a bold vision for cycling and walking.

6.10

Whilst the Winchester Vision is solely focussed on Winchester Town, the work that was undertaken as part of this commission focussed on the need to reduce the reliance of the private motor car and promote the concept of the 15 minute cities. Given that there is a climate emergency, it is considered appropriate to embed the concept of 20 minute neighbourhoods into the Local Plan (rather than 15 minute cities) and apply these principles in the parts of the district where this is achievable whilst recognising that the concept of 20 minute neighbourhoods does not work for all of the district.

# THE ROLE OF THE LOCAL PLAN

6.11

The Local Plan has a key role to play in promoting sustainable transport modes of travel and how the plan can be used to promote the concept/principles of 20 minute neighbourhoods. It can focus new development in the most sustainable locations with high quality infrastructure to promote active travel and access to public transport buses and trains to connect together neighbourhoods, facilities and services. It can focus on streets for people and not cars resulting in a more attractive, cleaner environment accessible to all. It is, however, important to recognise that whilst we want the design process to really focus and prioritise sustainable modes of transport over the private car because of the rural nature of the district, it may not be possible to completely rule out the use of the private car.

6.12

Coming out of the pandemic there are opportunities for the Local Plan to capitalise on some of the positive changes in peoples' habits that have occurred. More people are working regularly from home reducing the need to travel by private car and for some this will be a long-term change in the way they work.

6.13

People have started to walk and cycle more during the pandemic both for exercise and to undertake local journeys possibly encouraged by the reduction of car traffic on the roads. Walking, cycling and other types of active travel are important contributors to health and well-being. The reduction of cars on the road has improved air quality particularly in Winchester Town where air pollution from vehicle sources has been an issue. Reduced parking provision in a planned and managed way can facilitate higher density development and support the creation of mixed and vibrant places that are designed for people rather than vehicles. The allocation of sites in the plan and the plan policies can ensure that these sustainable principles are followed.

6.14

The NPPF makes it clear that transport issues should be considered from the earliest stages of plan making. This allows impacts of development on the transport networks to be addressed, opportunities to promote walking, cycling and public transport to be identified and pursued, environmental impacts of traffic to be assessed and mitigated where necessary and transport contributes to making high quality places. The council wants sustainability and the aim of carbon neutrality to be at the forefront of developers' minds so that planning applications show that sustainable and active forms of travel are being prioritised over use of the private car which is the least sustainable form of transport.

- The Local Plan can allocate land for park and ride to reduce the number of cars coming into Winchester. As part of an overarching approach to parking and access management the plan can reduce and allocate car parks in towns for example for other uses such as residential development and ensure park and ride sites are located in the areas of most demand.
- Car parking provision can be reduced in areas where other more sustainable modes of transport.
- The Local Plan can accommodate opportunities for low carbon modes of transport such as hydrogen or electric vehicles and in doing so, support the move away from petrol and diesel fuelled vehicles. This could for example, include last mile delivery by sustainable movement from vehicle hubs.

6.7 - 6.14

### Key Issues:

i. The council agrees that carbon neutrality is a vitally important issue and is a major urgent priority. It has published its Carbon Neutrality Action Plan 2020 - 2030 which sets out how it will achieve the aim of being a carbon neutral district by 2030.

ii. As a result of the climate emergency and the recognition that transport is one of the highest emitters of carbon, the new Local Plan has a role to play in terms of reducing the carbon footprint of the district. It can ensure that new development is directed towards areas where it is fully integrated with existing sustainable infrastructure, services and is not designed around car-dependency with the aim of creating 20 minute communities where that is feasible.

iii. The stage one Transport Assessment has identified opportunities to encourage a shift to more sustainable transport usage (Transport assessment stage 1 report).

iv. The Local Cycle and Walking Infrastructure Plan for Winchester Town that promotes walking and cycling as the prime modes of transport. (it is intended to extend this to other areas in the district) (Local Cycling and Walking Infrastructure Plan).

v. The Local Plan needs to promote places that are less reliant on the private motor car for transport and deliver a transport strategy that offers people a viable and attractive alternative to the private motor car.

vi. The Local Plan can build on the new opportunities and trends that have been created during the pandemic such as more people working regularly at home and the positive impact of this on for example, air quality and the growth of cycling and walking along with the potential future growth in e-bikes.

vii. The Local Plan can help to deliver walking, cycling and other active travel opportunities that are safe, secure and where they are needed making connections between where people live and where they need to go to shop, work, school and access facilities.

viii. The Transport Assessment / Local Plan can try to identify and address the lack of sustainable and active travel options in the rural areas by promoting travel hubs or community travel schemes where new development makes it viable to do so.

ix. The Local Plan can move away from the predict and provide method of increasing the capacity of the road network to accommodate more cars with the associated negative impacts on air quality, health and increased carbon footprint and focus on reducing the need to travel and tipping the balance in favour of walking, cycling and passenger transport.

SOURCE: The 20-Minute Neighbourhood Guide - Town and Country Planning Association (tcpa.org.uk)

## STRATEGIC POLICY –

Promoting active and sustainable transport and travel and reducing private car use for all new development and plan allocations.

### 6.15

The NPPF and the associated Planning Policy Guidance makes it clear that transport issues should be:

- Considered from the earliest stages of plan making and the design process to allow impacts of development on the transport networks to be addressed;
- Opportunities should be fully explored to promote walking, cycling and public transport as part of the design process;
- Environmental impacts of traffic are fully assessed and mitigated where necessary; and
- Transport contributes to making high quality places.

### 6.16

In order to ensure that the Local Plan accords with the guidance in the NPPF and supports the aims set out in the council's climate emergency, Policy T1 is an overarching strategic transport / travel policy. The policy sets out the council's aspirations in respect of promoting sustainable and active travel above the use of the private car.

### 6.17

Planning applications should be supported by a travel plan prepared in accordance with the advice on the Hampshire County Council website https://www.hants.gov.uk/transport/developers/travelplans Travel Plans should identify the measures taken to facilitate and encourage the use of active and sustainable travel modes thereby reducing the need to travel by private car.

### 6.18

Work on implementing the Local Cycling and Walking Infrastructure Plan (LCWIP) identifies a network of key walking and cycling routes across Winchester and recommends actions along those routes where improvements are needed. Applications will be required to contribute to the delivery of the LCWIP to raise the profiles of cycling and walking as viable alternatives to driving, contributing to the objective of reducing the level of car usage in Winchester.

### 6.19

Where cycle and walking infrastructure (cycle lanes, cycle networks, junctions) is provided as part of the development this should follow the guidance set out by The Department for Transport's in LTN 1/20, BREEAM Standards or superseding design guidance/standards. Cycle infrastructure design (LTN 1/20) - GOV.UK (www.gov.uk)

### 6.20

Where appropriate, relevant and in accordance with other policies in this Plan, the council will seek, by means of legal agreements, implementation through section 278 agreements, or financial contributions through section 106 agreements towards improvements to local transport networks and cycling and walking routes. Contributions may take the form of improvements to infrastructure such as road junctions, cycle and walking routes, enhancement to existing bridleways and footpaths, or the provision of additional or improved public transport services.

6.21

Active travel and sustainable transport are an essential component when developing a site and determine how the site will function in terms of travel patterns. To reflect the road user utility framework (as set out in LTP4), development must enable greater uptake and continued use of active and sustainable modes of transport. The location, design and layout of development will need to demonstrate significant prominence and priority being given to those walking, wheeling and cycling, using public transport services such as local buses or other public transport networks. Active travel can be enabled by providing appropriate facilities which make it easier for people to wash, change and store their equipment easily. Showers, changing areas, lockers/storage and drying facilities should be designed to a high standard and include facilities for people with disabilities. For further advice on this issue can be found on the Sport England website on the active design section.

6.22

### Mobility Hubs

A mobility hub is a place that brings together a range of sustainable transport options and can be tailored in terms of scale and type to suit any setting, from city centres or new housing developments to existing market towns or villages. It allows for different transport options so people can switch transport modes between journeys making their journey easier and more accessible. They will also help to reduce the number and the length of journeys made by private vehicles. Mobility hubs can also be a place to provide communities with useful facilities and act as information points. Mobility hubs are supported by Hampshire's LTP4 as they act as a focal point for public and shared transport'.

Mobility Hubs can include, electric charging facilities, car club parking bays, delivery lockers, cycle parking, information totems and bus stops. More Guidance on mobility hubs can be found on the CoMoUK website

6.23

For a site to be considered sustainable outside of existing settlement boundaries in respect of accessibility, it will need to be demonstrated that the intended use and occupiers have a reasonable prospect of a choice of sustainable travel modes of transport to key destinations. Where it is proposed to improve the transport credentials of a site by means of contributions to the transport infrastructure serving it, it would need to be demonstrated that the suggested measures were feasible, viable and are sustainable.

6.24

It is essential that new developments provide safe and suitable internal layouts and access to the highway network and provide an internal layout that minimises the likelihood of conflict between road users, whether vehicular, pedestrian or cyclist. Where new accesses or additional use of existing unsatisfactory access(es) or minor roads are required, the Highway Authority will need to be satisfied that it is safe and that the appropriate visibility for all highway users can be provided.

6.25

The technology around electric and hydrogen vehicles is changing rapidly and new requirements will need to be incorporated into the layouts of schemes when they become available to ensure that the most sustainable development is being achieved.

## STRATEGIC POLICY –

Promoting active and sustainable transport and travel and reducing private car use for all new development and plan allocations.

**Strategic Policy T1**

Sustainable and Active Transport and Travel

Planning applications for development that would increase travel must be supported by a transport assessment to quantify the amount and type of travel and should prioritise:

i. A genuine choice of sustainable and active transport modes of travel; prioritising walking, wheeling, cycling and public transport, followed by car clubs, electric/hydrogen vehicles and lastly private fossil-fuelled vehicles;

ii. Development so that it reduces the number of trips made by private motor vehicle as well as maximising opportunities to walk and cycle in compliance with the Hampshire Movement and Place Framework and Healthy Streets approach as set out in the adopted LTP4;

iii. The concept of 20 minute neighbourhoods;

iv. Integrating sustainable and active travel routes into the layout with connections to the wider network and where appropriate integrated with the green / blue infrastructure networks, which must be made available and usable at all stages of development particularly on large or phased sites;

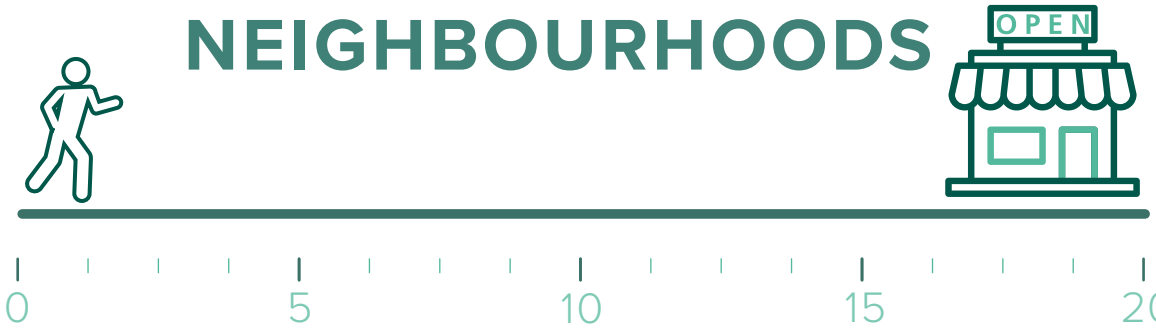
v. Safe, attractive, secure and convenient ways that encourage all users, including those with disabilities and reduced mobility, to use more sustainable forms of transport such as walking, wheeling, cycling or buses, at every stage of the development;

vi. The continued safe and efficient operation of the strategic and local road networks;

vii. New accesses and intensified use of existing accesses onto the road network that can demonstrate that they will not result in reduced highway safety or significant congestion/delays; and

viii. Proposals which include new or refurbished employment development will need to provide where appropriate measures such as showers, changing areas and lockers/storage to cater for employees wishing to engage in active travel.

## 20 MINUTE NEIGHBOURHOODS



# PARKING FOR NEW DEVELOPMENTS

## 6.26

To enable a step change away from planning for the private car the approach needs to be turned around and developers will need to demonstrate why they are planning for the number of car parking spaces in their developments. With new development being focussed on sustainable settlements it should be possible to see a reduction in the number of car parking spaces being provided for each dwelling. Parking for residential properties must be considered after active and sustainable travel options have been catered for.

## 6.27

Residential development proposed with no parking provision will be supported where it is located in easy walking distance of a range of services and facilities, there is suitable access to non-car based modes of transport, and it is demonstrated that the lack of provision will not be to the detriment of the surrounding area.

## 6.28

As part of the design process, the location and treatment of car parking should be carefully assessed and it should be demonstrated through the Design and Access Statement. The criteria for how the scheme is assessed will need to consider the following criteria:

- Where is the development located;
- Proximity of the site to public transport, services and facilities and whether they are within walking/cycling distance;
- Type of dwelling; and
- Any other factors such as the nature of provision, occupier and the needs of those with disabilities and reduced mobility.

## 6.29

It is essential that the Design and Access Statement also demonstrates how cycling (including cycle parking) has been prioritised in the design process along with parking associated with all other forms of active travel. Development will also need to show how they cater for those with mobility issues needing to use some sort of specialised modes of transport such as mobility scooters including storage arrangements. There will also need to be consideration of secure storage and parking facilities for cycles and other forms of e-mobility (for example, e-bikes and e-scooters).

6.30

The development of transport hubs in which enable last mile delivery by sustainable transport will be supported where the location is suitable in all other respects.

6.31

Safe, secure, undercover parking for non car methods of travel will be prioritised and should be considered at the early stages of the design process.

6.32

Parking standards for other forms of development will be considered on a case-by-case basis. This will be based on the anticipated trip generation of the proposal and will take account of local circumstances including the layout of the development, the mix of uses, the character of the local area and the proximity of public transport. Such schemes may need to be supported by a travel plan.

# PARKING FOR NEW DEVELOPMENTS

**Policy T2**

Parking for New Developments

POLICY

New development, excluding householder development, will only be permitted where:

i. The applicant can demonstrate in the Design and Access Statement, Transport Assessment and the Travel Plan, how the needs of sustainable transport modes have been prioritised in the design process and provide justification for the level of car parking provided on the site;

ii. The parking provision on residential development including for visitors shall take account of local circumstances including the layout of the development, the mix of dwellings, the character of the local area and the proximity of public transport;

iii. Residential development proposed with no car parking provision will be supported where it is located in walking distance of a range of services and facilities, or there is appropriate access to non-car based modes of transport, and it is demonstrated that the lack of provision will not be to the detriment of the surrounding area or the need of those with limited mobility;

iv. Secure parking for cycles, e-mobility, mobility scooters or any other form of non-car transport must be provided in a safe and convenient location and should be integral to the building where possible, and if this is not possible should be undercover, with charging points designed according to the relevant standard or locally specific demand and any health and safety requirements; and

v. Parking for commercial uses will be considered on a case by case basis.

# DESIGN AND LAYOUT OF PARKING FOR NEW DEVELOPMENTS

### 6.33

Planning applications will be required to demonstrate through the design process how sustainable transport modes of travel, mobility parking and access to public transport has been prioritised over private car parking and access. The design and layout should be safe, attractive and functional. It should avoid potential conflicts between the various users and make car travel the lowest priority. It should be designed in a way that connects together the new development to the Public Rights of Way network and the nearest public transport facility.

### 6.34

Car parking areas in particular should include a detailed landscaping and maintenance scheme which will show how the areas will be managed in the longer term.

### 6.35

Applications will also need to be supported with a lighting and signage statement and plan if they are proposed.

POLICY

**Policy T3**

Enabling Sustainable Travel Modes of Transport and the Design and Layout of Parking for New Developments

In order to prioritise sustainable and active modes of travel planning applications (excluding householder applications) will be required to demonstrate through the design process the need for parking provision. New development, will only be permitted where:

i. Priority is given for active and e-mobility travel and car clubs;

ii. Parking is provided on site, it will have facilities for charging of plug in and other ultra-low emission vehicles in safe, accessible and convenient locations in accordance with the Building Regulations:

iii. The design incorporates parking provision, which has drop off spaces, vehicular access and kerbside space for servicing and loading where appropriate:

iv. Opportunities have been explored through the design process to incorporate, where appropriate shared spaces;

v. As part of the overall design the scheme takes account of the character of the surrounding area in accordance with High Quality Places SPD or its successor;

vi. The design provides attractive, landscaped and safe parking areas which are overlooked by dwellings or other areas of active public use providing surveillance and are accompanied with associated long term maintenance plans;

vii. Signage and lighting is provided in places where it is necessary which are of a high quality design appropriate to the location;

viii. Includes permeable parking surfaces unless there are overriding evidenced reasons that prevents their use; and

ix. Any surfaces used should be appropriate to the site context and expected level of use.

Policy T2
6.33 - 6.35
Policy T3

# ACCESS FOR NEW DEVELOPMENTS

### 6.36

To achieve the aim of carbon reduction through prioritising active and sustainable modes of transport over travel by private car it is fundamental that the needs of active and sustainable travel are prioritised at the earliest stages of site design. It is important to ensure that the needs of all users are considered but that the needs of private car users does not dominate the layout.

### 6.37

It is important in giving the private car least priority that the needs of those with disabilities or reduced mobility are not overlooked. Private car parking for such users will be supported.

### 6.38

Any access and internal arrangements must be safe for all users including those off site at new junctions. The needs of emergency service and other service providers such as bin lorries should be incorporated into the layout in a design led manner.

### 6.39

Any new or amended site access must be in accordance with any highway requirements on the grounds of safety, including the provision of gateways, visibility splays, continuous footways and access to adopted highways and accompanying signage that may be required. This is essential for the safety of all users.

### 6.40

Hampshire County Council have produced technical guidance notes and a Manual for Streets Hampshire. They can be accessed here: Technical guidance notes | Hampshire County Council (hants.gov.uk) These detail what the adoptable standards are within Hampshire. These documents form part of the framework of the material use policy and commuted sum policy. This aims to ensure appropriate use of materials and minimising long term maintenance costs. The guidance informs developers of what Hampshire County Council will accept on the highway network early in the design proposal stage.

**Policy T4**

Access for New Developments

POLICY

New development, excluding householder applications, will be permitted where it accords with the development plan and where it:

i. Prioritises the needs of walking, wheeling and cycling (as set out in LTN 1/20) safe and attractive routes to, from and within the site which connect to existing Public Rights of Way network outside the site boundary and the nearest public transport stop, minimising the scope for conflicts between all users;

ii. Addresses the needs of people with disabilities, children and those with reduced mobility in relation to all modes of transport; including the provision of appropriate crossings at appropriate locations;

iii. Allows for access to, and movement within, the site in a safe, low speed 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 and manoeuvrability for emergency vehicles as appropriate in accordance with the most current guidance; and

iv. 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.

v. Any sites that are likely to generate large numbers of HGV movements need to be in reasonable proximity and accessible to Major Road Network or the Strategic Road Network.

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# BIODIVERSITY AND THE NATURAL ENVIRONMENT

YOUR PLACE YOUR PLAN.
Winchester District Local Plan

# BACKGROUND

## 7.1

The council has declared a climate emergency and has set an ambition for the wider district to become carbon neutral by 2030. The Council has also passed a motion on the nature emergency. The nature emergency recognises that:

a. Nature is in long term decline and urgent action must be taken to reverse this.

b. A thriving natural environment underpins a healthy, prosperous society.

c. The nature crisis and the climate emergency are intrinsically linked and that the impacts of the climate crisis drive nature's decline, while restoring nature can help to tackle the climate crisis.

The Local Plan has an important role in ensuring that nature-based solutions are a key part of the plans to tackle the climate emergency. Allied to this, a high quality natural environment is a key contributor to sustainable development and can support a wide range of biodiversity and contributes to human health and wellbeing.

## 7.2

Access to the countryside, long-distance sustainable and active travel routes such as the Pilgrims' Way and the South Downs Way, areas of green space particularly those within walking distance of residential neighbourhoods and settlements, have become increasingly important during the pandemic when people have sought opportunities for exercise and recreation closer to home. The value of access to the countryside and green space has increased greatly for much of the population and has been linked to good physical and mental health.

## 7.3

One of the aims of the Council Plan to ensure that "The natural and built environment is protected, maintained, sustained and enhanced" and the Local Plan can help to achieve this aim and also deliver the actions in the Council's Biodiversity Action Plan which focuses on four habitats (species-rich grassland, trees & woodland, chalk rivers, and hedgerow and arable field margins) and 22 species.

## 7.4

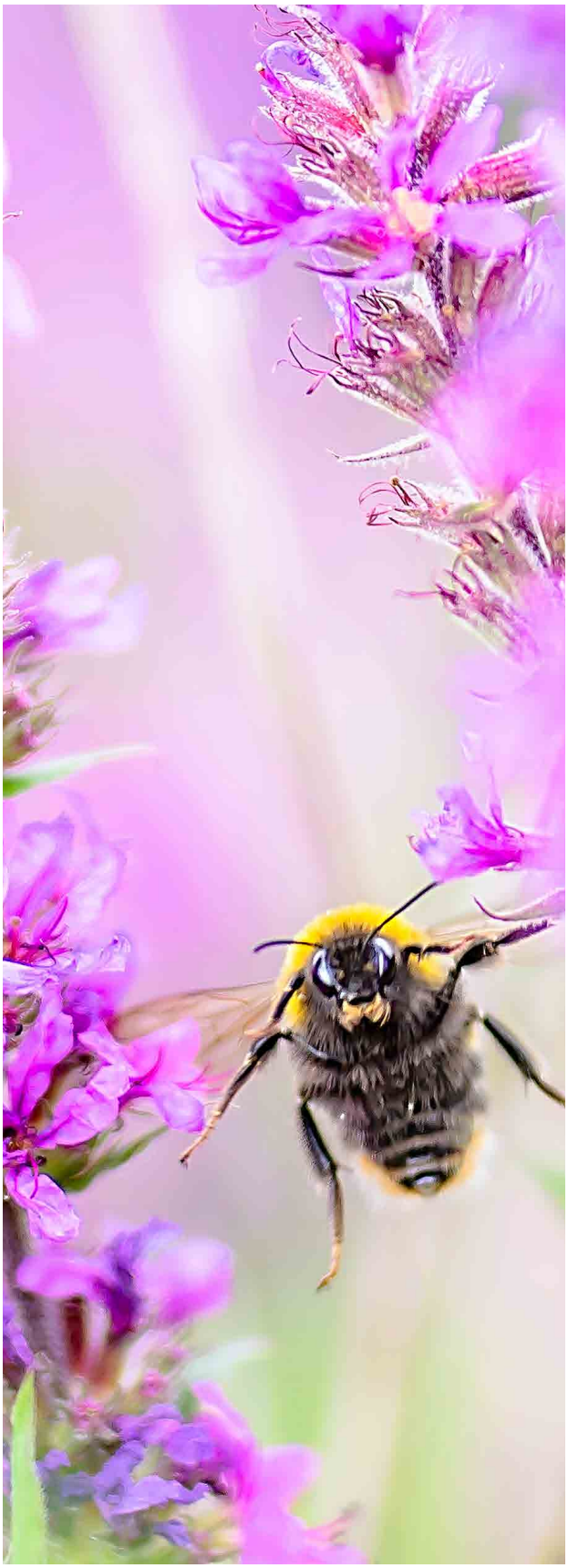
The district has around 250 square miles of rolling Hampshire countryside which is an irreplaceable natural resource supporting biodiversity, the rural economy, including agriculture and recreational uses. Around 40% of the district is within the South Downs National Park that is afforded the highest landscape protection. The district covers a large and diverse area of wildlife habitats, including the Rivers Itchen and Meon, the Forest of Bere and the estuary of the River Hamble some of which are internationally protected sites.

## 7.5

The district's countryside is a key natural asset, sustaining biodiversity, offering tranquillity and providing an important resource for carbon storage which has been shaped and developed over the years by various historic activities. It provides for agriculture and rural businesses, as well as tourism and leisure activities. It comprises a range of landscape types including chalk downland, river valleys, and farmed agricultural areas interspersed with villages, hamlets and some larger market towns as well as the city of Winchester.

## 7.6

The countryside has many benefits for the residents of and visitors to the district including beautiful and distinctive landscape features, natural green spaces and places for recreation. The countryside within the district includes unspoilt landscapes, waterways and landscapes that have been managed in sensitive ways for many decades supporting the rural economy. The need to protect our countryside from unplanned and large-scale development that would change its nature forever is recognised by national policy. The NPPF states that planning policies should contribute to and enhance the natural environment by recognising the intrinsic character and beauty of the countryside. To support this, development in the countryside will be managed to resist the spread of development into less sustainable areas and to protect landscape quality. However, development which is in keeping with the countryside and needed in order to support good landscape management and the rural economy will be acceptable in principle.



## BACKGROUND

### 7.7

One of the key aims of the existing Local Plan is to concentrate development within the most sustainable locations and to protect the countryside from unnecessary development. The remaining area outside defined settlement boundaries are defined as 'countryside' and planning policies generally resist built development here, other than for specific needs. These policies have generally worked well in protecting the district's countryside, while enabling planned growth to meet development requirements and support the rural economy. In addition to the countryside protection policies, the city council has identified 'Settlement Gaps' which are a number of areas of undeveloped land which help to define and retain the separate identity of settlements.

### 7.8

Whilst the current Local Plan has been largely successful in preventing development that adversely affects the countryside and protected sites by restricting the type of development that can take place there, some additional challenges for the emerging Local Plan have been identified. On one hand, increased levels of development and in particular housing are needed to meet the targets set by government, but there are also changes in legislation which require more of our district to be safeguarded and used to meet the needs of biodiversity net gain, the multi-use of green infrastructure, open spaces and to help development achieve nutrient neutrality.

### 7.9

The Environment Act 2021 introduced mandatory BNG on large sites from February 2024 and on small sites from April 2024. Developers are required to submit and have approved as part of their proposals a biodiversity gain plan showing how at least a measurable 10% net gain in biodiversity value will be achieved. There are certain exemptions, including householder applications, to which this requirement does not apply.

### 7.10

The National Planning Policy Framework (Chapter 15) makes it clear that planning policies should contribute to and enhance the natural environment, recognise the intrinsic character and beauty of the countryside and provide biodiversity net gain (as well as other matters). The Local Plan should have a clear hierarchy of sites from internationally important down to locally important and ensure they are maintained and enhanced.

### 7.11

The district contains a range of important natural assets that are valued by residents and visitors. It can be seen from annual monitoring that the current Local Plan policies are working well in protecting the environment and therefore it is suggested that these policy approaches are broadly carried forward to the new Local Plan.

### 7.12

However, in light of some changes to national planning guidance, and also the introduction of the Environment Act, there is an opportunity to strengthen some policy areas.

# THE ROLE OF THE LOCAL PLAN

7.13

The Local Plan has a key role to play in resolving the many competing demands made on the natural environment and biodiversity and ensure any unavoidable impact caused by development is mitigated on site, or offset as a last resort, or where local conditions indicate that this would be the most beneficial approach. It is important to note that compensation is not appropriate in relation to harm to Statutory Designated Habitat Sites, in line with Policy NE5.

7.14

The Environment Act 2021 also emphasises the importance of nature in the drive to tackle climate change and sets clear statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water and waste and includes an important new target to reverse the decline in species abundance by the end of 2030.

7.15

The Local Plan has a key role to play in achieving these aims for the natural environment and biodiversity. It is responsible for allocating the sites needed to provide the housing, employment and other requirements of the district up until 2040. It can ensure that new development is focused on sustainable areas using a brownfield land first approach and through policies which ensure that all aspects of the natural environment and biodiversity are protected and enhanced.

7.16

The Local Plan can allocate land for offsetting, mitigation, designate Local Areas of Green Space, settlement gaps and Green Belts.

7.17

The Local Plan can allow development that maintains, protects and enhances biodiversity and the landscape. It can promote active travel routes and ecological connectivity across the district and look for ways to link habitats, sites and species to ensure that the ecosystem thrives to benefit both the natural environment and the people living and visiting the district.

7.18

The Local Plan policies can seek to provide open space and easy access to the countryside for health and well-being of the resident population and visitors to the district where appropriate.

7.19

The Local Plan can limit the potential for adverse impacts on biodiversity and geodiversity as well as important landscapes including those that are designated and higher value soils. The plan area provides the setting for the South Downs National Park and contains a number of and nationally important statutory and non-statutory designated sites which will need to be protected through planning policy.

7.7 - 7.19

# THE ROLE OF THE LOCAL PLAN

## 7.20

The plan should also take into account non-designated landscapes identified to be particularly sensitive to development and non-designated habitats which form part of wider ecological network. The plan also presents opportunities to promote the requirement for net gain in biodiversity. It can also encourage the re-use of brownfield land and protect more valuable agricultural soils from development. Benefits may also be achieved by directing development to less sensitive locations. The allocation of new sites for development and updated planning policy support habitat connectivity through the provision of new green infrastructure.

## 7.21

The proposed policies have been developed to protect and enhance the natural capital of the district (this is a term for the collection of the natural resources within the district and includes biodiversity, vegetation, soils, air, water, habitats and geology). Increasing our natural capital and strengthening eco-systems will help to improve long-term adaptability to climate change by reducing and absorbing carbon emissions and increasing resilience to anticipated extremes of weather. The policies support and reinforce each other with Green and Blue Infrastructure and Biodiversity Action Plan requirements for new developments reducing the impact on the environment and providing Biodiversity Net Gain. They will also ensure that open space, Biodiversity Net Gain, Nutrient Neutrality are provided in new developments requiring planning permission.

## Key Issues:

i. The council has declared a climate emergency and has set an ambition for the wider district to become carbon neutral by 2030. The council recognises that a high quality natural environment is a key contributor to sustainable development and can support a wide range of biodiversity and contributes to human health and well-being.

ii. The Local Plan is an important tool in ensuring that development is planned with minimum impacts on the natural environment and biodiversity and that any adverse impacts are mitigated. It can also give a vital overview of green and blue networks across and beyond the district to help direct offsetting contributions to areas needing intervention. It can direct development to brownfield sites first wherever possible taking into account the availability of such sites in the district.

iii. The Local Plan can ensure that increases in net gain in biodiversity are achieved by new developments.

iv. The Local Plan helps to ensure that the landscape and natural environment of the district which is valued so highly is protected and enhanced.

v. The COVID-19 pandemic has increased the importance and value of easy access to the countryside and good quality green space in settlements for improving the physical and mental health of the population.

vi. The need for access to the countryside and green spaces needs to be balanced against the need for some areas to remain undisturbed to allow fauna and flora to thrive.

vii. The need for new development to achieve nutrient neutrality to avoid harming the quality of the water environment in nationally protected sites, particularly in relation to the potential impacts of nitrogen and phosphorus resulting from the production of wastewater, has become a major issue for the district. This has real potential to constrain the ability to provide housing and certain other types of development that needs to be planned for unless these impacts are avoided or mitigated. This could lead to a requirement to allocate land for these purposes in the Local Plan to allow housing and other development to proceed.

viii. There is a need to prioritise the use of brownfield land over green field sites whilst accepting that there is unlikely to be sufficient brownfield land in the district to meet its development needs. This reflects the sustainable development aims of the plan.

ix. The air and water quality in the district must be protected and improved.

x. There may be a need to consider allocating Local Green Spaces.

xi. The settlement gaps need to be strengthened to avoid the coalescence of towns and villages and ensure suitable separation is maintained between them and new ones may be needed.

xii. The matter of allocating a new greenbelt in the district is being examined by the Partnership for South Hampshire and the outcomes of the research is awaited. This would require an allocation designation in the plan if it were evidenced to be justified.

7.20 - 7.21

## PROPOSED NEW STRATEGIC POLICY –

Protecting and enhancing Biodiversity and the Natural Environment in the district.

### 7.22

The National Planning Policy Framework and associated Planning Policy Guidance makes it clear that:

- Safe and accessible green infrastructure can support and enable healthy lifestyles.
- The designation of Local Green Space allows communities to identify and protect green areas of particular importance to them.
- Inappropriate development in areas at risk of flooding should be avoided.
- Planning policies should contribute to and enhance the natural and local environment.
- Valued landscapes, sites of biodiversity or geological value and soils should be protected and enhanced (including trees and woodland).
- The intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services should be recognised.
- Impacts on biodiversity should be minimised and net gains sought.
- Development should not contribute to or be put at risk from soil, air, water or noise pollution or land instability.
- Degraded, derelict, contaminated land should be mitigated and remediated.
- Biodiversity and geodiversity should be protected and enhanced including looking for opportunities for net gains for biodiversity.

### 7.23

In order to ensure that the Local Plan accords with the guidance in the NPPF and supports the aims set out in the council's nature emergency declaration the preferred approach is to include an overarching strategic policy that sets out the council's aspirations in respect of promoting the protection and enhancement of biodiversity and all aspects of the natural environment. Measures could include hedgehog highways, swift bricks, bat bricks / boxes and appropriate planting.

**Strategic Policy NE1**

Protecting and enhancing Biodiversity and the Natural Environment in the district

STRATEGIC POLICY

Development will only be permitted where it demonstrates that it will protect and enhance the natural environment and biodiversity including the natural beauty of the landscape, all natural resources, habitats and species; and

i. Avoids significant harm to the natural environment, biodiversity and geodiversity or can adequately mitigate any harm arising and can clearly demonstrate that there will be no adverse impact on the conservation status of key species, internationally protected sites, nationally protected designated sites, or locally designated sites and there will be no net loss or deterioration of a key habitat type including irreplaceable habitats and the integrity of linkages between designated sites and key habitats;

ii. Safeguards features of the natural environment and nature conservation interest and makes nature based solutions part of the plans to tackle the climate emergency. These should include measures to retain, conserve and enhance habitats, including, internationally, nationally and locally designated sites, priority habitats, networks of ecological interest, ancient woodland, water features, hedgerows and wetland pastures as corridors and stepping- stones for wildlife;

iii. Does not harm/degrade the Ecological Network or result in its fragmentation;

iv. Development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, will only be permitted in exceptional circumstances where the public benefit would clearly outweigh the loss or deterioration and where a suitable compensation strategy exists;

v. Normally any mitigation, compensation and enhancement measures are required to be delivered on-site, unless special circumstances dictate that off-site mitigation or compensation is more appropriate. A financial contribution, in lieu of on-site mitigation, will only be considered in limited circumstances and where it is demonstrated that the proposed mitigation is deliverable and effective; and

vi. Protects, conserves and enhances ecology and the air and water environments in the district.

7.22 - 7.23

Policy NE1

# POLICY NE2 MAJOR COMMERCIAL, EDUCATIONAL AND MOD ESTABLISHMENTS IN THE COUNTRYSIDE

7.24

Across the district there are a number of large commercial and educational/training establishments set in the wider countryside: IBM (Hursley), Defence establishments (Winchester, Worthy Down and Southwick), Sparsholt College (Sparsholt), and Arqiva (Crawley). These establishments are primarily involved in business and training activities which support the district's economy and it is important that they can continue to thrive. They also employ large numbers of people with a range of skills that the council wishes to retain locally.

7.25

Increasingly these organisations are looking to meet modern business needs through adaptation and expansion of their existing buildings. Often these establishments occupy former country estates outside of any defined settlement, where development would normally be constrained. The city council recognises the value of these organisations and their contribution to the local economy and wish to work with them to plan for their future needs.

**Policy NE2**

Major Commercial, Educational and MOD Establishments in the Countryside

POLICY

i. The local planning authority will support the retention and development of existing major commercial, educational and MOD establishments that occupy rural locations in the district, where this will help them continue to contribute to the district's economic prosperity;

ii. Any application for development is preceded by, and is consistent with, a comprehensive and evidence based site wide masterplan which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the council.

7.24
-
7.25

Policy
NE2

# POLICY NE3 – OPEN SPACE, SPORT AND RECREATION

### 7.26

Open space, sport and recreation play an important role in enabling local communities to live active and healthy lifestyles. The Council Plan identifies the need to provide opportunities for everyone to become more active, to promote not only healthy lifestyles but also improve general well-being. Local communities place much emphasis on retaining existing open space and recreational provision and the need for adequate provision associated with new development. This has become even more important during and since the COVID-19 pandemic.

### 7.27

The 'Open Space Standards' set out in this Plan include public landscaped areas, playing fields, parks and play areas, informal recreation sites, and allotments (see Table 1 below) and also built facilities (see Table 2 below). The council has produced locally derived standards following extensive consultations, which are set out in the following Policy NE3. The policy seeks local improvements where deficiencies have been identified in particular types of facility, when measured against the new standards, with new facilities being provided to meet the needs of larger-scale development or the cumulative needs of smaller-scale development

### 7.28

Given existing shortfalls in provision, and to achieve the required improvements, it is important that all existing facilities are retained. Therefore all current open space areas and built sports facilities will be protected against development for other uses, unless exceptionally improvements can be achieved by relocating them, it can be shown that they are no longer needed or the benefit of the proposed alternative use to the community outweighs the harm caused by the loss of the facility.

### 7.29

The Open Space Assessment 2022 specifies the amount and type of facilities currently available, by Parish, together with an assessment of deficiency which will be updated and proposals made as necessary in the Local Plan.

# POLICY NE3 – OPEN SPACE, SPORT AND RECREATION

Table 1 : Open space standards (quantity and access)

| Parks, Sports and Recreation Grounds | Natural Green Space | Informal Open Space | Equipped Children's and Young People's Space | Allotments |
|---|---|---|---|---|
| 1.5 ha./1000 population (0.75 ha./1000 for outdoor sport)<br>Access: 650m | 1.0 ha./1000 population<br><br>Access: 700m | 0.8 ha./1000 population<br><br>Access: 400m | 0.5 ha./1000 population<br><br>Access: 480m Toddler and Junior<br>650m Youth | 0.2 ha./1000 population<br><br>Access: 480m |

Table 2 : Built Facilities Standards (quantity and access by walking or driving)

| Facility | Standard per 1000 population | Facility/population | Walking distance | Driving catchment |
|---|---|---|---|---|
| Sports halls | 1.0 ha./1000 population<br>Access: 700m | 0.8 ha./1000 population<br>Access: 400m | 0.5 ha./1000 population<br>Access: 480m Toddler and Junior<br>650m Youth | 0.2 ha./1000 population<br>Access: 480m |
| Swimming pools | 13m$^2$ | 1 per 25,000 | 20 minutes | 15 – 20 minutes |
| Fitness gyms | 4 stations – 16m$^2$ | 1 station per 250 | 10 minutes | 10 – 15 minutes |
| Synthetic turf pitches | 330m$^2$ (.05 pitch) | 1 per 20,000 | 20 – 30 minutes | 20 – 30 minutes |
| Outdoor tennis courts | 0.8 courts | 2 per 2,500 | 20 minutes | 15 – 20 minutes |
| Indoor bowls | 0.05 rink | 1 rink per 20,000 | 15 – 20 minutes | 15 – 20 minutes |

7.26 - 7.29

# POLICY NE3 – OPEN SPACE, SPORT AND RECREATION

**Policy NE3**

Open Space, Sport and Recreation

The local planning authority will seek improvements in the open space network and in-built recreation facilities and allotments within the district, to achieve the type of provision, space required and levels of accessibility and ensuring that intergenerational areas are co-designed into any provision as set out in the council's most up to date open space and built facilities standards. This will be achieved by new and improved provision, or by improving public access for all to existing facilities and educational provision where appropriate.

New housing development should make provision for public open space and built facilities in accordance with the most up to date standards (currently set out in Tables 1 and 2), preferably through on-site provision of new facilities where feasible or by financial contributions towards off-site improvements.

There will be a presumption against the loss of any open space, sports or recreation facility (including built facilities) and allotments, except where it can be demonstrated that:

i. Alternative facilities will be provided and are at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or

ii. The benefit of the development to the community outweighs the harm caused by the loss of the facility; or

iii. The facility is no longer required for its purpose or an alternative activity.

# POLICY NE4 – GREEN AND BLUE INFRASTRUCTURE

7.30

Green and Blue Infrastructure (GI) describes all of the natural and managed green spaces, features and water bodies that together make up a multifunctional network or grid across rural and urban areas. The GI network includes five key elements:- spaces, links and features such as parks and gardens (on private or public land), and green links between spaces such as hedgerows and rights of way, green roofs/ walls and 'blue corridors' such as rivers and ponds.

7.31

Together these all provide environmental, economic and quality of life benefits which underpin the principles of sustainability. GI has many benefits, from encouraging people to walk or cycle along routes of local significance bringing local communities together, to increase health and well-being, enhancing landscapes and protecting cultural heritage, providing ecosystem services and linking spaces for biodiversity, managing natural resources sustainably and facilitating adaptation to climate change.

7.32

Well-designed GI (in accordance with the GI principles set out by Natural England) can also add value to properties and attract investment in an area by enhancing its character and local distinctiveness. Key green infrastructure assets and opportunities within the district include: -

- River corridors, tributaries and valleys of the Itchen, Meon, Hamble, Wallington and Dever which are of considerable biodiversity, landscape and recreation value;
- Disused railway corridors (e.g. at Bishops Waltham, Meon Valley, Winchester, Kings Worthy to Sutton Scotney and Alresford to Winchester);
- Important public rights of way such as the South Downs Way, Itchen Navigation Heritage Project, and Keats Walk, Winchester;
- Natural and semi-natural greenspaces such as chalk downlands e.g. at Whiteshute Ridge and Shawford Down.
- Areas of accessible and/or ancient woodland, including those of the Forest of Bere (e.g. West Walk, Creech Woods, Whiteley Pastures);
- Farmland which makes up around 73% of the district, which is predominantly arable land in the north, downlands and pasture in the south along the river valleys;
- Historic parks and landscape features such as park pales, veteran trees, and sunken lanes; and
- Formal and informal recreation areas such as Farley Mount.

Policy NE3

7.30 - 7.32

# POLICY NE4 – GREEN AND BLUE INFRASTRUCTURE

## 7.33

Some communities within the district currently do not have access to enough quality natural green spaces, particularly close to settlements for casual walking and dog exercise. This is also hindered by gaps in the Rights of Way network, for example to the west and north of Winchester, which prevent easy access to many areas. There is also a deficit in informal greenspaces within the district such as Local Nature Reserves, and there is some deficit in formal greenspace provision, for example in the Kings Worthy, Waltham Chase and Denmead areas. The cumulative effect of development could also result in an additional requirement for new open space and recreation areas.

## 7.34

Well-planned green infrastructure should be incorporated into development proposals integrating and building upon the existing green network. It should contribute to high quality development and economic prosperity by making places attractive to residents and businesses and improving the health and well-being of the local and wider community. It should respect and respond to local landscape character and integrate with sustainable transport and green tourism initiatives, expanding upon existing provision.

## 7.35

Green infrastructure also forms a valuable contribution to the setting of Winchester Town, through extensive tree coverage and areas of open land such as the Water Meadows, which come into heart of the town providing public access to the wider countryside. Some of this countryside is within the South Downs National Park. The River Itchen also passes through the Town and is protected by national designation recognising the exceptional quality of this chalk river and its environs.

## 7.36

This policy supports provision of suitable and sufficient green infrastructure incorporating green spaces and features for recreation, amenity and biodiversity and provision of routes and pathways to link with the existing network, thereby contributing to sustainable transport provision. The aim is to deliver both sufficient quality and quantity of green infrastructure supported by the standards set out in NE3 in association with proposed development.

## 7.37

Natural England has developed an Urban Greening Factor for England[1], as one of a suite of five Headline Green Infrastructure Standards within the Green Infrastructure Framework – Principles and Standards for England. The Urban Greening Factor (UGF) is a planning tool to improve the provision of Green Infrastructure (GI) particularly in urban areas. It is voluntary and can be used to increase urban greening and contribute to Biodiversity Net Gain.

1 publications.naturalengland.org.uk/publication/5846537451339776

POLICY

**Policy NE4**

Green and Blue Infrastructure

The local planning authority will support development proposals that:-

Maintain, protect and enhance the function or the integrity of the existing green infrastructure network identified at a district and sub district level, including strategic blue and green corridors and spaces, as illustrated on Map 9 particularly where the proposal allows for the enhancement of GI both on-site and in the immediate area using important local character features, including existing planting, trees, groups of trees, copses, wetland, hedgerows and opportunities for wild food foraging;

Provide a measurable net gain of well-managed, multifunctional green infrastructure, in accordance with the categories and standards specified in Policy NE3 and appropriate for the scale of development, through on-site provision which:-

i. Addresses deficits in local green infrastructure provision where appropriate;

ii. Incorporates in landscaping schemes natural planting of at least 50% pollinator friendly planting of predominantly native species;

iii. Integrates with the green network/ grid identified at the district and subregional level (as illustrated on Map 9);

iv. Provides a high-quality natural environment with biodiversity interest;

The green infrastructure shall be accessible for all with high levels of accessibility in primary areas, and promote health, wellbeing, community and cohesion and active living; encourages public access to and within the natural environment where appropriate;

i. Allows for adaptation to climate change;

ii. Is well planned to allow cost effective ongoing management of the GI;

iii. Is accompanied by a management plan;

iv. Links areas of biodiversity;

v. Is provided at the earliest feasible stage;

vi. Includes proposals for walking, cycling and equestrian routes provided they contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage, throughout the district;

vii. Protect the following disused railway line routes and associated infrastructure including the access routes to them, (Bishops Waltham, Meon Valley and Winchester) within the district as shown on the Policies Map, so they are safeguarded for existing, and potential future use as non-motorised travel routes.

Protect and support the proposals that facilitate future uses and enhancements for non-motorised travel routes on the:

- South Downs Way;
- Wickham to West Meon (Meon Valley Trail); and
- New Alresford to Kingsworthy (Watercress Way).

viii. Watercourses are safeguarded and improved for quality, amenity, biodiversity and quantity.

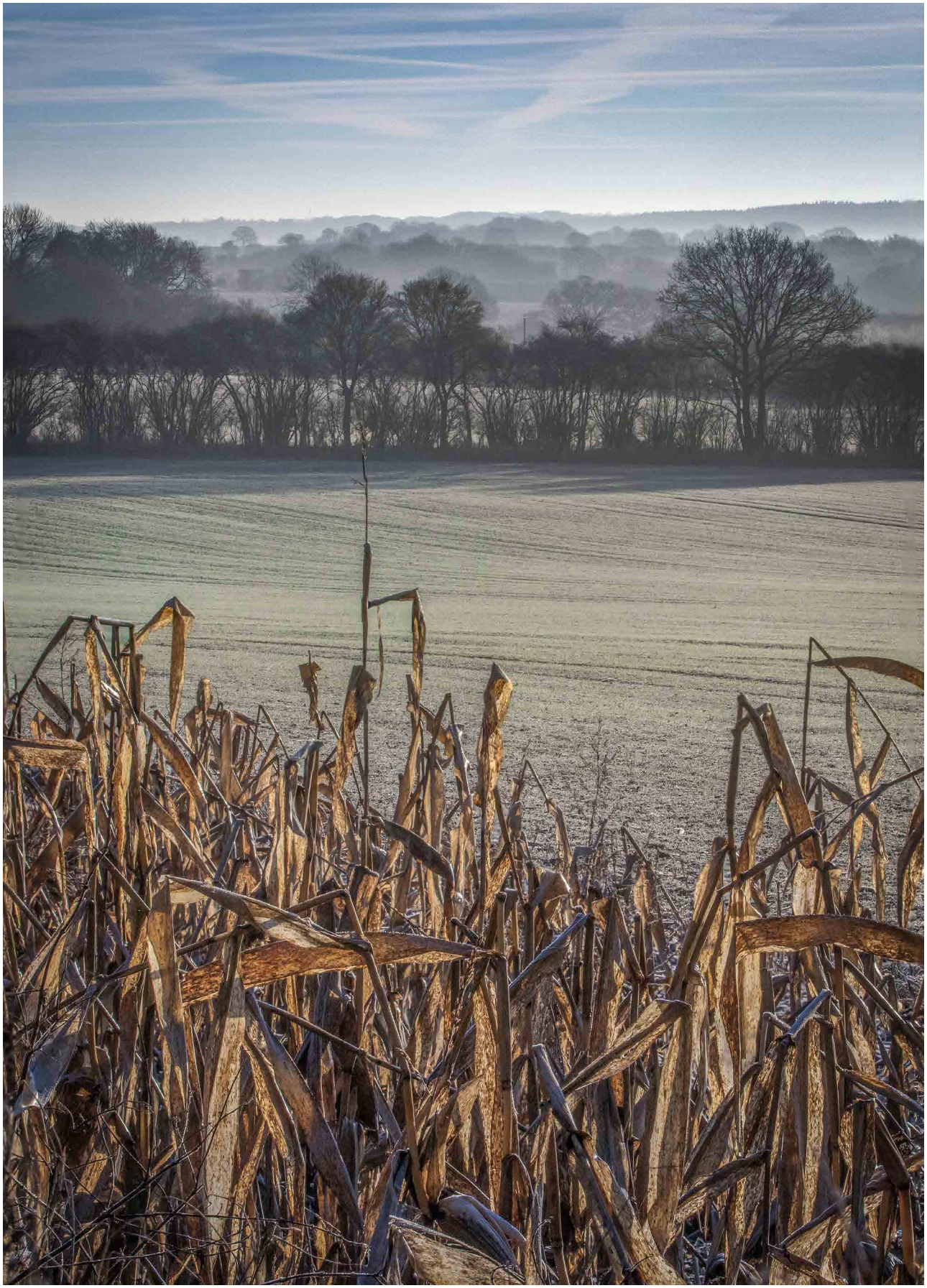
Where it can be established that onsite provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site-by-site basis.

7.33 - 7.37

Policy NE4

# ILLUSTRATIVE GREEN LINKS AND BLUE CORRIDORS

## Map 9



Map 9

# POLICY NE 5 – BIODIVERSITY

### 7.38

Whilst the current Local Plan has been successful in protecting biodiversity and it is considered that relevant policies should generally be retained. The new Local Plan is an opportunity to reflect new national requirements for biodiversity net gain in The Environment Act and also reflect the council's proactive approach to protecting, enhancing and restoring biodiversity across the district.

### 7.39

Winchester district has many areas which are noted for their natural beauty and biodiversity value. These areas also support a wide variety of species and habitats, and form an important part of the network of biodiversity sites within the wider environment. They include the Itchen chalk river, the Upper Hamble Estuary and Woods and coastal habitats of the Solent and Southampton Water. The importance of these areas is recognised by the statutory and policy protection afforded to nationally protected sites including Special Areas of Conservation (SAC) and Special Protection Areas (SPA), as well as to Ramsar wetland sites. Plans or projects proposing development that is not directly connected with the management of these sites, but that is likely to have a significant effect on them, must ensure that effects are avoided or adequately mitigated. If adverse effects on site integrity cannot be avoided or mitigated then reasons of overriding public interest must be demonstrated and compensation measures provided.

### 7.40

The HRA identifies that there may be impacts from development in areas outside of the Habitat Site boundaries that may occur where habitat contributes towards maintaining the interest feature for which the site is designated. This is known as 'functionally linked land (FLL)'. The FLL maintains and restores a protected population such as birds and bats at the favourable conservation status. There are a number of impacts on FLL. Impacts such as loss of habitat, pollution, noise and vibration during the construction of new housing and artificial light at night can cause adverse effects on protected populations therefore it must be demonstrated that these are avoided where possible.

### 7.41

Winchester is a predominantly rural district with around 40% of the area forming part of the South Downs National Park (SDNP). Wildlife sites and habitats within this area and across the district that are of regional and local importance include 17 SSSIs, almost 600 Sites of Nature Conservation (SINCs) and 9 Local Nature Reserves (LNRs). These sites support important natural assets, such as ancient woodlands, grasslands and chalk rivers. These sites will be protected, with opportunities for enhancement encouraged.

7.42

Sites that lie outside designated areas provide valuable corridors and networks for habitats and species and can include irreplaceable habitats such as ancient woodlands. These are key to the overall integrity of the district's biodiversity interest. Maintaining and enhancing the network of natural sites, and the linkages between them, is integral to supporting the aims of the district's Biodiversity Action Plan (BAP). The Winchester BAP identifies that 14% of the area covered by the plan supports BAP priority habitats that include broadleaved woodland, pasture woodland, wetlands and unimproved calcareous neutral grassland. The Local Ecological Network Biodiversity Opportunity identifies the areas with the greatest potential for enhancing biodiversity within Hampshire.

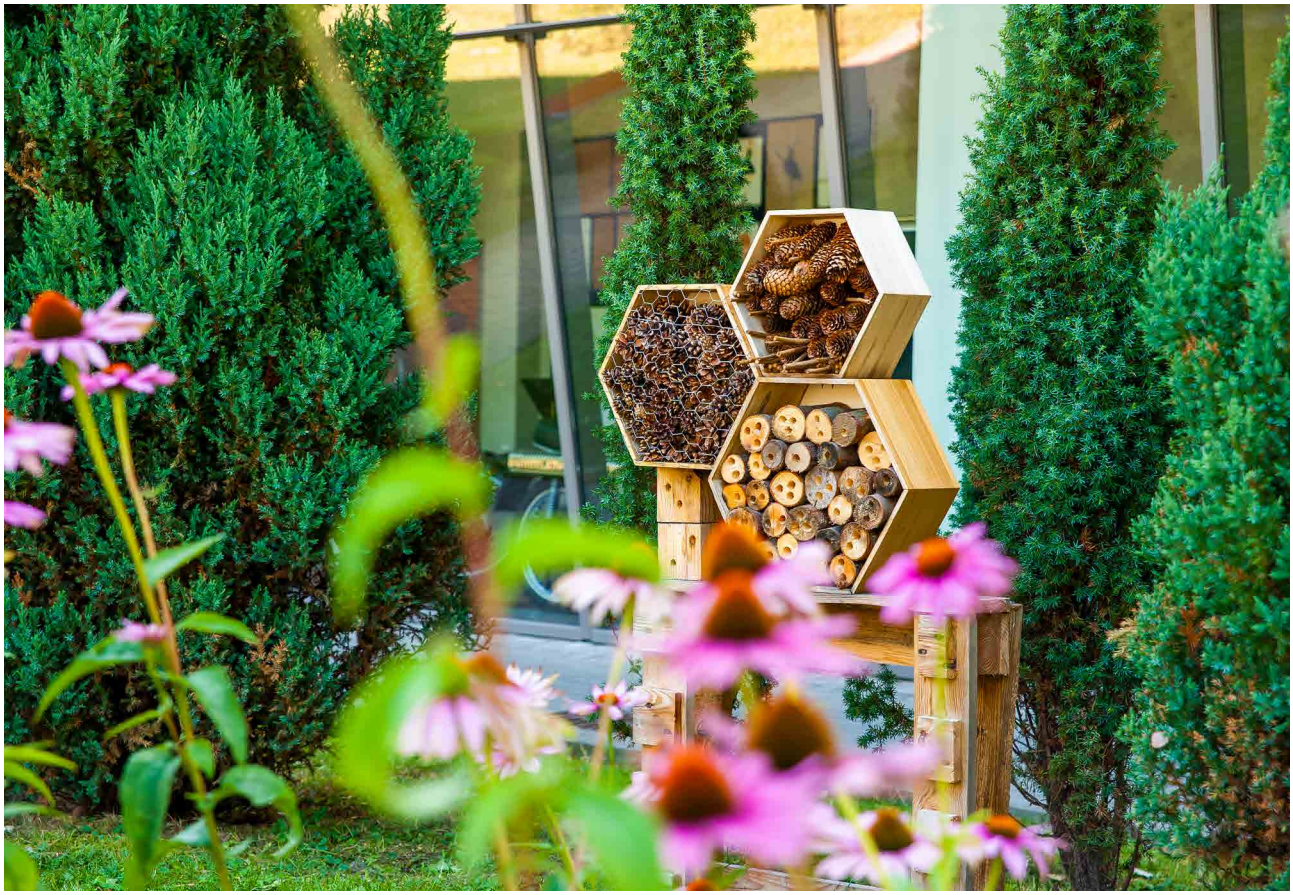
7.43

The Council Plan identifies the protection and enhancement of the district's rich biodiversity and habitats as a strategic outcome for Winchester. The strategy aims to maintain, protect and enhance the biodiversity within the district, working in partnership with neighbouring authorities and other relevant bodies.

7.44

In addition, the Habitats Regulation Assessment and Sustainability Appraisal advise that a strategic approach to air quality management is required. This is to ensure the continued protection of sites of national importance, as well as local nature conservation sites given the planned level of growth. The location of air quality monitoring sites and the setting of thresholds to trigger further investigation should be determined through lower level assessments and, where appropriate, be applied as a condition on planning permissions.

7.38 - 7.44



# POLICY NE 5 – BIODIVERSITY

7.45

## Solent Recreation Mitigation Partnership

The Council is part of the Solent Recreation Mitigation Partnership (SRMP), also known as Bird Aware Solent. The Council has worked with the Partnership to form a Mitigation Strategy to counteract impacts associated with recreation pressure from residential development within 5.6km (the 'zone of influence') of Statutory Designated Habitat Sites in the Solent (Solent & Southampton Water SPA/Ramsar; Chichester & Langstone Harbours SPA/Ramsar; Portsmouth Harbour SPA; and Solent & Dorset Coast SPA). Development proposals will need to demonstrate that negative effects can be mitigated by contributing towards the strategic mitigation measures put in place by Bird Aware Solent. Development will be assessed on a case-by-case basis.

7.46

It is anticipated that the majority of schemes will mitigate their effects by paying a financial contribution which is currently based on the number of net additional dwellings, and the number of bedrooms per dwelling[1]. The level of contribution required is reviewed each February in line with the Retail price Index (RPI).

7.47

Bird Aware Solent are in the process of updating the Strategy to increase the period of coverage. This will ensure that the requirements of the Conservation of Habitats and Species Regulations 2017 are met past 2034.

7.48

## New Forest Recreational Disturbance

In the plan area, the New Forest Strategic Access Management and Monitoring Strategy 2023 is relevant only to large residential or tourism development within 15km of the New Forest SAC/SPA/Ramsar. If these developments require Environmental Impact Assessment, then they must also carry out a project-level HRA to assess the impacts of new residential / tourism development on the New Forest, and if necessary identify mitigation.

7.49

## Biodiversity Net Gain

Biodiversity Net Gain is a process whereby existing biodiversity within a site boundary is protected and enhanced as a result of the development process. The council wishes to see biodiversity thrive as a result of development. The DEFRA Biodiversity Metric calculator allows a qualified ecologist to measure the onsite pre-development and post-development biodiversity. Using Biodiversity Units this demonstrates whether the development will harm or enhance biodiversity. All development proposals will be required to provide a measurable increase in biodiversity. The Environment Act 2021 requires development proposals to secure a minimum 10% measurable biodiversity net gain over the predevelopment Biodiversity Unit score using the latest DEFRA Biodiversity Metric or any subsequently approved metric.

1 Solent Recreation Mitigation Partnership - Winchester City Council
winchester.gov.uk/planning/solent-recreation-mitigation-partnership

**Policy NE5**

Biodiversity

POLICY

The Local Planning Authority will require, in accordance with the Environment Act 2021, development to deliver a minimum of 10% measurable net gain in biodiversity to be maintained for a period of 30 years in accordance with the Environment Act and to the latest Statutory Biodiversity Metric; and

i. Protects sites of international and national importance, and local nature conservation sites and SINCS, from inappropriate development;

ii. Supports habitats that are important to maintain the integrity of Statutory Designated Habitat Sites;

iii. Supports the delivery of nature-based solutions as part of the development proposals and show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering measurable BNG and BAP targets and enhancing Biodiversity Opportunity Areas, Local Ecological Networks/Local Nature Recovery Areas, Local Nature Recovery Network and include a management plan for a period of 30 years;

iv. New development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, including impacts on functionally linked land. Developments within 500 metres of the SPA/Ramsar FLL should produce a Construction Environmental Management Plan (CEMP) to address potential impacts to these habitats during the construction phase;

v. Mitigates the effects of recreational pressure on Statutory Designated Habitat Sites in line with Bird Aware Solent and the New Forest Recreational Management Strategy where appropriate, or an agreed approach with Natural England;

vi. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species; with compensation measures used only as a last resort. Adverse effects on the integrity of Statutory Designated Habitat Sites must be avoided; compensation will not be appropriate where there is harm to the habitats or species of a Habitats Site;

vii. Maintains a district wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, or prevents and reverses fragmentation through enhancing the Ecological Network and enable biodiversity to respond and adapt to the impacts of climate change;

viii. Supports and contributes to the targets set out in the district's Biodiversity Action Plan (BAP) for priority habitats and species;

ix. Provides up to date information, evidence and relevant assessments or surveys (in line with CIEEM guidance); and

x. Where there is evidence of the deliberate clearing of habitats before the application process or the deliberate neglect or damage to any of the habitats and species on the site the subsequently reduced biodiversity value the deteriorated condition will not be taken as the baseline for the purposes of calculating BNG and the previous ecological status of the site will be used to decide the acceptability of any development proposals and mitigation.

7.45 - 7.49 Policy - NE5

# POLICY NE6 – FLOODING, FLOOD RISK AND THE WATER ENVIRONMENT

## 7.50

The water environment within Winchester district is hugely important as a natural resource and recreational facility, and plays a key part in shaping the district's historic and natural landscape. The geology of the district means that the area plays an essential role in supplying water for the district and neighbouring areas, not only for public use but also for many local economic sectors which rely heavily on the water environment. These include farming, watercress production, fisheries, tourism and water based recreation activities. The water environment is not only a key element of the wider eco-system of the district, it is also a key part of the green infrastructure network providing links and space for recreation and leisure (as well as other functions, as set out in policy NE4).

## 7.51

Water for commercial uses and to supply domestic properties comes mainly from the district's underground aquifers, but also from surface waters such as the Rivers Itchen and Test. These rivers and the Meon, which originate from the chalk ridges, are of high ecological importance, as are the upper reaches of the Hamble Estuary which flows through the district The River Itchen and the Upper Hamble form part of the Natura 2000 network of sites designated under the Birds and Habitats Directives which are also covered by the Water Framework Directive (WFD), with the main objective of bringing all water bodies up to 'good ecological (surface waters), quantitative (groundwater) and chemical (all) status' through the sustainable use of water as a natural resource.

## 7.52

The most important groundwater resources in the district are currently at 'poor' status under the WFD. Ground water resources in the district are amongst the most sensitive in the region and are highly vulnerable to pollution. 80% of the district is underlain by principal aquifer and 46% of the district is within Source Protection Zones (covering the abstraction points). These zones exist to protect public drinking water supplies and suitable pollution prevention measures are focused in these areas. Source protection zone mapping identifies areas where pollution poses the greatest risk to water supply abstractions used for potable supply.

## 7.53

Policy NE6 seeks to ensure that development and changes in land use within the district will:-

- Protect and use opportunities to enhance the water environment;
- Protect the quality and quantity of drinking water;
- Ensure that development is permitted only where there is adequate infrastructure to provide and treat water; and
- Protect people and properties from flood risk,

Recognising that development may also have an impact on the water environment which reaches beyond district boundaries.

7.54

Like much of the South East and East of England, both Portsmouth Water and Southern Water abstraction areas which cover Winchester district are "seriously water-stressed"[1]. This Local Plan therefore seeks to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments and encourages high standards of water efficiency, to reduce water use to protect the district's role in supplying water within and to neighbouring districts.

7.55

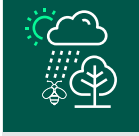
It is important that there is adequate capacity both on and off the site to serve a development and that it would not lead to problems for existing users[2]. Where there is a capacity problem and no improvements are programmed by the water company, the council will require the developer to fund appropriate improvements which must be completed prior to occupation of the development.

7.56

The district is affected by fluvial flooding from the many rivers and tributaries flowing through the district, groundwater flooding from natural springs and winterbournes fed by the underground aquifers, and surface water flooding where water can not drain away quickly enough. The relevant Strategic Flood Risk Assessments (SFRA) and the updated fluvial and coastal flood risk maps from the Environment Agency show the flood risk across the district from these sources. Hampshire County Council is the designated Lead Local Flood Authority for Hampshire under the Flood and Water Management Act and, along with district councils, must contribute to the achievement of sustainable development when carrying out flood risk management functions. Together these local authorities are developing a Local Flood Risk Management Strategy for Hampshire.

7.57

Policy NE6 therefore seeks to avoid flood risk to people and property where possible, and manage any residual risk through location, layout and design, taking account of the impacts of climate change on changing flood risk as identified in the SFRA. This includes making space for water by directing development to areas at lowest flood risk first, protecting sites required for flood risk management and the use of sustainable drainage systems (SuDS) and rainwater gardens where appropriate.



7.50 - 7.57

1 This means that the amount of water available per person is low and the water demand per person is a high proportion of effective rainfall Areas of water stress: final classification. Environment Agency 2007

2 In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure.

## POLICY NE6 – FLOODING, FLOOD RISK AND THE WATER ENVIRONMENT

### 7.58

All planning applications, except those within Flood Zone 1, on sites less than 1 hectare and not in a critical drainage area[3] will require a flood risk assessment. Applications will be assessed using the sequential test in national policy which requires new development to be located in zones of the lowest probability of flooding first (Flood Zone 1)[4]. Alternative sites with higher probability of flooding (Flood Zone 2 and then Flood Zone 3)[5] will only be considered where there are no reasonably available alternative sites. The vulnerability of the proposed land use to the flood risk will then also be taken into consideration by applying the 'Exceptions Test' if required. This will consider proposals for vulnerable development usually inappropriate to the flood zone. These proposals will need to demonstrate: that there are no suitable alternative sites; that the development provides wider sustainability benefits to the community that outweigh flood risk; and that the development will be safe for its lifetime, taking account of the vulnerability of its users without increasing flood risk elsewhere, where possible reducing flood risk overall. All planning applications, except those within Zone 1, on sites less than 1 hectare or in a critical drainage area will require a flood risk assessment

### 7.59

Within each Flood Zone, new development should be directed to areas of lowest probability of flooding first and then to areas suited to the vulnerability of the proposed use (the most vulnerable development must be located in areas of lowest flood risk unless there are overriding reasons to prefer a different location). Development within the functional floodplain must be avoided to retain access for maintenance and a suitable buffer to watercourses and flood defence structures, as well as for transferring and storing flood water. The SFRA considers the impact of climate change on flooding events and sets the criteria to be used to identify areas where flood risk may increase. Within these areas, the future vulnerability of the proposed use should be considered.

3 which has been notified to the local planning authority by the Environment Agency

4 As defined by the Environment Agency or in an area with drainage problems identified through a SFRA.

5 land with an annual probability of flooding of 0.5% (or 1 in 20) in any one year

7.58
-
7.59

# POLICY NE6 – FLOODING, FLOOD RISK AND THE WATER ENVIRONMENT

**Policy NE6**

Flooding, Flood Risk and the Water Environment

POLICY

The local planning authority will permit development provided it avoids flood risk to people and property and complies with the following:

i. Applies a Sequential Test to the location, and the Exception Test if required, and applying the sequential approach at the site level[6];

ii. Manages flood risk from new development to ensure risk is not increased elsewhere and that opportunities to reduce the causes and impacts of flooding within the district through development are taken;

iii. Manages flood risk from new development by ensuring drainage off site has enough capacity to service the new development;

iv. Safeguards land and designated structures and features from development that is required for current and future flood management;

v. Includes sustainable water management systems such as Sustainable Drainage Systems (SuDS) which must be considered at the outset and should be designed to meet the relevant standards and accompanied by a management plan for the lifetime of the development;

vi. Is located at a sufficient distance from existing wastewater treatment works to allow adequate odour dispersion, or takes appropriate odour control measures;

vii. Ensures that water supply, surface water drainage and wastewater infrastructure to service new development are provided and, where necessary, occupation of development is phased to align with the delivery of infrastructure;

viii. Prioritise and explore the opportunities for Natural Flood Management for all proposals in areas at risk of flooding for the lifetime of the development before any hard engineering flood defences or water attenuation measures are proposed. These should be designed to maximise the benefit to flood risk management, water quality, biodiversity, and amenity to provide attenuation and biodiversity enhancement; and

ix. For major new build development, the presumption should be for the inclusion of above ground features including green roofs/walls, rain gardens, bio-retention areas and swales, and features that provide multi-functional uses to maximise benefit to flood risk management, water quality, biodiversity, and amenity to provide attenuation and biodiversity enhancement. All other developments should at least demonstrate that they have considered such measures.

## Policy NE6

Flooding, Flood Risk and the Water Environment

POLICY

To account for a changing climate, all drainage systems must be designed to accommodate the requirements of the development site for the lifetime of the development and demonstrate that they are able to function during extreme rainfall events. This should include consideration of likely overland flow paths in the event that drainage systems are overwhelmed or blocked.

The local planning authority will support the development or expansion of water supply, surface water drainage and wastewater treatment facilities including natural flood management schemes. There will be cases where they are needed to serve existing or new development or in the interests of securing long term supply, provided that the need for such facilities is consistent with other policies such as the development strategy, flood risk, contamination and protection of the historic, natural and built environment and water supply.

If there is an overriding reason why SuDS is not achievable this must be evidenced with justification for the alternative approach being taken. Surface water will not be permitted to connect to the foul drainage network.

The local planning authority will support the opening up of culverted watercourses as part of the design process to support ecological and biodiversity improvements, where this has been demonstrated that it is feasible and safe to do so.

6 As set out in the National Planning Policy Framework

# POLICY NE7 – SETTLEMENT GAPS

7.60

Across the district there are a number of areas of generally undeveloped and open land which help to define and retain the separate identity of settlements, an aspect highly valued by many communities, and the concept of gaps is an established spatial planning tool locally with policy included in the current Local Plan. It is also an important element sub-regionally and the Partnership for South Hampshire (PfSH) has specifically produced guidance to ensure a consistent approach is taken across the sub-region in terms of criteria for designation - 'Policy Framework for Gaps' PUSH, December 2008 (www.push.gov.uk).

7.61

In summary, the PfSH Framework advocates the following criteria for use by local planning authorities to select locations for the designation of gaps:-

- The open nature/sense of separation between settlements cannot be retained by other policy designations;
- The land to be included within the gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence;
- In defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements should be included having regard to maintaining their physical and visual separation.

7.62

The Framework states that it will be individual Local Plans that will identify the location of gaps and include policies to set out the types of development which will be permitted, based on the following principles:-

- It would not diminish the physical and/or visual separation of settlements; and
- It would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.

7.63

Within the district, there are a number of Local Gaps already defined by the adopted Local Plan, in accordance with criteria similar to those above:-

- Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath
- Denmead – Waterlooville
- Kings Worthy - Abbots Worthy
- Otterbourne – Southdown
- Winchester – Compton Street
- Winchester – Kings Worthy/Headbourne Worthy
- Winchester – Littleton
- Whiteley – Fareham/Fareham Western Wards (the 'Meon Gap')
- Knowle, Wickham and Welborne

7.64

It is proposed to retain the gap between Wickham, Knowle and the proposed Welborne development in Fareham. Following adoption of the Welborne Plan by Fareham Borough Council in 2015 the boundaries of the gap within Winchester are confirmed. Further detail on this is set out in policy WK3.

7.65

It has been necessary to undertake a careful review of the Settlement Gaps in the Local Plan to ensure the gaps perform the function for which they were intended. An independent review of the Strategic Gaps provides an assessment of the existing Gaps and recommends proposed changes to the boundaries. Gaps provide a key opportunity to provide green infrastructure around the district, in addition to shaping and maintaining the settlement pattern. They are a valuable tool and the principle of maintaining gaps in these locations is retained.



**Policy NE7**

Settlement Gaps

POLICY

The local planning authority will retain the generally open and undeveloped nature of the following defined settlement gaps:

i. Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath
ii. Denmead – Waterlooville
iii. Kings Worthy - Abbots Worthy
iv. Otterbourne – Southdown
v. Winchester – Compton Street
vi. Winchester – Kings Worthy/ Headbourne Worthy
vii. Winchester – Littleton
viii. Whiteley – Fareham/Fareham Western Wards (the 'Meon Gap')
ix. Knowle, Wickham and Welborne

Within these areas only development that does not undermine the function of the gap and its intended role to define and retain the separate identity of settlements will be permitted. Any development should not threaten the generally open and undeveloped nature of the gap and avoid coalescence.

# POLICY NE8 – SOUTH DOWNS NATIONAL PARK

## 7.66

Approximately 40% of the area of Winchester district falls within the South Downs National Park. Within this area the landscape is characterised by rolling downland, notably large grass and arable fields, and small pockets of woodland. The chalk Rivers Itchen and Meon flow through the area adding to the variety and form of the landscape.

## 7.67

The settlements within the area have developed in a way which follows the natural forms of the landscape. The traditional vernacular buildings reflect local building styles and materials of the area. The National Park's boundary is adjacent to a number of urban areas, most notably Winchester itself and the larger settlements of New Alresford and Bishops Waltham. Development in these areas has the potential to impact on the landscape and amenity of the National Park and must be carefully managed and potential adverse effects mitigated.

7.68

The two statutory purposes of the South Downs National Park are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

7.69

The NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and that development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. A considerable amount of land within the district is immediately adjacent to the boundary of the SDNP and development there could have the potential to cause adverse impacts if this is not considered early in the planning stage. It is therefore considered to have a plan which is silent on impacts on the national park is not a suitable alternative policy approach.

7.70

In delivering the National Park's purposes the National Park Authority has a duty to seek to foster the economic and social well-being of the local communities within the National Park.

7.71

The South Downs National Park is an International Dark Sky Reserve. The adopted South Downs National Park Plan identifies a dark sky core and buffer and transition zones. Development proposals in close proximity to the National Park and have significant external lighting are expected to refer to the Dark Skies Technical Advice Note published by the SDNPA and demonstrate how it conserves or enhances the intrinsic qualities of the dark night sky and the setting of the national park.

7.72

The adopted South Downs National Park Plan is supported by assessments of landscape character and tranquillity.

7.66 - 7.72 Policy NE8

**Policy NE8**

South Downs National Park

POLICY

Development in close proximity the South Downs National Park will only be permitted where it would be in accordance with the statutory purposes and duty for National Parks as specified in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act 1995 and where they conserve and enhance the intrinsic quality of dark night skies and the setting of the National Park.

Development proposals in close proximity to the South Downs National Park are expected to take account of the National Park assessments of landscape and tranquillity and demonstrate how a proposal conserves and enhances the special qualities of the Park.

# POLICY NE9 – LANDSCAPE CHARACTER

### 7.73

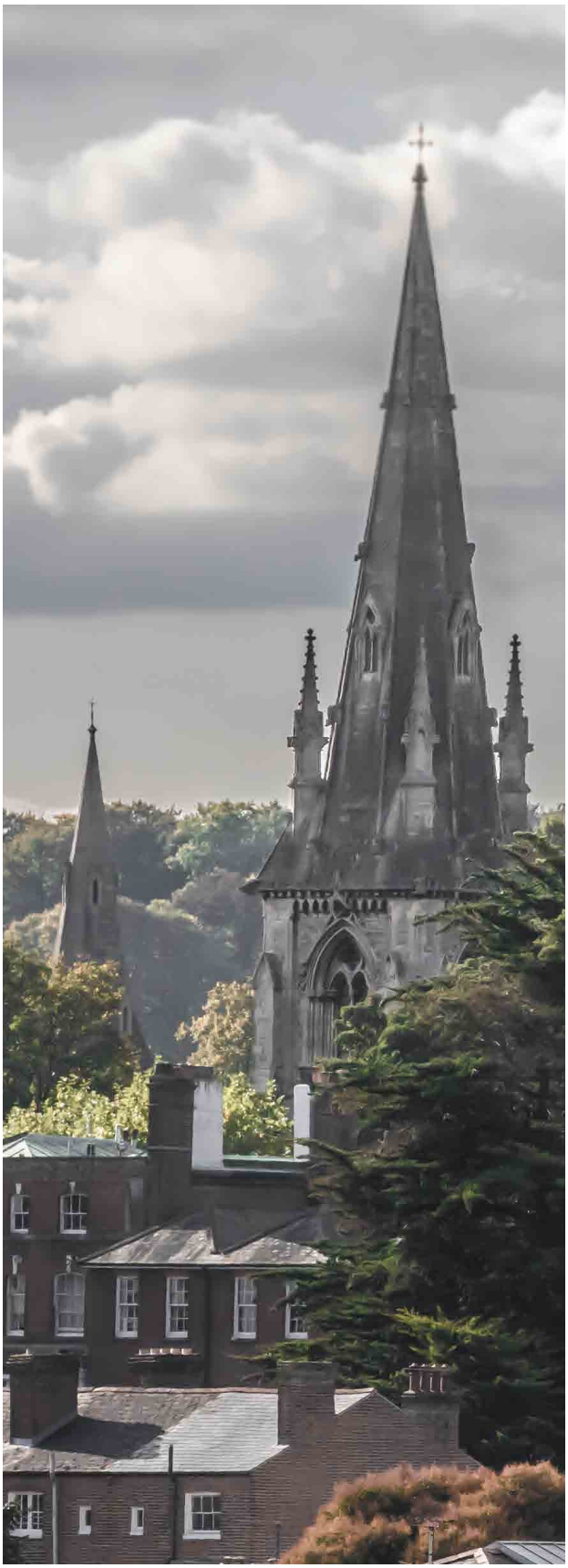
The district has a diverse landscape character which underpins its special character. The retention and enhancement of these landscape assets is essential for the conservation of the district's unique sense of place and character and can bring wider social, cultural, economic and environmental benefits.

### 7.74

In this regard, the local planning authority has and will continue to undertake a proactive approach to the conservation and enhancement of the district's landscape. This approach will include the production of management plans and any other necessary studies and strategies to support the protection, maintenance and enhancement of the district's landscape. In addition, the district's distinctive landscape character, which derives from a combination of natural and man-made assets, contributes to its special qualities. The importance of the landscape, both as a whole and locally-important features as identified in the Winchester District Landscape Character Assessment 2022 and the Winchester City and its Setting study 1998, highlight the necessity for these special qualities to be retained and respected in planning for growth and change.

### 7.75

Designated and protected features should not be seen as a constraint to change, but as a catalyst for regeneration and diversification, bringing economic, cultural and educational benefits. It is critical that, when development proposals are considered, these assets are given due consideration and their setting and place in the landscape is considered at the design stage to ensure that any adverse impacts are either avoided or can be fully mitigated.



POLICY

**Policy NE9**

Landscape Character

The Local Planning Authority will permit new development where it protects and enhances the district's distinctive landscape character as defined in the Landscape Character Assessment 2022. Development proposals may be permitted where they conserve and enhance landscape character by evidencing;

i. They are informed by the existing landscape character and respond positively to the landscape type within which they are located;

ii. Local distinctiveness, especially in terms of trees, hedges, other landscape features, tranquillity, sense of place and setting has been taken into account;

iii. New planting is consistent with local character, enhances biodiversity, contributes to the delivery of green infrastructure and uses native species, unless there are appropriate and justified reasons to select non-native species;

iv. Development proposals within designed landscapes, or the setting of designed landscapes, (including those on the Historic England Register of Historic Parks and Gardens and Locally Registered Historic Parks and Gardens (Hampshire Gardens Trust) are based on a demonstrable understanding of the design principles of the landscape and should be complementary to it;

v. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined. Where possible, the layout of development should be informed by the existing settlement pattern and the character it creates; and

vi. Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.

A Landscape Visual Appraisal (LVA) or a Landscape Visual Impact Assessment (LVIA) proportional to the proposed development must be provided in order to assess potential harm to the character of the area.

7.73 - 7.75

Policy NE9

# POLICY NE10 – PROTECTING OPEN AREAS

7.76

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.

7.77

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 SP3.

7.78

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. In preparing the revised Open Space Assessment in 2020 parishes were asked to put forward all the green spaces of particular importance to them for consideration. Most if not all of these green spaces are now in the Open Space Assessment 2022 and will be afforded protection by the 'protecting open areas' policy. 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 NE3, NE7, NE10 and the policies relating to development in the countryside.

7.79

Policy NE10 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. SINCs or SSSIs) and only areas with scheduled monuments are included in relation to heritage. Policy NE10 also does not identify all areas that may be considered to contribute to green infrastructure, which are covered under Policy NE4. Not all the areas covered by Policy NE10 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.

7.80

The Open Space Assessment which is 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 Assessment therefore refers to some spaces that will not be subject to Policy NE10 but are nonetheless important when considering the extent and nature of provision and needs in an area, including sites outside settlement boundaries.

7.81

Policy NE3 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.

7.82

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;
- 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 NE10**

Protecting Open Areas

POLICY

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 Assessment, 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;
ii. The contribution of the open area to the character of the wider area is maintained or enhanced; and
iii. The replacement open space is provided and is located as close as possible to the open space that would be affected by the development.

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.

## POLICY NE 11 – OPEN SPACE PROVISION FOR NEW DEVELOPMENT

### 7.83

The council introduced the Community Infrastructure Levy (CIL) in 2014 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.

### 7.84

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 10 dwellings and above, the detailed requirements for the provision of open space on or adjacent to the site will be based on Table 1 of Policy NE3 taking into account the specific requirements and priorities in the local area.

### 7.85

Open space needs will vary according to the type of housing proposed. Housing for the elderly will differ from housing for young families for example, and not all types of open space will be appropriate in every case.

### 7.86

A considerable amount of housing development in the district takes place on small sites. On sites accommodating fewer than 10 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.

### 7.87

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.

### 7.88

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.

7.89

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. Exceptionally if the open space is considered to be strategically important then it may be adopted by the council.

7.90

When land is transferred to the parish council or city council it involves the payment of a commuted sum by the developer.

7.91

Where open space is likely to serve only the residents on site, transfer to the local authority will not be appropriate and other arrangements should be made for on-going maintenance.

POLICY

**Policy NE11**

Open Space Provision for New Developments

Residential development of 10 dwellings and above should provide useable open space on site, in accordance with the council's open space standard for quantity and type.

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 10 dwellings and other forms of development, such as business parks, residential care homes and specialist housing for older people 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, and allow use by less mobile residents including those using wheelchairs;

ii. Contribute to maintaining or enhancing the visual and environmental character of the area and supporting increase permeability and connection to existing areas of open space and wildlife corridors; and

iii. Incorporate appropriate hard landscaping and planting; and

iv. Include arrangements for the future management and maintenance of the area. The period of management and maintenance to be agreed prior to permission being granted.

# POLICY NE 12 – EQUESTRIAN DEVELOPMENT (DM12)

## 7.92

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.

## 7.93

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 layout options and the impact on the wider context, including the existence of other equestrian development in the area. External lighting should be kept to a minimum and of a type which does not contribute to light pollution.

## 7.94

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. Existing and proposed boundary treatments will be assessed to ensure that they appropriate to the countryside.

## 7.95

Proposals will need to comply with all other relevant policies of the Plan and attention is drawn in particular to Policy NE14 Rural Character, and Policies D5, T2, T3 and T4 which set out site design and layout considerations. Proposals within the Settlement Gaps identified in Policy NE7 should have regard to the requirements of that policy.

## 7.96

Residential accommodation will not generally be permitted in association with equestrian development, unless an essential operational need as set out in policy H11 can be demonstrated. The criteria in policy H11 will apply in such cases, including the imposition of occupancy restrictions on any residential accommodation permitted.

## 7.97

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 NE12**

Equestrian Development

POLICY

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 other policies of the Development Plan and:

i. Make best use of existing infrastructure most notably existing vehicular and field access, tracks, bridleways, byways, utilities and buildings;

ii. Respect existing landscape character 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, where they would 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. Artificial lighting will only be permitted where visually acceptable and essential to support the operation of the use. Its design and operation may be limited by condition in order to minimise light pollution in the countryside;

vii. Do not have an unacceptable impact on residential amenities in the vicinity;

viii. Include a satisfactory landscaping scheme, providing screening, boundary treatment and provision for future maintenance;

ix. Includes details for the storage and removal of manure from the site; and

x. Do not cause material harm to hedgerows and arable field margins and where appropriate enhance existing hedgerows.

The development of residential accommodation in connection with equestrian development will not generally be permitted unless it is in accordance with the requirements of policy H11. The development of visitor accommodation in association with equestrian development will be considered in relation to the criteria of policy SP3.

7.92 - 7.97

Policy NE12

## POLICY NE13 – LEISURE AND RECREATION IN THE COUNTRYSIDE

### 7.98

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, gun sports and dog exercise areas.

### 7.99

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.

### 7.100

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

**Policy NE13**

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 unacceptable harm to the character of the area, including by all forms of pollution, or harm biodiversity, heritage assets, tranquillity or public safety; and

iv. Appropriate landscaping schemes and screening are provided.

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

7.99 - 7.100

Policy NE13

# POLICY NE 14 – RURAL CHARACTER

### 7.101

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.

### 7.102

Policy D1 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.

### 7.103

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.

### 7.104

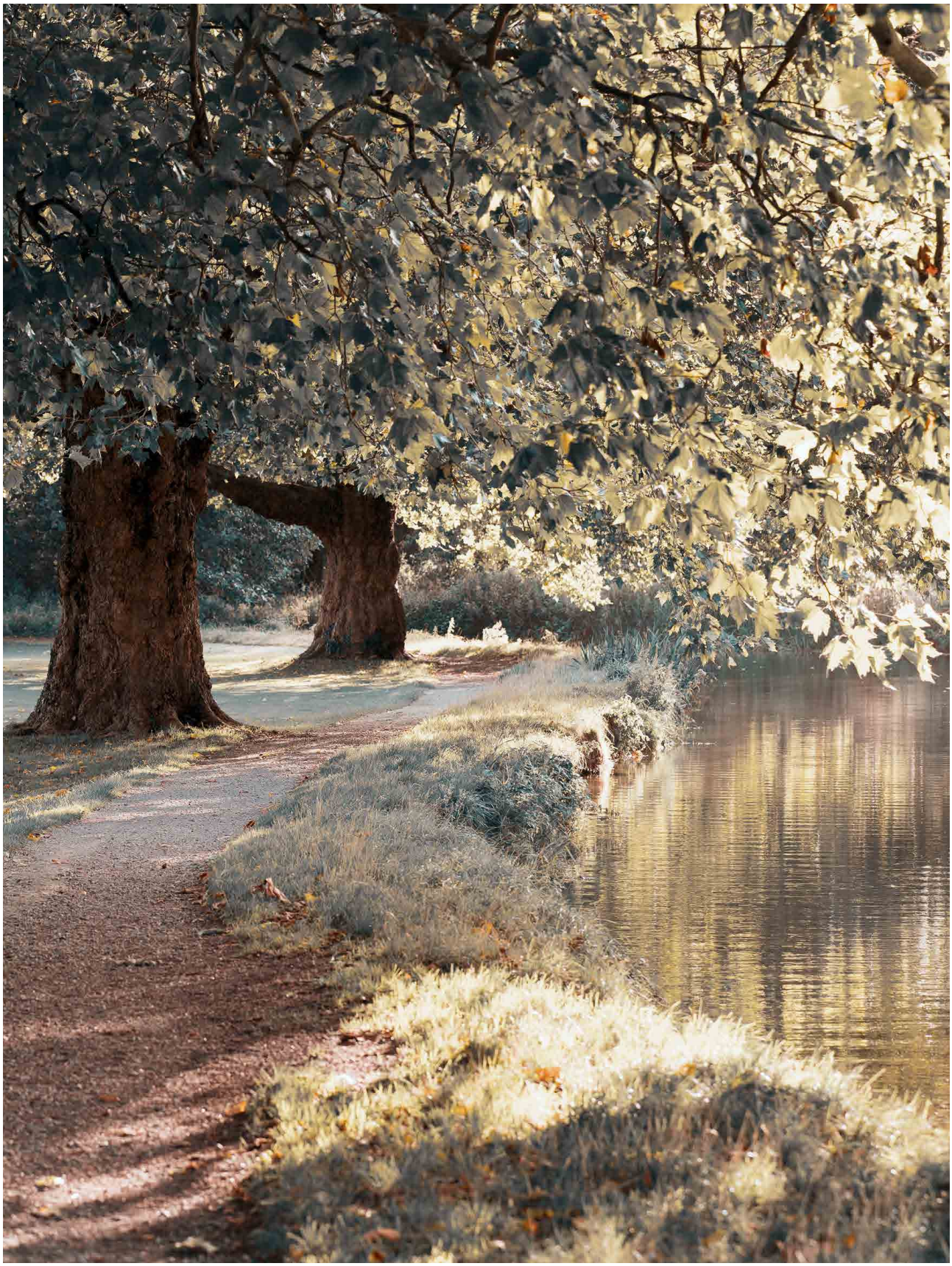
The nature of the development may lead to intensification of uncharacteristic use in the area. Noise and lighting pollution may be more noticeable in rural areas due to the relative tranquillity of the surroundings. The rural character and tranquillity of the area will be taken into account when assessing the appropriateness of developments that may give rise to pollution.

### 7.105

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.

### 7.106

Domestic extensions and ancillary buildings should be well related to the existing building. Extensions should generally follow the style of or complement 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 SP3 and H11, which resist housing development outside settlement boundaries other than for essential rural workers.



7.101
-
7.106

# POLICY NE 14 – RURAL CHARACTER

**Policy NE14**

Rural Character

POLICY

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 the significance of 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 remodelling 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.

It should be demonstrated that all opportunities to reduce light pollution have been taken, having due regard to the following hierarchy:

i. The installation of lighting is avoided or minimised;

ii. If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use; and

iii. Any adverse impacts are mitigated with details of the mitigation scheme to be agreed prior to planning permission being granted.

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

The impact resulting from 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 or contemporary design if it is sympathetic to the existing building and its setting unless the existing character is not considered worthy of retention. Replacement dwellings should not be disproportionately larger than the one being replaced (see policy H8).

# POLICY NE15 – SPECIAL TREES, IMPORTANT HEDGEROWS AND ANCIENT WOODLANDS

### 7.107

Developments should not result in the loss or deterioration of irreplaceable habitats (as defined in the NPPF), 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.

### 7.108

'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, or support protected species.

### 7.109

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.

### 7.110

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 NE14

7.107 - 7.110

# POLICY NE15 – SPECIAL TREES, IMPORTANT HEDGEROWS AND ANCIENT WOODLANDS

**Policy NE15**

Special Trees, Important Hedgerows and Ancient Woodlands

POLICY

Development which would result in the loss or deterioration of irreplaceable ancient woodlands, important hedgerows, special trees, (including Ancient & Veteran trees, trees located within a Conservation Area or protected by a Tree Preservation Order), distinctive ground flora and the space required to support them in the long term will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations;

i. The removal of protected trees, groups of trees, woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations and where it has been demonstrated to be unavoidable. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required;

ii. Development proposals that could affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an Ecological Survey, Arboricultural Method Statement and associated Tree Protection Plan, and include a management plan Trees in relation to Design, Demolition and Construction (in accordance with BS5837:2012 or subsequent edition) and will include a tree survey and an arboricultural impact assessment;

iii. Development proposals must provide adequate protection zones and buffers around hedgerows and other woodland and trees to prevent damage to root systems and taking account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees;

iv. Development proposals must demonstrate that appropriate protection measures are in place prior to any work on site throughout the development process as part of a comprehensive landscaping plan, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated; and

v. Opportunities should be identified and incorporate suitable growing conditions for planting of new trees, woodlands and hedgerows. New planting should be suitable for the site conditions, and site constraints, address potential future issues such as global warming, pests and diseases by planting a greater range of tree species and ensuring that any planting creates or enhances new habitat linkages.

Ancient tree

Policy NE15

ANCIENT OR VETERAN TREES HOLD

# OUTSTANDING VALUE

HABITAT | BIODIVERSITY | HERITAGE | HISTORIC | CULTURAL | LANDSCAPE CHARACTER

# POLICY NE 16 – NUTRIENT ENRICHMENT AND NEUTRALITY

### 7.111

The council has for some time needed to consider the impacts of nitrogen and phosphorus in the wastewater produced by 'overnight' development across the district on nationally protected sites including the Solent SAC and River Itchen SAC. Overnight development requires the provision of new connections to the foul draining network. As a result this can increase the amount of sewage effluent at waste water treatment works, which may have a cumulative impact on protected habitats with other sources of nitrogen and phosphorus. One approach supported by Natural England which can allow development to proceed is to achieve 'nutrient neutrality'. It allows development to be permitted if can be demonstrated that there will be no net increase in nutrient loading in the catchments of the affected nationally protected sites.

### 7.112

The council needs to consider the impacts of nitrogen on the Solent SAC which covers sites in the south of the district. The issues with phosphorus draining into the catchment for the River Itchen covers a significant part of the district including areas to the north and east of Winchester and Natural England advises that phosphorus and nitrogen are causing adverse environmental effects on the quality of the river.

### 7.113

The council received guidance from Natural England 2022 which affects the way that the council has to assess new overnight development across the whole district in terms of calculating the impact caused by the waste water they produce. All new overnight development which is likely to have a significant effect on designated sites through increased waste water production will need to produce a nutrient budget. Natural England have produced a Nutrient Budget Calculator alongside guidance on achieving nutrient neutrality[2]. It should be noted that the nutrient budgets have been undertaken for all sites allocated in the Plan and is set out in the Plan Habitats Regulations Assessment.

### 7.114

There are a number of strategic mitigation sites that have been brought forward over the few years by landowners both in the district and neighbouring areas. Developers can acquire nutrient credits from these land owners, which equate to and 'offset' the amount of mitigation required for a development, to ensure that any adverse impact upon the quality of the water environment of protected sites is avoided. The Council have produced a Nutrient Topic Paper which sets out the supply of nutrient mitigation, including the Council's own mitigation schemes.

### 7.115

The Local Plan may be able to help by allocating land for use in mitigation which could include using nature based solutions such as planting woodland or creating wetland habitat in appropriate locations.

2 Using the nutrient neutrality calculators - GOV.UK (www.gov.uk)

POLICY

**Policy NE16**

Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and the River Itchen

i. Planning permission will only be granted where the integrity of nationally protected sites is not adversely affected by new development. When making planning decisions which may affect these sites the requirements of the Habitat Regulations will be met including the carrying out appropriate assessments;

ii. When assessing applications for development the impacts of increased nutrients from these sites will be considered. Permission will be granted only where effects can either be excluded or, if that is not possible, mitigation by nutrient neutrality is achieved following the guidance provided by Natural England thereby avoiding any adverse impact upon the quality of the water environment of the sites; and

iii. Development proposals for mitigation schemes such as tree planting or wetlands will be supported where they are located in appropriate areas in relation to the development they are to serve, make a positive contribution to the Local Nature Recovery Network, and the nature of the mitigation would not have adverse impacts on the character, function and appearance of the area in which they are to be located.

7.111 - 7.115

Policy NE16

# POLICY NE 17 – RIVERS AND THEIR SETTINGS

### 7.116

Water plays an important role in the special qualities of the district and is important to biodiversity, flora and landscape character.

### 7.117

Ground water is a key part of the water cycle: it provides an important source for rivers, sustaining flows in dry periods, and thus supporting wildlife habitats. Water for commercial uses and to supply domestic properties comes mainly from the district's underground aquifers, but also from surface waters such as the Rivers Itchen and Test. These rivers and the Meon which originate from the chalk ridges are of high ecological importance as are the upper reaches of the Hamble Estuary which flows through the district. The River Itchen and the Upper Hamble form part of the Natura 2000 network of sites designated under the Birds and Habitats Directives which are also covered by the Water Framework Directive (WFD) with the main objective of bringing all water bodies up to "good ecological (surface waters) quantitative (groundwater) and chemical (all) status" through the sustainable use of water as a natural resource.

### 7.118

A small number of Solent Wader and Brent Goose Strategy (SWBGS) sites ("functionally linked land") are identified around the Upper Hamble as supporting high tide roosts of birds from the Solent and Southampton SPA/Ramsar. The Solent Wader and Brent Goose mapping is available on Solent Waders & Brent Goose Strategy – coastal bird conservation, waders and brent geese data and mapping solentwbgs.wordpress.com

### 7.119

The quality of ground water is easily polluted directly and indirectly. It is therefore better to prevent or reduce the amount of contamination at source rather than treat it afterwards.

### 7.120

The corridor of a watercourse can be defined as the width of the channel in which water flows, plus its extensive influence on its surrounding landscape that is necessary for its natural functioning. Any development which could impact upon a watercourses in any way (pollution, abstraction, visual impact etc) must ensure that the watercourse corridor is protected. Proposals must positively respond to the natural character and appearance, setting and functions, making the most of opportunities to enhance the watercourse environment, including providing public access where this is possible and appropriate. It will be important that proposals also provide canopy shading and address the positive role that this has in terms of increasing biodiversity, offering drought protection and providing people with shade to deal with changing climatic temperatures. Opportunities to access and enjoy rivers is important for the health and wellbeing of residents and visitors with the possibility of various recreational activities such as canoeing, fishing, walking or observing their wildlife. All development proposals alongside watercourses should maximise opportunities to enhance recreational public access, whilst ensuring biodiversity is conserved.

7.121

Chalk streams are a rare and valuable habitat. 85% of all chalk streams are found in England, mainly in the south and east of the country. Hampshire is considered a key area with the River Test, Itchen and Meon all being filtered through chalk and therefore nurturing a thriving ecosystem. Chalk aquifers are also an important source of water for drinking, agriculture and industry and support angling for trout, salmon and coarse fish. Good quality water is required in order for the different species of fish, plants and insects to thrive. Many of these species are unique to the chalk streams such as the southern damselfly which is why it is important that they are protected.

7.122

Hampshire county council take a holistic and joined up approach to managing flood risk. This approach seeks to provide a more joined up and integrated approach to flood risk management by all authorities, agencies and communities. This is known as the catchment approach and;

- Aims to look at a whole river catchment, or sub-catchment and identify areas that are at risk and that have experienced flooding in recent events
- Provides an understanding of how the catchment floods, which has not been based on administrative boundaries or flooding sources
- It makes clear that, when considering flood risk measures, there are likely to be a range of measures and options of varying in size, scale and complexity that may be appropriate
- Acknowledges that a number of authorities, agencies and communities need to come together to mitigate future flood risk
- hants.gov.uk/landplanningandenvironment/environment/flooding/strategies/catchment-management-plans
- Proposals that have the potential to impact on rivers, watercourses and their settings should be in accordance with the Hampshire County Council Strategy.

7.116 - 7.122

# POLICY NE 17 – RIVERS AND THEIR SETTINGS

7.123

Development should consider restoring watercourses to their natural state wherever possible, with any culverts removed unless their removal is impractical, to enable flood storage and to enhance biodiversity and amenity. A culvert will only be approved if it has been demonstrated that there is no reasonable alternative, or the detrimental effects would be so minor that a more costly alternative would not be justified. Whilst recognising that there are situations where culverting may be unavoidable, the onus will be on applicants to prove that all reasonable and practicable alternatives have been fully considered as part of the planning application process.

**Policy NE17**

Rivers, watercourses and their settings

POLICY

Development proposals that affect rivers, watercourses or their settings will be permitted where they conserve and enhance the following;

i. Water quality and quantity, and help achieve requirements of the Water Framework Directive, and Habitats Regulations or their replacement, in the case of developments in proximity to the River Itchen SAC, and Upper Hamble (Solent Maritime SAC, and Solent & Southampton Water SPA/Ramsar), and habitats relied upon as identified in the Solent Wader and Brent Goose Strategy (SWBGS);

ii. Ability of groundwater, surface water features and watercourse corridors to function as natural flood management areas throughout seasonal variations, within the immediate vicinity, and both upstream and downstream of the site of the proposal including for flood risk management purposes; and

Specifically for surface water features and watercourse corridors;

iii. Increasing biodiversity;

iv. Character, appearance and setting;

v. Public access to and along the waterway for recreational opportunities and the importance of providing canopy shading for both the natural water environment and for people walking beside the waterway;

vi. Include measures to eliminate risk of pollution to groundwater, surface water and watercourse corridor features which would harm their ecological and/or chemical status.

The loss of habitats identified as 'Primary Support Areas', 'Secondary Support Areas' or 'Low Use' sites in the SWBGS do not require HRA but mitigation / compensation should be provided in line with the SWBGS.

# THE HISTORIC ENVIRONMENT

YOUR PLACE YOUR PLAN.
Winchester District Local Plan

# BACKGROUND

## 8.1

In accordance with the NPPF, the Local Plan needs to set out a positive strategy for the conservation and enjoyment of the historic environment.

## 8.2

The historic environment is all around us, through the ways that the landscape of our countryside and streetscapes of our settlements have been used and enjoyed in the past. The remains of man-made changes to the environment are the evidence of our heritage, and where these remains have heritage significance and are sufficiently well-preserved, they will be considered as heritage assets, for the purposes of decision making in planning applications.

## 8.3

The historic environment of Winchester district has a wealth of iconic heritage assets that are a major cultural and environmental strength of the district and are important contributors to the character and significance, local distinctness, and cultural identity of the individual settlements. Cultural heritage contributes significantly to the quality of life for local residents and makes a substantial contribution to the district's economy, attracting investment and supporting tourism in the district. The exceptional quality of the landscape, heritage, and built environment are some of the core reasons why people want to live, work in and visit the district.

## 8.4

The historic environment is an irreplaceable resource that needs to be protected and enhanced for the benefit of current and future generations. Currently there are 110 Scheduled Monuments, 2,271 listed buildings, 11 historic parks and gardens, 37 Conservation Areas and a historic battlefield at Cheriton, which fall within the Winchester district.

## 8.5

The city council maintains an 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 Winchester Historic Environment Record prior to submitting applications in order to inform their development proposals. Pre-application advice from the city council's Historic Environment Team should also be sought early on in the design process of developing proposals in order to identify potential constraints and to discuss appropriate mitigation strategies.

## 8.6

The council will work with property owners to encourage repair and maintenance of historic buildings to reduce the size of its Building at Risk Register and to work with Historic England to remove heritage assets from the national Heritage at Risk Register.

# STRATEGIC POLICY – HISTORIC ENVIRONMENT

**Key Issues:**

i. There is a wealth of designated and non-designated heritage assets that contribute towards the character and significance, diversity and distinctiveness of the district's landscape.

ii. Heritage assets are an irreplaceable resource that need to be conserved and enhanced in a manner that is appropriate to their significance so that they can be used and enjoyed for future generations.

iii. The location of new development must be carefully considered in order to ensure that the character and significance of heritage assets and their settings are not adversely affected.

iv. In order to help address the council's climate emergency, there is an opportunity in the new Local Plan to include a policy for localised energy generation/efficiency improvements to historic buildings.



**Strategic Policy HE1**

Historic Environment

STRATEGIC POLICY

The unique character, significance, quality and integrity of the district's historic environment is an irreplaceable resource, which positively contributes to the district's distinctive local 'sense of place' and cultural offer which needs to be conserved, enhanced and enjoyed in accordance with the National Planning Policy Framework.

The council will work with partners, developers and the local community to ensure that decisions affecting heritage assets and their settings are based on a sound understanding of the significance of the heritage asset and ensure that new development makes a positive contribution to district's historic environment.

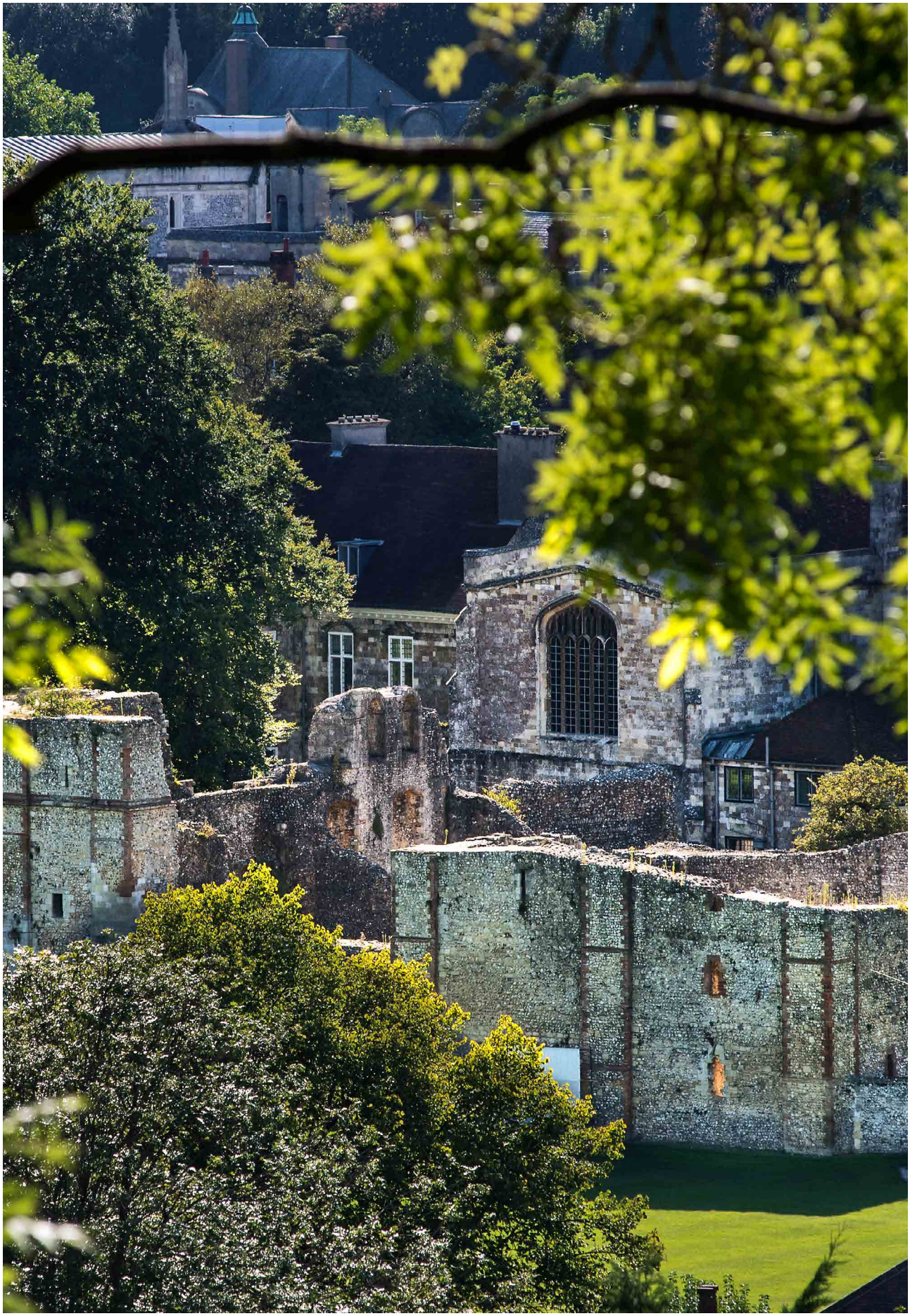
**Policy HE2**

All Heritage Assets (both designated & non-designated)

POLICY

Heritage assets should be conserved in a manner appropriate to their significance. Applicants must describe the significance of any affected heritage assets, using appropriate expertise and assessment, including a desk-based assessment (where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest), and where necessary heritage impact assessment and/or field evaluation (the results from which needs to be submitted in a Heritage Statement).

All applications which affect or may affect heritage assets 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. For minor or householder applications, where there is a limited impact on heritage assets, this can be incorporated into the Design and Access Statement. Any proposals for heritage assets included in the council's 'Buildings at Risk Register', or the Historic England 'Heritage At Risk Register', shall include works including repairs to enable the removal of that heritage asset from those registers.



Policy HE2

# DESIGNATED HERITAGE ASSETS

**Policy HE3**

Designated Heritage Assets

POLICY

The council will apply the relevant policy (or policies) in the NPPF when assessing the magnitude of harm to the significance of a designated heritage asset. Great weight will be given to the conservation of the affected asset(s), regardless of whether the harm is considered to be less than substantial, substantial, or total loss (and the more important the asset the greater the weight should be).

Any harm to the significance of designated heritage assets should be clearly and convincingly justified.

Substantial harm to highly graded designated assets[1] should be wholly exceptional. Substantial harm to other designated assets should be exceptional[2].

The most severe level of harm to designated heritage assets should be refused unless it is demonstrated that substantial public benefits outweigh the harm, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

All other harm classified as less than substantial harm to designated heritage assets should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimal viable use.

1 Registered battlefields, grade I and II* registered parks and gardens, scheduled monuments and non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments.

2 Grade II listed buildings, grade II registered parks and gardens and conservation areas.

# NON-DESIGNATED HERITAGE ASSETS

8.7

A building can be identified as a non-designated heritage asset in any of the following ways through:

- The development management process
- A conservation area appraisal
- A local list
- A neighbourhood plan
- A supplementary planning document adopted by Winchester City Council
- The Hampshire Gardens Trust's register of parks and gardens

8.8

In identifying non-designated heritage assets, the council will have regard to Historic England Advice Note 7 (Second Edition): Local Heritage Listing: Identifying and Conserving Local Heritage (or successor guidance).

Local List criteria is on our website at the following link: Non-Designated Heritage Assets and Locally Listed Heritage Assets - Winchester City Council

**Policy HE4**

Non-designated Heritage Assets

POLICY

Where a development proposal could result in harm to non-designated heritage assets, in accordance with the NPPF, a balanced judgment should be made, having regard to the scale of the harm and significance of the asset.

Policy HE3

8.7 - 8.8

Policy HE4

## MITIGATION

### 8.9

The following policies provide further detail for each type of heritage asset: designated and non-designated archaeology, listed buildings, conservation areas and registered parks & gardens. There are also policies on rural and industrial non-designated heritage assets.

**Policy HE5**

Protecting the Significance of Heritage Assets (designated and non-designated heritage assets) and Mitigating Unavoidable Harm

POLICY

The local planning authority will not permit the loss of the whole or part of a heritage asset without being satisfied that the harm is unavoidable, appropriate mitigation measures have been agreed, and that all reasonable steps (such as a legal agreement) have been taken to ensure the new development will proceed after the loss has occurred.

The significance of any heritage assets whose significance is harmed (wholly or in part) should be recorded and understanding advanced. This recording should be carried out using appropriate expertise, be proportionate and publicly accessible. As a minimum, it should be provided to the local authority for inclusion in the Winchester Historic Environment Record.

# SCHEDULED MONUMENTS AND NATIONALLY IMPORTANT NON-DESIGNATED ASSETS

8.10

Scheduling is applied only to sites of national importance, and even then, only if it is the best means of protection. Scheduled monuments are not always ancient, or visible above ground and range from prehistoric standing stones and burial mounds, through to the many types of medieval site - castles, monasteries, abandoned farmsteads and villages, 18th – 19th industrial / commercial sites such as Funtley Ironworks / Southwick Brewhouse, Twyford Pumping Station and 19th century Palmerston Forts along Portsdown Hill – Fort Southwick and Fort Nelson.

8.11

Scheduled monument consent (SMC) is required for any works that will affect a scheduled monument, whether above or below ground level. This is in addition to any application for planning permission as SMC is a completely separate process. Applications for SMC need to be made to Historic England (who manage the process on behalf of the Secretary of State). Metal detecting on a scheduled monument is also illegal without a licence from Historic England.

**Policy HE6**

Scheduled Monuments and Nationally Important Non-designated Assets

POLICY

Applications for planning permission which affect, or may affect a scheduled monument, or its setting, should be supported by appropriate and proportionate evidence on the significance of the asset (including the contribution to significance made by its setting) and the steps that would be taken to avoid and minimise harm.

Historic England should be notified where a scheduled monument consent (SMC) is required in addition to planning permission.

Applications which affect, or may affect, a non-designated heritage asset that is potentially of national importance will be required to provide appropriate and proportionate evidence on the significance of the asset (including the contribution to significance made by its setting) and the steps that would be taken to avoid and minimise harm.

The Winchester City Council Archaeological Advisor / Archaeologist should be consulted on proposals that have the potential to affect either type of asset to determine what evidence would be required.

Applications will be determined also in accordance with Policy HE3 on designated heritage assets. Additionally, proposals should take a positive approach to archaeology, by avoiding locating development on sensitive areas and designing development that responds positively to the significance of archaeological features, including their settings.

8.9 - 8.11

Policy HE5

Policy HE6

# NON-DESIGNATED ARCHAEOLOGICAL ASSETS

### 8.12

The district has a rich archaeological resource including remains from prehistory to the military history of the last century and provides important evidence of our past which brings an understanding and enjoyment of the present.

### 8.13

Policy HE7 follows the NPPF in ensuring that new development makes provision for the protection and conservation of this non-renewable resource. It 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 of the area is undesignated, is widely regarded as nationally important. This resource brings considerable cultural and educational benefits to the district and its visitors.

### 8.14

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. Early engagement with Historic England and the Council/local archaeological adviser is recommended to inform such investigation. 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.

### 8.15

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.

### 8.16

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 (published 2017) help to define these historic urban areas where there is high potential for archaeological remains, together with advanced strategies for their management.

**Policy HE7**

Non-designated Archaeological Assets

POLICY

In addition to the policies that apply to all heritage assets and non-designated heritage assets, the following also applies.

Development proposals should be supported by proportionate evidence describing the significance of any archaeological assets affected, including any contribution made by their settings. Where a development site includes or has the potential to include archaeological assets, early discussions will need to take place with the Council/archaeological advisor. A desk-based assessment and, where necessary the results of a field evaluation (conducted by a suitably qualified archaeological organisation), must be submitted to the local planning authority.

Where development affecting archaeological assets is permitted, developers will be required to record and advance understanding of any assets to be lost (wholly or in part) in accordance with a written programme of archaeological investigation, including excavation, recording and analysis, to be undertaken by an appropriately qualified archaeological organisation. The results and analysis of investigations should be published and provided to the local authority for inclusion in the Winchester Historic Environment Record. Where development affecting archaeological assets is permitted, developers will be required to record and advance understanding of any assets to be lost (wholly or in part) in accordance with a written programme of archaeological investigation, including excavation, recording and analysis, to be undertaken by an appropriately qualified archaeological organisation. The results and analysis of investigations should be published and provided to the local authority for inclusion in the Winchester Historic Environment Record.

8.12 - 8.16

Policy HE7

## APPLICATIONS AFFECTING LISTED BUILDINGS

### 8.17

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 statement of the significance of the listed building affected by the proposals, including any contribution made by their setting. The level of detail should be proportionate to the importance of the listed building. As a minimum, applicants should consult the Winchester Historic Environment Record.

The building's list entry should also be referred to; however, the reproduction of this entry is usually not enough to successfully describe significance. All relevant sources of information should be considered and appropriate expertise may be required. Further information can be found in Historic England's Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets.

### 8.18

As listed buildings are irreplaceable, any harm or loss should require clear and convincing justification, and applicants will need to show that the benefits of their proposals outweigh any harm to the significance of the listed building. Where it is clear that the listed building has been deliberately neglected or that damage has been caused in the hope of achieving consent, the deteriorated state of the listed building will not be taken into account in any decision.

### 8.19

The setting of a listed building is varied and may include elements of townscape or landscape, including wider or more distant views. Proposals for new development should respect its setting and not result in the loss or degradation of important views to or from the listed building such that they harm the significance of the listed building. 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.

### 8.20

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. It will be important when assessing the cumulative impact that any proposals are read in conjunction with Policy HE3 on Designated Heritage Assets.

**Policy HE8**

Applications Affecting Listed Buildings

POLICY

Applications affecting listed buildings (whether for listed building consent or planning permission) should demonstrate a proportionate understanding of the building and its significance, which should inform proposed interventions. Original features and elements that make a positive contribution to the significance and/or character should be retained unless there is clear and convincing justification for their removal, in line with policy HE3 on designated heritage assets.

Design quality of a high standard will be expected to ensure preservation of the building's significance.

8.17 - 8.20

Policy HE8

## CHANGES OF USE TO LISTED BUILDINGS

### 8.21

Ensuring listed buildings are in an active use means they are more likely to be maintained and conserved for future generations. The council will therefore consider applications for changes of use to listed buildings with a view to the optimal viable use of the building and the asset's conservation.

### 8.22

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

**Policy HE9**

Changes of Use to Listed Buildings

POLICY

Changes of use to listed buildings will be considered in line with national policy on optimum viable use. Applications for change of use which affect the significance of a listed building must be supported by proportionate evidence to show that the proposed use is viable in the long term and that the proposed use causes the least amount of harm to the significance of the listed building out of all viable uses. Applications should:

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 significance of the building (including its setting);

iii. Satisfactorily demonstrate that the building is structurally capable of accommodating the proposed change of use and clearly justify any harm or the need for extensive intervention or reconstruction; and

iv. Demonstrate how any unavoidable harm to the significance of the building is justified in accordance with Policy HE3 on designated heritage assets.

8.21 - 8.22

Policy HE9

# DEVELOPMENT IN CONSERVATION AREAS

## 8.23

There is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. In order to achieve this, applicants first need to understand and articulate through the preparation of a Heritage Statement what is special about the area and define its character. The Heritage Statement should also make an assessment of how the proposed development would impact on that special character and appearance.

## 8.24

Identifying this significance and the cultural and heritage value requires first an understanding of the history, fabric and character of the Conservation Area, and how and why it has changed over time, together with the materials, technology of construction, form and condition of its constituent elements. Applicants should have regard to any Conservation Area Character Appraisals and Management Plans for each Conservation Area.

## 8.25

For development to be acceptable it will need to respond sympathetically to the existing settlement pattern and townscape characteristics and is of sufficiently high quality design to make a positive contribution.

## 8.26

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.

## 8.27

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.

## 8.28

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 and of views to and from key buildings as required under Policy D2.

8.29

Schemes should not rely on screening by planting 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.

8.30

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.

8.31

The cumulative impact of small but poorly conceived alterations can have a very damaging effect on a building and thereby on the overall character and appearance of a Conservation Area. Where it can be controlled through the planning process, the retention of features that contribute positively to the character and appearance of a Conservation Area such as traditionally detailed doors, windows, shopfronts chimneys etc. will be sought because of the important cumulative impact that these features have on historic character. 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.

8.32

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.

8.33

Applicants should supplement their proposals with sufficient information about the height and plan form of adjoining buildings to allow the impact to be assessed, both in the immediate vicinity and in the wider context. For larger or more complex schemes, sketches and drawings and/or visualisations 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. Due to the need to provide sufficient information on the impact of a proposed development on a Conservation Area outline applications are not likely to be accepted for changes of use or developments in a Conservation Area.

**Policy HE10**

Development in Conservation Areas

POLICY

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

For new buildings they:

i. Respond sympathetically to the significant historic settlement pattern, views, plot dimensions, open spaces, townscape, roofscape, trees and landscape features;

ii. Are in scale and harmony with adjoining buildings and the area as a whole, in terms of height, massing, materials, plan form and roofscape. 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 to the area's character in terms of colour, profile and texture; and

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:

v. Respect the character, scale, massing and plan form of the original building and do not dominate principal elevations;

vi. 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;

vii. 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; and

viii. Incorporate any energy efficiency or energy generation measures into the design of the proposals in a manner that has an acceptable impact on the character or appearance of the area in accordance with Policy HE14.

# DEMOLITION IN CONSERVATION AREAS

8.34

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 it has been satisfactorily demonstrated that a building is beyond repair and incapable of beneficial use.

8.35

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, if a building is sold based upon its potential for development but without permission having first been secured, an inflated site value/price paid based upon a perceived potential capacity would not justify development if the density, scale and massing of that development would fail to preserve or enhance the character or appearance of the conservation area.

8.36

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. Applications which would create gap sites will not normally be supported.

**Policy HE11**

Demolition in Conservation Areas

POLICY

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

i. Makes no positive contribution to the character or appearance and significance, 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 it can be demonstrated the condition of the building is such that its re-use would result in the need for extensive reconstruction to the extent that its historic interest and integrity (and thereby the positive contribution it makes to the Conservation Area) would be lost.

# REGISTERED HISTORIC PARKS AND GARDENS

8.37

There are currently 11 parks and gardens in the Winchester district on the National Heritage List for England (NHLE, this list is maintained by Historic England). These are designated heritage assets. There are also a number of parks and garden on a list maintained by the Hampshire Gardens Trust. Parks and gardens found on the list maintained by Hampshire Gardens Trust (and not also listed on the NHLE) are considered to be non-designated heritage assets.

8.38

Hampshire has a wealth of registered 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.

8.39

Registered Parks and Gardens can be in a range of different ownerships. The city council is responsible for a number of public parks and English Heritage and the National Trust also manage a number of historic parks and gardens in the district. Most other historic parks and gardens are either privately owned or in trust, and many of these are open to the public. This includes Registered Historic Parks and Gardens and Green Spaces on Hampshire Garden's Trust website.

8.40

Local planning authorities are required to protect designated heritage assets in plan-making and development management, and this includes registered parks and gardens and battlefields. However, many parks and gardens are not registered but nevertheless contribute to local significance. Their future therefore needs to be carefully considered and they may be considered as non-designated heritage assets and they may be added to a local list if one is produced.

8.41

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 Hampshire Gardens Trust website 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 HE12**

Registered Historic Parks and Gardens

POLICY

Proposals which accord with the Development Plan will be permitted provided they do not result in unacceptable harm to or loss of the significance or distinctive character of a Registered Historic Park and Garden identified on Local Registers (including the Hampshire Gardens Trust Register of Parks, Gardens and Green Spaces) or results in the loss or deterioration of associated designated heritage assets (in accordance with policy HE3).

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. Heritage 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; and
vi. Best conservation practice, with use of local craftsmen and skilled workers where possible.

8.37 - 8.41

Policy HE12

## NON-DESIGNATED HISTORIC RURAL AND INDUSTRIAL HERITAGE ASSETS

### 8.42

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, archaeological or architectural significance and the local planning authority will consider whether or not there is justification to include a redundant building on the council's list of non-designated heritage assets.

### 8.43

The significant 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.

### 8.44

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.

### 8.45

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.

### 8.46

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.

### 8.47

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.

8.48

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.

8.49

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.

8.50

Under present rules, the conversion of agricultural buildings to up to five residential dwellings is (subject to conditions) permitted development, as set out in Schedule 2, Part 3, Class Q of the General Permitted Development Order (GPDO).

8.51

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.

8.52

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.

# NON-DESIGNATED HISTORIC RURAL AND INDUSTRIAL HERITAGE ASSETS

8.53

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. 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.

8.54

Further guidance on national and local on farm buildings is included in historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/

and

https://www.winchester.gov.uk/historic-environment/historic-farm-buildings

**Policy HE13**

Non-designated Historic Rural and Industrial Heritage Assets

POLICY

The change of use of redundant agricultural and other rural or industrial buildings that are identified as non-designated heritage assets will be permitted provided it accords with the Development Plan and it can be demonstrated that:

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 significance of the building or its setting, its historic fabric, or features. If the subdivision would harm the significance of the building, this should be clearly and convincingly justified;

ii. The building is incapable of being used in a manner that is less harmful to its significance;

iii. If the existing use of the building that forms part of its significance is not viable, residential use should be clearly and convincingly justified; and

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.

8.53
-
8.54

Policy HE13

## IMPROVEMENTS OR ALTERATIONS TO IMPROVE THE ENERGY EFFICIENCY OF HISTORIC ASSETS

### 8.55

Winchester City Council declared a climate emergency in June 2019. The district needs to adapt to and help mitigate climate change. Flooding, overheating, green infrastructure, construction, demolition and energy efficiency are just some of the areas where the Local Plan can help the district to mitigate and adapt to climate change. These are mainly dealt with elsewhere in the plan, but there is need for some further guidance in relation to listed buildings and buildings identified as non-designated heritage assets, especially regarding energy efficiency (including overheating).

### 8.56

The demolition and construction of buildings is a resource intensive activity and contributes to climate change. Minimising demolitions and unnecessary new construction in favour of maintaining, adapting and prolonging the life of buildings can help mitigate climate change. Buildings that have lasted for centuries are likely to have a lower footprint in terms of carbon and energy requirement and usage, when measured over the course of their lives. See Policy CN8 - embodied carbon.

### 8.57

There are also opportunities to adapt older buildings so that they have an even lower impact on climate change. The council expect applicants to demonstrate an appropriate understanding of any buildings where measures to adapt the buildings are proposed. Striking the right balance between benefit and harm is not always easy when it comes to climate change mitigation and adaptation in historic buildings. It is therefore important that this is carefully considered, and the measures are appropriate for the individual building as otherwise it can lead to:

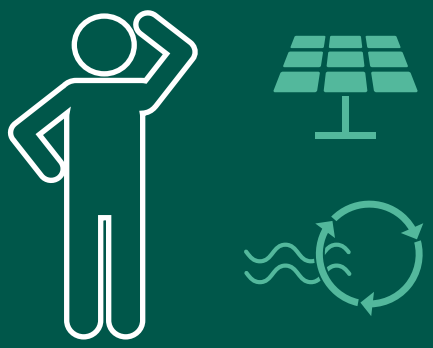
- Unintended consequences and problems of moisture accumulation by inhibiting a building's ability to 'breathe', including condensation and damp;
- Long term irreparable damage to the fabric of the historic building and in some cases the creation of new problems or long-term maintenance issues;
- A consequent effect on the overall integrity of a building; and
- Ultimately, failure to achieve the predicted savings or reductions in environmental impact.

8.58

It is rare that there are no opportunities to upgrade or improve the thermal or energy efficiency of an historic building. Sometimes a building is so sensitive these changes can only be small. Sometimes lateral thinking is required. Often there will be benefits in looking at a site in its widest context to see whether there are any opportunities to offset carbon emissions beyond the building envelope, such as installing air/ground source heat pumps, planting wind breaks or introducing reed beds for water filtration, for example. It is important that care should be taken to ensure that such proposals do not adversely affect buried archaeological remains and consultation with the Winchester City Council archaeologist may be needed.

## BEST APPROACH

The best approach is to look at the historic building as whole in terms of its environment (including the contribution to its significance from its setting), the way that it was originally constructed, the condition of the building and its historic significance. It is important to know all the factors that affect energy use in order to devise an energy efficiency strategy that not only protects the historic importance of the building and its occupants' health, but is also an appropriate strategy for an individual building.



8.55 - 8.58

## ALTERATIONS TO IMPROVE THE ENERGY EFFICIENCY OF LISTED BUILDINGS AND NON-DESIGNATED BUILDINGS

### 8.59

It will normally be necessary to undertake an assessment of the building to understand its significance, sensitivities, identify the opportunities and constraints for improvements, and objectively assess the potential impact of those improvements both on the building's significance and fabric and in terms of how beneficial those improvements would be. Such an assessment will provide clear evidence and justification to support proposals, providing that there is no conflict with other policies in the Local Plan/national guidance/legislation.

### 8.60

Policy HE14 is supportive to energy improvements to historic buildings as this is an important part of meeting the council's climate emergency targets.

### 8.61

Historic buildings have an unavoidable role to play in reducing our carbon emissions, as part of our journey to become a net Carbon Zero district by 2030. Historic buildings can be warm, comfortable and healthy places to work, live and play. Their energy efficiency performance is often better than predicted, but there are many works to historic buildings which can be carried out to make them more sustainable.

Some historic buildings can be protected as Listed Buildings, or by inclusion in a Conservation Area. This might mean that additional permissions are needed before these works are carried out. The council has produced a guide for owners and occupants of historic buildings, to help them to make their historic buildings more efficient. This guide sets out what types of work can be done, when they need permission, the application requirements, and the general likelihood of receiving permission.

The guide is available here: https://www.winchester.gov.uk/historic-environment/historic-buildings-and-energy-efficiency. It does not set out how to do the works, or which approach is best, but advises on the permissions needed and the way in which to apply for them.

**Policy HE14**

Improvements or Alterations to Improve the Energy Efficiency of Historic Assets

POLICY

Any improvements or alternations that are designed to improve the energy efficiency of designated and non-designated historic assets will be supported providing that it can be clearly demonstrated that:

i. The proposals represent an appropriate strategy for the individual historic building, based on an appropriate assessment and they meet the requirements of the NPPF in terms of assessing the significance of harm to the heritage asset; and

ii. Any proposals which harm the structural integrity, character or significance of the building including through its setting, are clearly outweighed by public benefits as set out in Policy HE3 on designated heritage assets and Policy HE4 on non-designated heritage assets.

# HOMES FOR ALL

YOUR PLACE
YOUR PLAN.
Winchester District Local Plan

# BACKGROUND

## 9.1

One of the aims of the Council Plan is to provide 'Homes for All' and the Government has also made it very clear that it wants to boost the supply of new homes, to about 300,000 homes per annum nationally. Local plans are required to be based on evidence and to identify and plan for the various housing needs arising. It is also very important to deliver the right types and sizes of homes, including affordable homes, in locations that are sustainable. A significant amount of development is already planned in Winchester district and the minimum amount of additional housing that is required in the future will be set by the Government.

## 9.2

Various key evidence studies have been undertaken in relation to housing issues affecting the district. These are listed in Chapter 2 of this Plan.

9.3

The number of homes that are needed is an important and often controversial issue (the term ‘dwelling’ is often used as it covers houses, flats and specialist accommodation). The minimum housing requirement for the district is set by Government, based on a ‘Standard Method’ which is calculated taking account of expected future household growth and local housing affordability. These factors can change annually and the Local Plan is based on the current ’Standard Method’ of calculating a housing figure.

9.4

The current (March 2024) Standard Method figure is 676 dwellings per annum. The Strategic Housing Market Assessment (SHMA) assesses in detail the various types and sizes of homes that will be needed, and the Gypsy and Traveller Accommodation Assessment (GTAA) establishes the need for homes for gypsies, travellers and travelling showpeople.

9.5

The scope to use existing Local Plan allocations and planning consents to meet future housing requirements has been assessed, as well as the potential for the use of ‘previously developed land’ (Brownfield Land Register 2023) and windfall development (as defined in the Assessment of Windfall Trends and Potential 2021). This enables the Local Plan to identify and plan for any shortfall between the housing needed and existing ‘commitments’. The Council undertakes regular ‘calls for sites’ and these are recorded in the Strategic Housing and Employment Land Availability Assessment (SHELAA), the most recent being in 2023. The SHELAA documents landowners’ or developers’ aspirations as to which sites they would like the Council to allocate for development in the new Local Plan, but not all the SHELAA sites will be needed. Inclusion in the SHELAA does not mean a site is considered by the council as suitable for development or will be allocated

9.6

The Local Plan sets out a development strategy based on a sustainable settlement hierarchy (informed by the Settlement Hierarchy Review). Sites have been selected for allocation based on whether they would help deliver the Local Plan strategy, an assessment of their benefits and impacts (including Sustainability Appraisal and viability assessment) and whether they can provide the types of housing needed in various locations.

## HOW WILL THIS TOPIC HELP DELIVER THE LOCAL PLAN VISION?

9.7

The Local Plan Vision includes a commitment to address the needs of the area and sets out the future sought for the various communities in it. Additional housing in the right location can improve the sustainability of communities, including the regeneration of brownfield land, enhancing the viability of services such as shops and improving community cohesion through providing a range of housing to meet various needs.

### Key Issues:

9.8

A number of key issues relating to the Homes for All topic were identified in the Strategic Issues and Priorities consultation document (SIP), published in February 2021. In particular, four possible 'spatial distribution' options were set out, looking at alternative ways of provided the level of housing likely to be needed. Comments were invited on these options and on a series of questions which aimed to elicit views on other key issues, identified as:

i. 'Homes for All' is a key element of the Council Plan and Winchester 2030 Vision;

ii. Housing affordability and the effect on development viability and infrastructure provision;

iii. Increasing the supply of new homes to meet the Standard Method need, with a significant amount of development already planned:

iv. Addressing climate change, including the types of houses and where they are located;

v. Providing housing for all sectors of community (e.g. young people, older persons' housing, care accommodation, 'self and custom build');

vi. Meeting the accommodation needs of gypsies, travellers and travelling showpeople;

vii. The role of community-led housing and the planning policies needed to provide it;

viii. Delivering the right types and sizes of homes in the locations that meet the needs of the district; and

ix. Prioritising brownfield / previously developed land before determining how much greenfield land is released for development.

9.9

The Strategic Issues and Priorities consultation document (SIP) set out four possible 'spatial distribution' options:

**OPTIONS**

- Approach 1: A development strategy based on the approach in the existing Local Plan of distributing development to a sustainable hierarchy of settlements
- Approach 2: To focus development on Winchester itself and other larger and more sustainable settlements
- Approach 3: A strategy that includes one or more completely new strategic allocations or new settlements
- Approach 4: A strategy of dispersing development around the district largely in proportion to the size of existing settlements

9.10

Approach 1 received the most support. It performed well in terms of its potential to support existing settlements, use of brownfield sites and reducing the need to travel. Approaches 2 and 4 were also fairly well-supported. Approach 3 received substantial objection and its promotion of large-scale greenfield development is at odds with priorities of maintaining the viability of existing centres, reducing travel and carbon emissions, and making best use of brownfield land.

9.11

The Local Plan is required to plan for at least the level of housing established using the Standard Method, and to take account of the housing needs of other authorities that cannot meet their own needs in full. It is for the Local Plan to establish a sustainable strategy for accommodating this development. Taking account of the response to the SIP consultation, Sustainability Appraisal of the options, the evidence base and updated information on housing requirements and supply, the approach proposed below has been developed, based on Approach 1 but updated and modified to include elements of Approaches 2 and 4.

**LISTEN**

**CONSULT**

**REVIEW**

**UPDATE**

9.12

The evidence base (in particular the Winchester district Strategic Housing Market Assessment) confirms the scale of need for the various types of housing. In addition, the National Planning Policy Framework (NPPF) requires that 10% of the overall number of homes provided on larger sites should be an affordable home ownership product. 'First Homes' are now the Government's preferred discounted market tenure, with a requirement that these form at least 25% of all affordable housing delivered by developers through planning obligations. The remaining types of affordable housing to be delivered can be determined by the Local Plan, which can also change the minimum discount required for First Homes and set eligibility criteria.

9.7 - 9.12

### 9.13

The Local Plan must allocate enough land to accommodate the area's housing needs and to meet the needs of specific groups (e.g. affordable housing, homes for older people and the needs of gypsies and travellers). Housing is also required to ensure that communities remain sustainable, that local needs in terms of housing mix and range of tenures are met and that the district can maintain its economic vitality.

### 9.14

The Government has made it very clear that it wants to boost the supply and delivery of new homes and it expects the 'Standard Method' to be used as the starting point to set the housing requirement for the district. In addition, the 'Duty to Cooperate' requires that account is taken of any needs that cannot be met by neighbouring areas in establishing the housing requirement. These requirements should be the basis for the Local Plan unless this threatens the protection of areas or assets of particular importance, or the adverse impacts would outweigh the benefits (see NPPF paragraph 11b). The Standard Method calculation changes annually, with the position at March 2024 being as follows:

Table H1 – Standard Method Annual Need

| Years of Plan Period | Standard Method Need | x Number of Years |
|---|---|---|
| 2020-2021 | 685 | 685 x 1 = 685 |
| 2021-2022 | 666 | 666 x 1 = 666 |
| 2022-2023 | 707 | 707 x 1 = 707 |
| 2023-2024 | 691 | 691 x 1 = 691 |
| 2024-2040 | 676 | 676 x 16 = 10,816 |
| **Total** | | **13,565** |

### 9.15

The Standard Method need is therefore currently 13,565 dwellings for the district over the Local Plan period to 2040 (see Table H1 -bottom left). Within southern Hampshire there are a number of authorities that appear unable to meet their Standard Method housing need in full and the Partnership for South Hampshire (PfSH) has developed a Spatial Position Statement to address this.

### 9.16

The PfSH authorities are taking a two stage approach to addressing the needs of those authorities that may demonstrate that they are unable to meet their housing needs in full. In the short to medium term several authorities, including Winchester, should be able to exceed their Standard Method-based housing needs. Therefore an unmet needs allowance is provided in the spirit of cooperation required by government policy, to help contribute towards the PfSH shortfall.

### 9.17

In the longer term, the Spatial Position Statement identifies several 'Broad Areas of Search for Growth', where future local plans will assess the contribution they can make to ongoing unmet housing need in the sub region. These seek to focus development on locations with a relative lack of significant constraints and which are most accessible by public transport, walking and cycling, or have the potential to be made accessible. Seven areas of search are identified, including 'East of Botley' within the Winchester Local Plan area. These areas are not allocated for development by either the PfSH Spatial Position Statement or this Local Plan. Significant further work will be required to develop detailed site allocation proposals and masterplans. This work will take several years to complete and will be progressed through either a review of this Local Plan or a dedicated Development Plan Document.

9.18

When assessing how much of the housing growth the council has to plan for needs to be provided on new site allocations in this Plan, the amount of housing already in the pipeline is taken into consideration. There are a large number of sites which already have consent for residential development, some of which have been completed since the start of the Local Plan period (2020), or which are allocated by the existing Local Plan but have not yet been developed. The evidence also shows that 'windfall' development (sites that have not been previously allocated by local plans but come forward for development) makes a substantial contribution to housing provision and that this will continue (Asssment of Windfall Trends and Potential 2021).

These commitments and windfall sites will continue to deliver the existing Local Plan's spatial strategy for the district over much of the plan period, especially as the three 'strategic allocations' continue to be built out: Newlands (West of Waterlooville), Barton Farm and North Whiteley.

9.19

This Local Plan therefore carries forward the existing Local Plan's spatial strategy to an extent, but evolves this to provide for future housing needs in those locations which are the most sustainable and which can best meet the district's needs. Table H2 below illustrates the overall position in terms of housing need and supply for Winchester district.

Table H2 – Winchester District Housing Need and Provision

| Winchester District Housing Need | | Winchester District Housing Provision | |
|---|---|---|---|
| Standard Method need for Plan period 2020-2040 (see Table H1) | 13,565 | Completions since start of Local Plan period (2020-2023) | 3,170 |
| Unmet Needs Allowance (for unmet need in neighbouring authorities) | 1,900 | Outstanding planning permissions | 6,780 |
| | | Other Commitments (previous Local Plans incl. SDNP) | 745 |
| | | Windfall development | 1,895 |
| | | Additional allocations made in this Local Plan | 2,875 |
| **Total District Housing Requirement** | **15,465*** | **Total District Housing Provision*** | **15,465** |

* Includes approximately 350 dwellings within the South Downs National Park part of Winchester district.

# HOUSING PROVISION

9.20

Table H2 shows that sufficient housing provision is proposed to meet the Winchester district housing requirement, which includes an estimated 350 dwellings within the South Downs National Park part of the district and an unmet needs allowance of 1,900 dwellings as a contribution towards the unmet needs of neighbouring areas in South Hampshire. The remaining requirement for the Local Plan area (excluding the estimated 350 in the South Downs National Park part of the district) is 15,115 dwellings. Some 64% of the district requirement is met by dwellings that have either been completed or which already have planning consent. A further 12% are expected from windfall development over the Plan period and this is based on cautious assumptions derived from the Assessment of Windfall Trends and Potential 2021. Therefore, less than 25% of provision is from Local Plan allocations (either carried forward or new), giving a high level of certainty over the delivery of this additional housing.

9.21

As a result it is not necessary to include a 'buffer' to allow for non-delivery, especially given the high levels of housing provision expected in the early years of the Plan period. If issues arise with delivery of the additional housing these can be addressed through the phasing provisions of this Plan or future updates or reviews of the Plan, which are required to be carried out every 5 years.

**Strategic Policy H1**

Housing Provision

STRATEGIC POLICY

Housing will be permitted to provide for the scale, types and tenures of housing needed in the Local Plan area over the Plan period (2020-2040), including a contribution towards the unmet needs of adjoining areas. Provision is made for the development of about 15,115 dwellings (net) in this period (excluding the South Downs National Park area), by prioritising suitable previously developed land within defined settlement boundaries, completion of strategic allocations at Kings Barton (North Winchester), Newlands (West of Waterlooville) and North Whiteley, and delivery of sites allocated within and adjoining the most sustainable settlements, in accordance with the Local Plan's spatial strategy (set out in Policy SP2). Housing development will be distributed between the three spatial areas as follows:

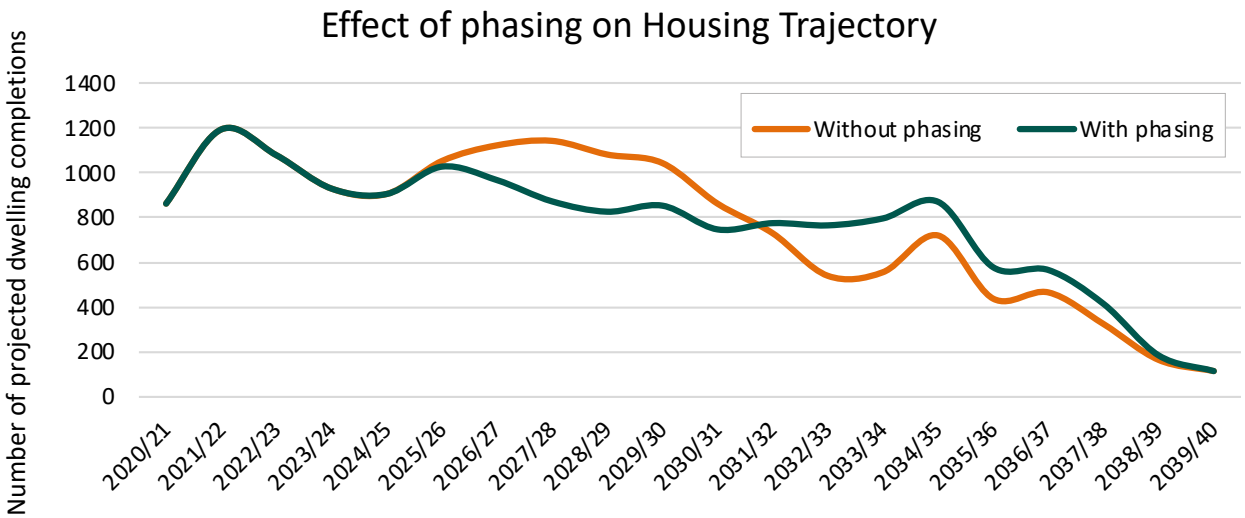
i. Winchester Town about 5,640 dwellings
ii. South Hampshire Urban Areas about 5,650 dwellings
iii. Market Towns and Rural Area about 3,825 dwellings.

9.22

Policy SP2 sets out the development strategy for the Local Plan area and Policy H1 sets out how this will be achieved in terms of housing provision. The total provision of about 15,115 dwellings relates to the Local Plan area and it is estimated that a further about 350 dwellings will be provided within the National Park part of the district, which will come forward through the existing South Downs Local Plan (which covers the period to 2033) or a subsequent review.

9.23

A large part of the housing supply benefits from planning consent or has already been completed. Allowance is also made for windfall development, which the evidence expects to be a reliable source of housing supply. There is no scope to phase these elements of the housing supply, so it is expected that most housing from these sources will be developed in the first half of the Local Plan period (2020-2030). The strategic allocations, along with new allocated sites and some windfall provision, will continue to be built out into the second half of the Plan period, but it is necessary to phase the greenfield allocations towards the latter parts of the Plan period so as to maintain a reasonable level of provision in these phases and prevent all housing provision from being built out in the early years of the Local Plan.



**Strategic Policy H2**

Housing Phasing and Supply

STRATEGIC POLICY

Phasing will be applied to new greenfield housing sites allocated by this Plan, so as to prioritise the development of previously developed land and achieve a suitable housing trajectory, by holding back most allocated greenfield sites until the later parts of the Plan period. The following sites will not be permitted in advance of April 2030 unless they are needed to overcome a district level housing land supply shortfall or would deliver housing which is demonstrated to be in priority need in the locality at the time:

- W4 – Courtenay Road, Winchester (150 dwellings)
- BW4 – North of Rareridge Lane, Bishops Waltham (100 dwellings)
- NA3 – Alresford Neighbourhood Plan, New Alresford (100 dwellings)
- CC2 – Colden Common Farm, Colden Common (45 dwellings)
- CC3 – Land at Main Road, Colden Common (35 dwellings)
- CC4 – Land adj 85 Church Lane, Colden Common (10 dwellings)
- DEN1 – Denmead Neighbourhood Plan, Denmead (100 dwellings)
- WK5 – Mill Lane, Wickham (40 dwellings)
- WK6 – Southwick Road / School Road, Wickham (60 dwellings)
- OT01 – Land East of Main Road, Otterbourne (55 dwellings)
- SW01 – Land at West Hill Road North, South Wonston (40 dwellings)
- SU01 – Brightlands, Sutton Scotney (60 dwellings)

9.24

Permission will not be granted for the development of sites in advance of this phasing unless the Council is having difficulty in demonstrating an adequate 5-year housing land supply, which is not expected to be the situation, or the site would meet a particular local priority for housing. Brownfield sites, which often have a long lead in time in terms of delivery have been specifically phased towards the earlier parts of the Plan period, as are sites meeting specialist needs such as older persons' or student housing.

9.25

The NPPF expects that at least 10% of the housing requirement (about 1,511 dwellings) should be provided on sites no larger than 1 hectare. In Winchester about 45% of the Local Plan housing requirement will be provided on three strategic scale sites over the Plan period. Nevertheless, it is expected that the Government's aspiration can be exceeded when account is taken of existing completions and commitments on smaller sites, windfall sites and Local Plan allocations, which total over 2,400 dwellings or 16% of the Local Plan housing requirement.

Table H3 – Delivery of Small Housing Sites

| Expected source of small sites | Dwellings* |
|---|---|
| Completions 2020-2023 (sites under 10 dwellings) | 388 |
| Planning consents at April 2023 (sites under 10 dwellings) | 283 |
| Windfall allowance (all assumed to be sites under 1ha.) | 1,725 |
| Local Plan allocations under 1ha. (policy W3 and CC4 only) | 40 |
| **Local Plan Area Total** | **2,436** |

* Figures exclude 'communal' dwellings.

**Strategic Policy H3**
Spatial Housing Distribution

STRATEGIC POLICY

In order to achieve the housing proposed for each spatial area (Policy H1) housing development will be permitted to achieve the following distribution (2020-2040):

| Spatial Area | Settlements / Area | Housing Provision | New Allocations Proposed |
|---|---|---|---|
| **Winchester Town** | | **5,640** | **1,410** |
| | Winchester | | |
| **South Hampshire Urban Areas** | | **5,650** | **500** |
| | Newlands (West of Waterlooville) | | |
| | Whiteley | | |
| | Botley | | |
| **Market Towns and Rural Area** | | **3,825** | **965** |
| | **Market Towns:** | 1,375 | 200 |
| | Bishops Waltham<br>New Alresford | | |
| | **Larger Rural Settlements:** | 1,570 | 610 |
| | Colden Common<br>Denmead<br>Kings Worthy<br>Swanmore<br>Wickham | | |
| | **Intermediate Rural Settlements:** | 360 | 155 |
| | Hursley<br>Otterbourne<br>South Wonston<br>Sutton Scotney<br>Waltham Chase | | |
| | **Remaining Rural Area** | 520 | 0 |
| **Winchester District** | | **15, 115** | **2,875** |

9.26

The distribution of housing in Policy H3 is based on the sustainable development strategy (Policy SP2) and reflects the high level of existing commitments, especially within the three strategic sites: Newlands (West of Waterlooville), North Whiteley and Barton Farm. There is limited scope for intensification or expansion of the strategic sites in the South Hampshire Urban Areas so only modest additional growth beyond existing commitments is proposed.

9.27

Winchester Town is the most sustainable settlement in the district, albeit also heavily constrained, so substantial new sites are allocated and some existing allocations have been carried forward. Much of this can be accommodated on previously developed sites, including Sir John Moore Barracks, and land within the built-up area.

9.28

The market towns and rural area contains a large number of settlements of varying sizes and types, as well as large areas of countryside. The various settlements have been assessed and a sustainable settlement hierarchy is set out in Policy H3. The more sustainable 'market towns' have a higher overall housing provision with new allocations for an additional approximately 100 dwellings each. At the next level, the larger rural settlements, generally require new allocations of 90-100 dwellings each. The smaller 'intermediate' rural settlements have modest housing provision, as they do not benefit from significant commitments or completions. In the remaining rural area, planning policies allow for modest development within defined settlements, which is reflected in the windfall allowance for this area.

9.29

The area outside of defined settlement boundaries is defined as 'countryside' in policy terms and Policy SP3 applies to these areas. 'Settlement boundaries' are a key tool within the development plan and indicate where built development is, in principle, acceptable. Most settlement boundaries were reviewed in the current Local Plan and these have been further reviewed as necessary in considering site allocations. Settlement boundaries are not appropriate for some smaller or more dispersed villages and limited infilling development may be allowed in these settlements. The character of these settlements is frequently of development along road frontages and infilling will be permitted on sites forming gaps within the recognisable built limits of the settlement, where there are residential buildings either side. The character of these settlements can vary substantially, but the key requirement is that development is contained within the main developed part of the settlement, rather than creating or extending development which would appear to be scattered or poorly related to the layout and built form of the village.

9.30

Outside these provisions 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 H4 lists those settlements within the Plan area with settlement boundaries (as defined on the Policies Map) and those where infilling may be permitted. The policy also provides for other development that is needed and supported by a local community, which could include community facilities, infrastructure, or particular types of housing. It provides a less formal process than a Neighbourhood Plan but it is critical that development is community led, not simply the result of pressure from a landowner or developer. 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 and are clearly identified through a Neighbourhood Plan, Parish Plan or similar process, normally involving extensive community consultation and Parish Council support.

**Policy H4**

Development Within Settlements

POLICY

Development that accords with the Development Plan will be permitted in the following groups of settlements:

**A.** Within the defined boundaries of the following settlements, as shown on the Policies Map:

Bishop's 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.

**B.** Within the following settlements, which have no defined settlement boundary, where development and redevelopment:

i. consists of infilling of a small site and;

ii. is within a continuously developed road frontage and;

iii. would be compatible with the layout, built form and character of the village and;

iv. would not involve the loss of important gaps between developed areas.

Bighton, Bishops Sutton, Compton Street, Crawley, Curbridge, Curdridge, Durley, Durley Street, East Stratton, Gundleton, Headbourne Worthy, Hundred Acres, Newtown, North Boarhunt, Northbrook, Northington and Swarraton, Otterbourne Hill, Shawford, Shedfield, Shirrell Heath, Soberton Heath, Stoke Charity, Wonston, Woodmancott

**C.** Other development proposals may be supported to reinforce a settlement's role and function where they:

i. meet a community need or realise local community aspirations; and

ii. are community-led and identified through a Neighbourhood Plan or other process which demonstrates clear community support.

Elsewhere, countryside policies will apply and only development appropriate to a countryside location will be permitted, as specified in Policy SP3.

# MEETING HOUSING NEEDS

9.31

Meeting housing needs requires delivering houses of the right type and fit for purpose, not just sufficient numbers. The Council is keen to secure decent homes which avoid concerns over development quality, such as those set out in the TCPA "Healthy Homes" campaign. The Plan contains polices on design (D1), carbon neutrality (CN1-4), open space (NE14) and pollution and contamination (D7-8) to address these issues. The type of housing need is addressed further in this section.

9.32

The Council commissioned a Strategic Housing Market Assessment (SHMA) to consider the housing needs of the district as a whole, with focused information for the Local Plan area. The SHMA identified three sub-markets which demonstrate different characteristics – Winchester Town, the northern sub area and the southern sub area. This district level study may be supplemented as time goes on with more localised assessment of need, for instance to inform Neighbourhood Plans.

9.33

Various components of housing need were considered in line with national planning policy and planning practice guidance. The SHMA considered the need for each of the following potential components of future housing needs in turn –

- Affordable Housing
- Older persons housing needs & those with difficulties
- Need for different sizes of homes
- Family Households
- Younger People
- Student Accommodation
- Service Families
- Build to Rent
- Self-build and Custom housebuilding
- Community led Housing

9.34

The full evidence, and resulting conclusions and recommendations to the Council, are set out in the SHMA document and the 2024 Update. It has provided the basis for the following policy approach to meeting housing needs.

9.35

The criteria set out in Policy H5 requires details of marketing undertaken to demonstrate that purchasers of self or custom build housing have been sought. The exercise should be able to demonstrate that the price and terms on which the land or premises were marketed were reasonable by comparison with similar examples of serviced plots in the local area. Information should be provided detailing any interest received from potential buyers since the marketing commenced. Where interest has been received and that interest has not been pursued, this must be documented.

**Strategic Policy H5**

Meeting Housing Needs

STRATEGIC POLICY

Development proposals will be supported where they provide housing of a type, size and tenure that contributes towards meeting housing needs and provides an acceptable level of amenity for its occupiers in line with the other policies in this Plan.

**Dwelling size and tenure**

All dwellings will be expected to meet the nationally described space standard[1].

Development proposals should deliver a range of types and sizes to meet housing need in accordance with the most recent evidence. Unless compelling evidence is provided to the contrary, proposals should include a reasonable mix of dwelling sizes. For development of 10 dwellings or more, this should include the following unless evidence of local needs or the circumstances of the site justifies an amended approach (part dwellings rounded up) –

i. At least 40% of affordable dwellings for rent should be 3 bedrooms or more;

ii. At least 65% of affordable home ownership dwellings should be 2 or 3 bedroomed houses; and

iii. At least 30% of market housing should be 1 or 2 bedrooms.

To ensure the requirement for smaller dwellings is being met, dwellings with multiple reception rooms which are capable of being used as bedrooms will, for the purposes of this policy, be considered to have additional bedrooms[2].

**Self-build and custom build housing**

To improve choice and variety of new housing, proposals for self-build and custom build homes that comply with other policies in this plan will be supported.

To support self-build and custom housing, on sites of 50 dwellings or more developers should offer at least 6% of serviced dwelling plots for sale to self builders for a period of 12 months per plot. Any serviced plot which remains unsold after 12 months of marketing at or below market value can be made available on the open market or be built out and sold by the developer.

Where a proposal's characteristics make it unsuitable for self/custom build provision, for example, specialist/older person accommodation, exemption from the policy will be considered on an individual basis.

**Strategic Policy H5**

Meeting Housing Needs - continued

STRATEGIC POLICY

### Acceptable and adaptable homes

Subject to site suitability, on sites of 10 homes or more 5% of all new market homes should be built to wheelchair adaptable standards to meet the requirements of Building Regulations M4(3)(2)(a) and 10% of all new affordable homes should be built to wheelchair accessible standards to meet the requirements of Building Regulations M4(3)(2)(b).

Subject to site suitability, all new homes not built as wheelchair user dwellings to meet the requirements of Part M4(3) should be built to accessible and adaptable standards to meet the requirements of Building Regulations M4(2).

### Specialist and Supported Housing

Proposals for well designed specialist and supported housing (including older persons housing) will be supported where the site is in accordance with other policies and is an appropriate location to allow integration into the local community, in close proximity to local facilities and services, and can be easily accessed by sustainable transport and an appropriate tenure mix is provided.

Schemes of 50 dwellings or more should include an element designed and marketed to meet the needs of older persons, or other local specialist needs, and affordable units should be provided in the same proportion as the requirements for the site as a whole. The amount of specialist and supported housing should be in line with local needs, market intelligence and site viability. In applying this policy the Council will take account of the nature of the scheme and the practicalities of providing and managing affordable units.

### Build to Rent

Proposals for Build to Rent housing will be supported where the site accords with other policies and is in an appropriate location and 20% of the Build to Rent units are provided (and maintained in perpetuity) at affordable private rents (at least a 20% discount to market rents inclusive of service charge).

1 As set out in Technical housing standards – nationally described space standard (2015) or successor document

2 Typically, dwellings with more reception rooms than bedrooms will be considered to have one additional bedroom for the purposes of this policy

## DELIVERING AFFORDABLE HOUSING

### 9.36

The affordability of housing in Winchester district continues to be a major issue and therefore the delivery of affordable homes remains a critical priority of the new Local Plan. The context in which we are delivering affordable housing has changed since the preparation of the current Local Plan. Since 2018, national policy means that Local Plan policies need to define clear requirements for affordable housing provision as part of market housing schemes. The viability of affordable housing provision, and other policy requirements, has to be considered at the plan making stage rather than establishing a policy target and then assessing viability at the planning application stage which will determine the percentage of homes that a market housing scheme is able to provide.

### 9.37

In addition to the costs of providing affordable housing, this upfront assessment of viability includes factors such as this plan's more ambitious policy requirements for carbon reduction, the differences in development costs between greenfield and brownfield sites, the need to achieve biodiversity net gain and the costs of addressing excess nitrates and phosphates in parts of the district. These different factors affect the viability of development because of their impact on developer costs.

### 9.38

Experience has shown that it was not possible to achieve the full 40% affordable housing target in the current Local Plan in every case and the proportion of affordable homes was reduced where it could be shown that meeting the target would render the scheme economically unviable. The new Local Plan policy sets clear requirements up front, as opposed to a target, which reflects our current understanding of development costs, based on the location within the district and whether the site is on greenfield or previously developed land.

### 9.39

The most recent assessment of need is set out in the Strategic Housing Market Assessment and 2024 Update produced by Iceni Projects Limited. It is important that all reasonable steps are taken to deliver affordable housing – through requiring affordable housing as part of market-led housing schemes, considering rural exception sites and supporting where appropriate proposals led by registered providers and community land trusts to meet specific community needs. The Council has adopted a housing strategy which seeks to accelerate and to maximise the supply of high quality affordable housing across the district.

9.40

It is likely that the single largest source of supply for new affordable dwellings will be the proportion secured as part of larger market-led housing schemes. National policy indicates that where justified by need, affordable housing can be required providing it is supported by evidence on development viability. Therefore the evidence to date has considered both the need for various types of affordable housing and the potential impact upon development viability.

9.41

In terms of need, the definition stated in national policy of affordable housing includes Affordable and Social Rent, shared ownership and low cost home ownership. National Planning Policy advises that at least 10% of all new housing on larger sites should be affordable home ownership. The 2024 SHMA Update sets out the position regarding the demand for First Homes in Winchester given the relationship between house prices and incomes. The Council's experience has been that First Homes have not been forthcoming in this area. Therefore the Plan policy seeks to be more flexible, requiring low cost home ownership without being specific about requiring First Homes. Full details about the identified needs for various types of affordable housing is set out in the Strategic Housing Market Assessment and 2024 Update.

9.42

It is important that affordable homes are provided that meet a wide range of community requirements and that a range of types and sizes are provided. The priority will be the provision of affordable housing in line with the most recent evidence of need.

9.43

Affordable housing needs exist across the district, including the market towns and rural areas. New affordable housing will be actively encouraged in rural areas to meet local housing needs and help sustain rural communities and services. Community led initiatives will be supported where they are consistent with the policies contained in this Plan.

9.44

In order to ensure affordable homes are suitable and available for those in housing need, and are managed effectively, affordable housing should normally be designed to at least Homes England's minimum standards, be provided by a Registered Provider/WCC that has local management arrangements acceptable to the Council, and that aligns to Council policies with respect to household eligibility, lettings and sales of the properties.

9.45

In terms of viability, the Council has commissioned a Viability Study that analyses the economic capacity of new development to provide affordable housing, taking into account market conditions and the requirements for other planning contributions, including S106 contributions, the Community Infrastructure Levy, the factors which add to developer costs set out in 9.37 and development economics. That assessment has shown that, in general terms, larger development sites (i.e. those that exceed the threshold for contributing towards affordable housing) should be able to support delivery of 40% of the total number of units as affordable housing, in line with the types of tenure identified in the SHMA. This is however, subject to significant caveats as set out below.

### 9.46

The council is mindful that the characteristics of individual sites and local market conditions can impact on site viability. By exception, where applicants can justify that a bespoke viability approach is required, then this will need to be supported by a statement evidencing why. Where specific viability challenges are identified, and evidenced by an applicant in relation to individual development proposals, this will be taken into account when considering that proposal and an open book process should be adopted by applicants.

### 9.47

Delivering affordable housing depends upon other costs the development will be required to bear. Maximising the redevelopment of previously developed land is a key objective of the Plan, as these sites are often in the most sustainable locations and reduce the requirement for greenfield development. However, these sites are typically more costly to develop. The viability evidence indicates that the increased costs associated with previously developed sites reduce the viability of development to the extent that the affordable housing requirement can be reduced by 10%. This will ensure that the previously developed sites continue to come forward and make a contribution towards affordable housing.

### 9.48

Policy NE16 sets out the requirements to mitigate the impact of additional nutrients resulting from development. Across the plan area there is a need to mitigate the impacts of additional nitrogen, for which the methods and costs of appropriate mitigation is relatively well understood. In March 2022 Natural England advised that in relation to development which affects the River Itchen catchment area (which covers a significant part of the district), the impacts of additional phosphorus on the quality of the water environment also requires mitigation. The viability work done to date, based on the best understanding of the likely costs, indicates that in the affected areas the estimated costs of mitigation will reduce development viability levels so that affordable housing should be reduced by 5%. The evidence of the potential methods to address this issue and costs associated with phosphorus mitigation are still evolving.

### 9.49

The Government has recently announced measures which are intended to support the delivery of strategic mitigation solutions, and reduce the impact of new development on the quality of the water environment in the first place by 2030, but the impact of these in relation to development viability are not yet known so cannot be quantified at the present time. Given this uncertainty it is considered appropriate that agreements to secure affordable housing include measures to secure further contributions to affordable housing should those costs reduce significantly. Any significant changes relating to the affordability of mitigation will be reported in the Authority Monitoring Report. Further iterations of this Plan will reflect additional experience and understanding of development viability, including mitigating the impacts of phosphorus and reductions in sustainable construction costs, and therefore how this impacts on the costs of development in the affected area.

**Policy H6**

Affordable Housing

POLICY

In order to help meet affordable housing needs, all development which increases the supply of housing by 10 dwellings or more (or is on sites of over 0.5 hectares) will be expected to provide at least;

i. 40% of the gross number of dwellings as affordable housing;

ii. On previously developed land, in recognition of the increased development costs including costs of land, the proportion of affordable housing will be no less than 30%.

In the short term, where development is required to mitigate the impact of additional phosphates on the River Itchen SAC (see policy NE16), the proportion of affordable housing will be reduced to no less than

- 35% on greenfield sites;
- 25% on previously developed land.

All affordable housing will be secured by use of a s106 agreement, which should include a requirement to increase provision of affordable housing up to the 40% overall target (30% for previously developed sites) if the costs of nitrate and phosphate mitigation reduces significantly.

For market led housing schemes, the affordable housing should be provided in accordance with the following proportions;

- 35% as low cost home ownership; and
- 65% as Social Rent or Affordable Rent (with rent levels being a maximum of the Local Housing Allowance level or 80% of market rent where the percentage of affordable housing on site exceeds the required level under this policy). Rent levels different from this requirement should be agreed via an evidence based viability assessment.

Affordable housing should be provided on-site, indiscernible from, well integrated with and dispersed throughout the market housing, unless off-site provision would better meet priority housing needs and support the creation of inclusive and mixed communities.

Affordable housing should remain available in perpetuity. Provision should be by a Registered Provider (regulated by the Regulator of Social Housing), unless otherwise agreed.

Where schemes do not provide the full level of affordable housing expected, as set out above in this policy, applicants will be required to submit an 'open book' viability assessment that sets out how the particular circumstances justify the need for viability assessment and why an exception to policy should be made. In such cases, the council will commission if necessary an independent review of the submitted viability study, for which the applicant will bear the cost. Such proposals will only be acceptable where the viability case is accepted by the council, and it has been demonstrated that the maximum viable level of affordable housing is provided, and the approach contributes towards creating mixed and balanced communities.

Developments that seek to avoid the requirements of this policy by failing to make efficient use of land or by artificially subdividing land into smaller sites will not be permitted.

9.46 - 9.49

Policy H6

## DELIVERING AFFORDABLE HOUSING

### 9.50

In order to maximise affordable housing provision, and to meet particular local needs as quickly as possible, the Council will be prepared to consider further affordable housing development on land where planning permission would not normally be granted, on what is referred to as 'exception sites'. The local needs to which this policy approach relates will be those arising from the Parish or settlement to which a proposal relates.

### 9.51

It is expected that in most cases this will mean that sites are developed exclusively for affordable housing that meets priority needs, and mainly comprise housing for rent. Where for the reasons set out in Policy H7 the need to generate additional value through cross subsidy is accepted the Council may, exceptionally, be prepared to allow additional forms of tenure.

### 9.52

However, the aim of this policy is to deliver significant additional affordable housing and it is only by achieving this policy objective that exceptions to normal policy can be justified. If the proportion of affordable housing falls below a certain point then the balance between the benefits of achieving affordable housing outweigh the detrimental impact on the countryside. Therefore, no less than 70% of the homes proposed should meet priority local affordable housing needs.

### 9.53

The remaining element of housing should still take the form of affordable housing to meet local needs, albeit those of a lesser priority. However, with justification, this could exceptionally include open market housing. Applicants should examine alternatives in a sequential way giving priority to providing affordable housing that meets the greatest local housing need. Where it is claimed there are financial reasons for requiring alternative forms of housing this will need to be assessed as part of an open book process. The same approach will be taken to all sites brought forward under this policy, including windfall and allocated sites.

### 9.54

It is envisaged that most sites coming forward will relate to smaller settlements, where such development can not only meet specific housing needs, but can also help sustain rural communities and their services. However, the policy also allows appropriate development in relation to larger settlements where the provision of affordable housing is the prime objective (although in such cases development should still be small in scale). In determining whether a site may be suitable as an 'exception site' regard will be had to the suitability and availability of other sites that have the potential to meet local housing needs.

9.55

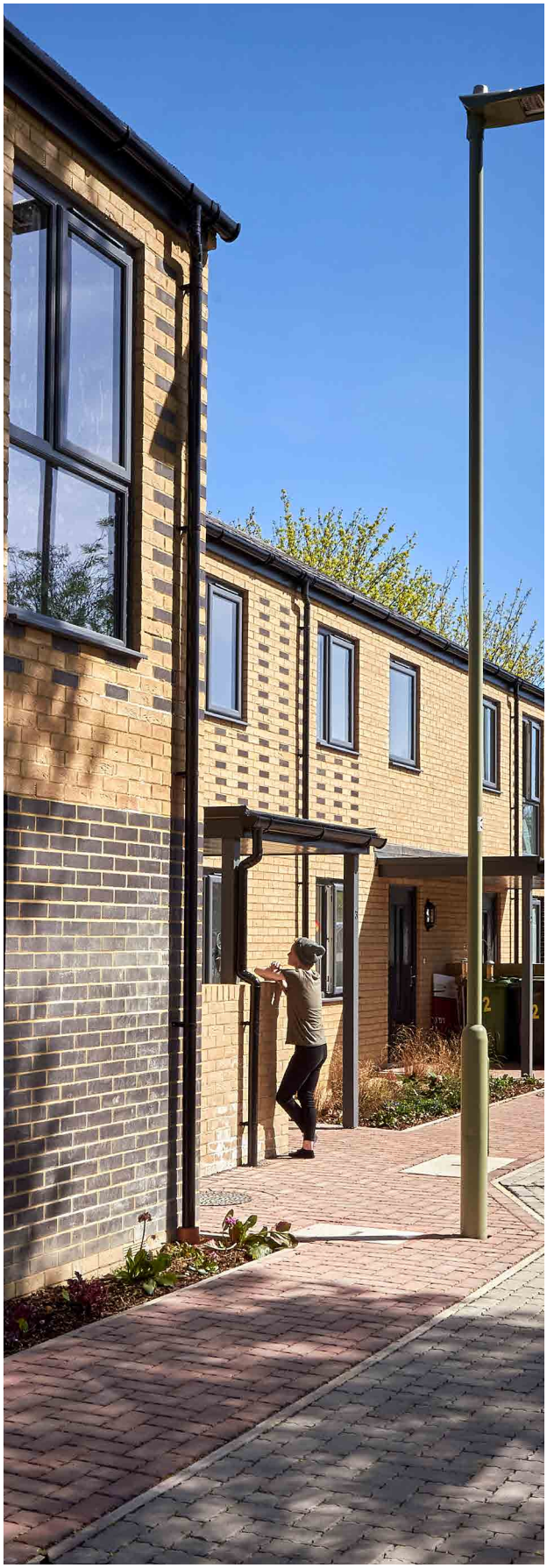
It is important that the need for affordable housing in an existing settlement (or group of settlements) is well evidenced. This will normally be by reference to the Councils' Housing Register, in so far as it relates to the settlement or group of settlements. In some cases a local needs survey or data collection may be required. Land may be allocated by the local planning authority in order to meet the objectives of this policy or communities themselves may allocate suitable land through a Neighbourhood Planning process or as part of Community Right to Build proposals or similar community led initiatives.

9.56

In response to community representation and because of the exceptional nature of these sites, priority for the occupation of affordable homes provided under this policy will be given to local households. This means those households in housing need that have a local connection to the settlement or group of settlements to which the development relates.

9.57

Evidence of suitable community involvement, including the Parish Council(s), and support for a scheme will be required if proposals are to be favourably considered. The Council is able to offer support in researching local housing needs, generating and assessing options, community involvement and scheme delivery.



**Policy H7**

Affordable Housing Exception Sites to Meet Local Needs

POLICY

In order to maximise affordable housing provision to meet identified affordable housing needs the Local Planning Authority will exceptionally grant permission or allocate sites for the provision of affordable housing to meet the specific local needs of particular settlements, on land where housing development would not normally be permitted. In particular, proposals that are community driven or have gained the support of the community will be looked upon favourably.

Development will only be permitted where:

i. The proposal is suitable in terms of its location, size and tenure to meet an identified local housing need that cannot be met within the policies applying to the settlement to which that need relates;

ii. The scheme is of a design and character appropriate to its location and avoids harm to the character of the area or to other planning objectives, taking account of the policy objective to maximise affordable housing provision; and

iii. The affordable housing is secured to meet long term affordable housing needs, and will remain available in perpetuity (subject to any legislative requirements).

Subject to the needs of the local community, the majority of the affordable homes should be for social or affordable rent (with rent levels being a maximum of the Local Housing Allowance level, unless otherwise agreed and evidenced by a viability appraisal). In exceptional circumstances a modest element of other tenures may be allowed on the most suitable identified sites in order to enable a development to proceed, providing no less than 70% of the homes proposed meet priority local affordable housing needs. In these circumstances the applicant should demonstrate that alternative forms of housing e.g self-build or Market Housing are required due to the economics of provision, of which an independently verified viability assessment is required to support the application. The quantity, tenure and type of that housing should be limited to that which allows the affordable housing development to proceed.

9.58

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 H8 is aimed at retaining the existing stock of smaller dwellings where possible, whilst allowing for some degree of enlargement of the dwellings.

9.59

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.

9.60

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 H5, 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.

9.61

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 H6 and H7.

### 9.62

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.

### 9.63

This policy applies to dwellings that were up to 120 sq.m. gross floorspace, from April 2017 (when this policy was first adopted as part of the development plan for the district) 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.

### 9.64

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 usable living space will. Any roof spaces 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.

**Policy H8**

Small Dwellings in the Countryside

POLICY

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. as at April 2017, 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.

9.62 - 9.64

Policy H8

# STUDENT ACCOMMODATION

## 9.65

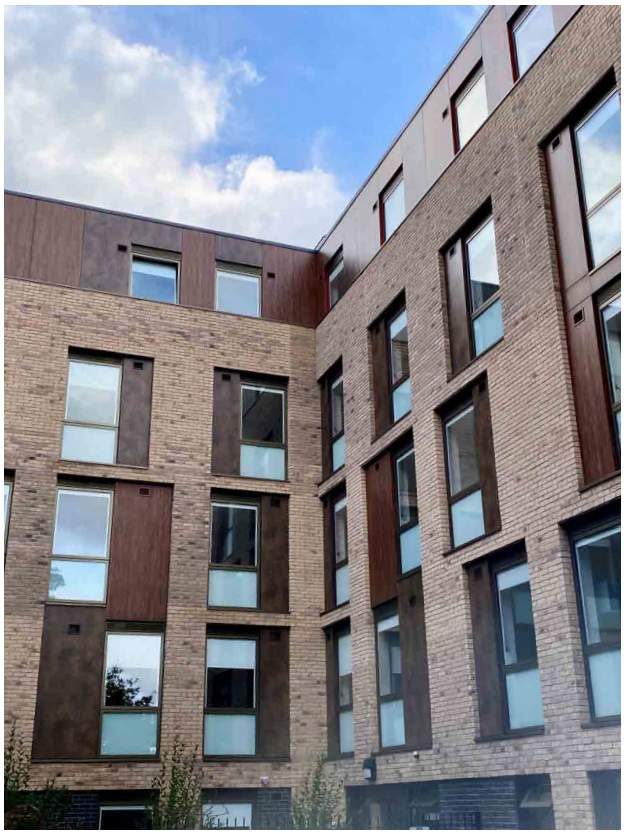
There are two main higher education establishments in Winchester, the University of Winchester and the University of Southampton (Winchester School of Art), alongside further education opportunities at Peter Symonds and Sparsholt College. The City Council recognises the important contribution that higher education establishments and their students make to Winchester by supporting the local economy and labour market, culture, research, and contributing to mixed communities. Both the University of Winchester and Southampton University have plans to expand their academic activities within Winchester. The City Council supports these aims and policy W11 identifies a broad location suitable for the expansion of Winchester University at Romsey Road.

## 9.66

As well as expanding and improving academic facilities, it is important that corresponding provision is made for the accommodation needs of students. Dedicated student housing provision helps to avoid the need for students to commute into and out of Winchester, reduces pressure on the stock of family and specialist housing and potentially allows existing houses in multiple occupation (HMOs) to revert to family homes or other types of accommodation. The SIP consultation asked about the provision of housing for students and the responses show support for greater provision of purpose built student accommodation, but also seek greater control over student housing (HMOs) in existing residential neighbourhoods.

## 9.67

Accordingly, policy H9 promotes the development of purpose-built student accommodation in suitable locations, where there is easy access to the establishments being served by active travel modes or public transport and where this would not be harmful to established residential neighbourhoods. Whilst it is envisaged that there will be limited parking for occupiers, there will be a need for parking to service the accommodation and facilitate changeover. Cycle parking should generally be provided in accordance with the Department for Transport's 'Cycle Infrastructure Design' (Local Transport Note 1/20) or any successor. Student accommodation will be resisted in locations which do not meet the criteria of policy H9 and policy H10 provides controls over houses in multiple occupation (HMOs) where necessary.



**Policy H9**

Purpose Built Student Accommodation

POLICY

The provision of additional purpose built accommodation to help meet the housing needs of students will be supported, where proposals can demonstrate that the following criteria have been addressed:

i. The type of student accommodation proposed would meet a need in the locality resulting from a shortfall of existing provision or planned expansion by an academic institution, or would secure the release of family housing from HMO use;

ii. The location of the accommodation is easily accessible to the establishment it is planned to serve by existing / proposed walking, cycling or public transport routes;

iii. Adequate cycle and car parking provision is made within the development, designed to encourage active travel, discourage private car use, and avoid unacceptable increases in on-street parking in the surrounding area;

iv. Proposals are compatible with, and consider the impact upon the surrounding area in terms of their design, scale, layout, and impact on residential amenity through noise and disturbance;

v. The proposal is not on a site allocated for other uses, or where there are policies in place to protect the existing uses such as open space, employment or facilities and services;

vi. Adequate provision is made for recycling and refuse storage / disposal; and

vii. A management plan or other controls will be put in place prior to occupation of any accommodation, to ensure the scheme is occupied and operated as permitted and managed effectively so as to ensure a safe and pleasant living environment for students and the local community.

9.65 - 9.67

Policy H9

## HOUSES IN MULTIPLE OCCUPATION (HMOS)

### 9.68

Many students and others find accommodation in 'houses in multiple occupation' (HMOs), which are typically former family houses that have been converted to allow more intensive occupation. This has been a particular issue in Stanmore where over 20% of properties were estimated to be HMOs when the Council introduced a policy to control these (Policy WIN9, Local Plan Part 2, 2017). This policy works in conjunction with 'Article 4 Directions' which can be made in areas where the uncontrolled growth of HMOs is causing concern. A direction restricts permitted development rights relating to the formation of new HMOs and in so doing brings them within the scope of planning control. Applications for additional units can then be assessed against policy to ensure an appropriate balance of housing stock is maintained in neighbourhoods affected by increasing numbers of HMOs. Article 4 Directions have been made and introduced in Stanmore (2016), Winnall (2018), and Chalk Ridge (2022). The policy covers the whole of Winchester and enables controls to be applied elsewhere if needed.

### 9.69

The approach of using Article 4 Directions and Local Plan policy thresholds has been effective and is carried forward by Policy H10, with the addition of a criterion referring to protecting the amenities of residents and the surrounding area. Further Directions may be applied as necessary in areas with an existing or potential over concentration of HMOs, such that local communities have well founded concerns over amenity and the availability of family housing. When considering future article 4 directions, the Council will consider all relevant factors, including the existing number of HMOs in the neighbourhood; evidence of impacts to amenity already experienced in the neighbourhood as a result of HMOs; and the potential for other areas to support HMOs in a balanced way (i.e. not to exceed the threshold of 20% in that area). Directions remove permitted development rights for changes of use from a dwelling house (Use Class C3) to use as a HMO by not more than six residents (Use Class C4) within the area covered by the Direction. As indicated above this brings such changes within planning control (use by over 6 residents usually requires consent anyway), allowing applications to be judged against the criteria in Policy H10.

### 9.70

The policy aims to prevent the over concentration of HMOs in any one street and area but exceptionally a single existing dwelling may be in an area dominated by HMOs and rendered unsuitable for continued use as a dwelling allowing permission to be given for a change of use of that property to an HMO. If so, evidence should be provided to show why continued use as a dwelling is not realistic and 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 H10. Parking provision for HMOs should accord with local standards, taking into consideration the amount of parking available on and off site, existing parking pressures and the proposed number of bedrooms and expected occupancy.

**Policy H10**

Houses in Multiple Occupation (HMOs)

POLICY

In order to retain a balanced housing stock, the Council will designate Article 4 Directions in order to restrict permitted development rights in relation to the creation of houses in multiple occupation (HMOs). In areas subject to such a Direction, proposals for the conversion of dwellings to houses in multiple occupation will be permitted where the proposal accords with the Development Plan, provided it:

i. Would not create an over concentration of HMOs, with no more than 20% of all properties in the total designated area being HMOs, or no more than 25% of the properties on any one street in use as HMOs;

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;

iii. Would not be detrimental to the amenities of nearby residents or the overall character and amenity of the surrounding area;

iv. Provides adequate cycle and vehicle parking to meet the needs of the development taking into consideration the availability and adequacy of on-street parking; and

v. Makes adequate provision for recycling and refuse storage / disposal.

'Dwellings' are defined as housing within Use Class C3 and Houses in Multiple Occupation are within Use Class C4 (up to 6 residents) or Sui Generis (over 6 residents).

9.68 - 9.70

# HOUSING FOR ESSENTIAL RURAL WORKERS

### 9.71

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.

### 9.72

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.

### 9.73

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.

### 9.74

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.

### 9.75

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 120m$^2$ - 150m$^2$ floor area (externally measured), the typical size of a 3 - 4 bedroom house. Dwellings for farm employees should normally be close to 120m$^2$, whereas dwellings for farmers with management responsibilities, requiring office space, should not exceed 150m$^2$. 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.

9.76

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.

9.77

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.

9.78

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.

9.79

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.

9.80

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 H11.

# HOUSING FOR ESSENTIAL RURAL WORKERS

**Policy H11**

Housing for Essential Rural Workers

POLICY

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; and

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, while avoiding or mitigating adverse effects on the natural environment and biodiversity.

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).

**Policy H11**

Housing for Essential Rural Workers - continued

POLICY

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

i. Clear evidence of a firm intention and ability to develop the enterprise concerned;

ii. Clear evidence that the proposed enterprise has been planned on a sound financial basis;

iii. 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.

# GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

## 9.81

Local Authorities are required by Government to assess the accommodation requirements of gypsies and travellers and to develop a strategy that addresses any unmet need identified. Opinion Research Services (ORS) were appointed to undertake a comprehensive accommodation needs assessment of gypsies and travellers in Winchester district. The resulting Winchester GTAA covers the whole area of the district, where the council is the housing authority, which differs from the Local Plan area that excludes the part of the district covered by the South Downs National Park. Traveller needs within the National Park Authority's area will be addressed in that Authority's future Local Plan, with the Winchester Local Plan dealing with needs outside the SDNP part of the district.

## 9.82

The Winchester Gypsy and Traveller Accommodation Assessment (GTAA) included stakeholder engagement and surveys of travelling communities, specifically interviewing as many of the identified travelling community within the district as possible. The GTAA assessed the need for pitches and plots based on current and future needs at the time, taking account of the results of the interviews and expected household formation. The needs are broken down into those arising from gypsies and travellers and from travelling showpeople, and those relating to travellers that met the Government's previous definition of 'travelling' (Planning Policy for Travellers Sites – PPTS 2015). The travellers identified by the GTAA in the district tend to be those with long term cultural links to travelling, such as Romany gypsies and travelling showpeople. The majority of sites are small family sites and much of the future need is for this type of provision. The GTAA did not identify any needs arising from other types of traveller such as New Age travellers

9.83

The GTAA also breaks down the overall gypsy and traveller and travelling showpersons need into 4 year bands (starting at the base date of July 2022). The current need takes into account unauthorised pitches, pitches with temporary planning permission, concealed and doubled-up households and movement from bricks and mortar in the first 4 years. The total net new household formation is then applied proportionately across the remaining 4 year bands.

9.84

There have been some important changes since the GTAA was published, including to the definition of travellers and the needs identified. These are detailed in the Gypsy and Traveller Topic Paper 2024, which updates traveller needs and considers potential sources of pitch / plot supply. This results in the following updated pitch and plot needs for the Local Plan period to 2040, broken into gypsy and travellers pitches and travelling showpersons' plots (excluding South Downs National Park needs). The requirements in Table H4 relate to the needs of all ethnic travellers, regardless of whether they meet the Planning Policy for Travellers Sites updated definition of 'travelling'.

Table H4 – Traveller Pitch / Plot Needs by Period

| Pitches / Plots Needed by 5-Year Period | | | | Total |
|---|---|---|---|---|
| 2022-2026 | 2027-2031 | 2032-2036 | 2037-2040 | 2022-2040 |
| **Gypsy and Traveller Pitches** | | | | |
| 51 | 15 | 17 | 8 | 91 |
| **Travelling Showpersons' Plots** | | | | |
| 22 | 4 | 5 | 4 | 35 |

Source: Gypsy and Traveller Topic Paper, WCC 2024

# GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

**Policy H12**

Provision for Gypsies, Travellers and Travelling Showpeople

POLICY

Planning permission will be granted for pitches to meet gypsy and traveller accommodation needs for the area covered by this Plan, estimated at approximately 91 gypsy traveller pitches and 35 travelling showpersons' plots from April 2022 to March 2040. Policies H14 – H17 facilitate adequate provision and consent will be granted for pitches and plots which accord with these and other relevant policies, subject to the following criteria:

i. Sites should be well related to existing settlements to encourage social inclusion and sustainable patterns of living, while being located so as to minimise tension with the settled community and avoiding sites being over concentrated in any one location or disproportionate in size to nearby communities. Harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities should be avoided;

ii. Sites should be accessible to local services such as schools, health and community services by public transport, on foot or by cycle, but avoid placing an unreasonable burden on local facilities and services;

iii. Sites should be clearly defined by physical features, where possible, and not unduly intrusive. Additional landscaping should be provided as necessary to screen views into/out of the site and provide privacy for occupiers. This and any security measures should respect the character of the site and local landscape;

iv. Sites and the layout proposed should avoid harm to the significance or setting of heritage assets or biodiversity interests;

v. Sites should be capable of accommodating the proposed uses to acceptable standards and provide facilities appropriate to the type and size of the site, including:

- Water supply, foul water drainage and recycling/waste management. Details should be provided of wastewater infrastructure, including a foul drainage assessment and surface water drainage, incorporating SUDS where possible. Waste should be stored appropriately for disposal and able to be collected in an efficient manner;

**Policy H12**

Provision for Gypsies, Travellers and Travelling Showpeople - continued

POLICY

- Open space within the site for safe children's play, located to avoid conflict with vehicles on the site;
- Safe vehicular access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site (taking account of site size and impact). No vehicle over 3.5 tonnes should be stationed, parked or stored on site, unless necessary for the use of a travelling showpersons site;
- In rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block;
- No commercial activities should take place on the land, including the storage and sorting of materials, other than as necessary for a site's use as a travelling showpersons site;
- Minimise external lighting to avoid a detrimental impact on the surrounding locality;
- Plots for travelling showpersons should have adequate space for the storage and maintenance of equipment and be laid out to avoid conflict between vehicles and residents.

vi. Proposals should be consistent with other policies such as on design, flood risk, contamination, protection of the natural and built environment or agricultural land quality and protect areas designated for their local, national or international importance, such as Gaps and the South Downs National Park.

Proposals for transit sites will be considered on an individual basis, taking account of evidence of need and the criteria above, as relevant.

## GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

### 9.85

The majority of the need for additional gypsy and traveller pitches arises in the first 5-year period, due particularly to short-term needs arising from concealed and doubled-up households. Unauthorised development at Carousel Park (Micheldever) and the Firgrove Lane area (North Boarhunt) accounted for much of the short-term pitch need at the time of the GTAA. The position in these areas has since been regularised through enforcement action, resulting in a substantial reduction in unauthorised pitches and, therefore, short-term needs.

### 9.86

The medium and long-term needs for gypsy and traveller pitches tend to arise primarily from the future needs of teenage children on existing sites, who will be establishing their own households over the Plan period, and from other new household formation. The GTAA included an assessment of the scope to meet these needs by delivering additional pitches through the intensification or expansion of existing traveller sites (the Gypsy and Traveller Pitch Delivery Assessment). This has been supplemented by additional work in the Gypsy and Traveller Topic Paper which concludes that there is scope to meet the need for about 68 additional gypsy traveller pitches in this way and policies H14 and H15 provide for site intensification or expansion respectively. In addition, the Council is seeking to bring the former public site at Tynefield (Whiteley) back into use and to expand the number of pitches provided to about 30 (policy H18) and there is scope to achieve about 30 additional pitches, if needed, through windfall provision.

### 9.87

The various 'calls for sites' that have been undertaken through the SHELAA (Strategic Housing and Employment Land Availability Assessment) have not resulted in any suitable new traveller sites being promoted. Therefore, this Plan is not able to make any additional traveller site allocations, but does reaffirm allocations for a number of existing sites. It also seeks to safeguard all existing authorised traveller sites, and any that may be permitted in the future, so as to maintain the existing stock of pitches (policy H13).

### 9.88

The need for plots for travelling showpeople is much more modest and there are no existing unauthorised sites. Most future needs are from teenage children on existing sites and other new household provision. The Pitch Delivery Assessment and subsequent work concludes that there is scope to meet about half of showpersons' needs in this way, amounting to about 17 additional plots. Policies H14 and H15 provide for site intensification or expansion respectively and policies H13 and H16 seek to safeguard existing sites and achieve/maintain full travelling showpersons' use of plots at The Nurseries, Shedfield.

9.89

The results of the engagement together with the evidence studies have informed the proposed strategy to meet traveller needs, which involves:

- Safeguarding existing permitted and lawful sites (policy H13);
- Assessing the scope to intensify or expand existing family sites (policies H14, H15);
- Specific site allocation policies for larger or more complex sites (policies H16, H17); and
- Providing for the intensification or limited expansion of existing lawful sites, where appropriate (policies H14, H15).

The identified needs are expected to be provided through the following sources of supply, with the details set out in the policies below.

Table H5 – Delivery of Traveller Pitches / Plots

| Expected source of sites | Gypsy & Traveller Pitches | Travelling Show-persons Plots |
|---|---|---|
| Sites identified in GTAA Pitch Delivery Assessment and Gypsy and Traveller Topic Paper (policies H14 and H15) | 68 | 17 |
| Supply from site allocations (policies H16, H17) | 30 | 0 |
| Supply from windfall (policy H15) | 30 | 0 |
| **Total** | **128** | **17** |

9.90

Policy H12 sets out the criteria that will be applied to applications for gypsy and traveller pitches or plots. Such applications may be permitted in accordance with policies H13 – H17 and the criteria of policy H12 will be applied in addition to any specific requirements of those policies. Policy H12 applies to all ethnic travellers.

9.91

There are many existing sites which have permanent planning permission for traveller use. Some of these were granted permission several years ago, with conditions limiting occupation to those falling within the traveller definition applicable at the time and sometimes specific to named occupants. The GTAA highlights that some occupants are no longer travelling or their travelling status is unknown. However, the Council acknowledges that the sites in Policy H13 are well established and have a confirmed planning status for gypsy and traveller or travelling showpersons use.

9.92

Policy H13 therefore proposes that existing sites which have planning permission or lawful use for gypsy or traveller or travelling showperson use, and others that may be authorised in the future, are safeguarded. This will ensure that the permitted use as a traveller site is not lost through the grant of any subsequent planning permission, or relaxation of planning conditions, to allow for other types of development. The policy applies to the sites named below and identified on the policies map and includes the number of pitches specified in the planning permission. However, one pitch/ plot may be able to accommodate more than one mobile home and touring caravan as specified in the permission.

# GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

POLICY

**Policy H13**

Safeguarding Traveller Sites

The existing gypsy and traveller and travelling showpersons sites listed below (which have permanent planning consent), and as shown on the Policies Map, will be safeguarded from alternative development, unless the site is no longer required to meet any identified traveller needs. Other sites that are subsequently granted permanent planning permission for gypsy and traveller and travelling showpersons use will also be safeguarded in accordance with this policy.

**Travelling Showpersons Sites**

| Site | Location | No. of Authorised plots |
|---|---|---|
| W020 | Carousel Park, Micheldever | 9 |
| W021 | The Haven, Denmead | 1 |
| W022 | The Orchard (Orchard Drive), Forest Road, Swanmore | 4 |
| W023 | Plot 1, The Nurseries, Shedfield | 2 |
| W024 | Plot 2, The Nurseries, Shedfield | 1 |
| | Plot 4, The Nurseries, Shedfield | 1 |
| | Plot 5, The Nurseries, Shedfield | 1 |
| W026 | Grig Ranch, Wickham | 1 |
| W027 | The Bungalow, North Boarhunt | 6 |
| W028 | Stokes Yard, Waltham Chase | 1 |
| W029 | The Vardo, Swanmore | 1 |

**Gypsy and Traveller Sites**

| Site | Location | No. of Authorised pitches |
|---|---|---|
| W002 | Ash Farm, Titchfield Lane, Wickham | 2 |
| W003 | Westfork, Bunns Lane, Hambledon | 1 |
| W004 | Joymont Farm, Curdridge Lane | 1 |
| W005 | Ashbrook Stables, Main Road, Colden Common | 1 |
| W006 | Barn Farm, The Lakes, Swanmore | 5 |
| W007 | Windy Ridge, Old Mill Lane, Denmead | 1 |
| W008 | Travellers Rest, Bishops Sutton | 1 |
| W009 | Greenacres (Rambling Renegade), Shedfield | 6 |
| W010 | Opposite Woodward Farm (Foredean Stud), Upham | 1 |

## Policy H13

Safeguarding Traveller Sites - continued

POLICY

| Gypsy and Traveller Sites | | |
|---|---|---|
| W011 | Riverside (Adj Chapel House), Highbridge | 3 |
| W012 | Big Muddy Farm, Alma Lane, Upham | 1 |
| W013 | Land west of Lasek, Bishops Wood Road, Mislingford | 1 |
| W016 | Tynefield, Whiteley Lane, Whiteley | 18 |
| W017 | Ourlands, East of Mayles Lane, Knowle | 3 |
| W018 | Stablewood Farm, The Lakes, Swanmore | 1 |
| W020 | Carousel Park, Micheldever | 24 |
| W082 | Beacon (Bekon) Haven, Swanmore | 6 |
| W083 | Bowen Farm, Curdridge | 4 |
| W084 | Little Ranch, Fishers Pond | 2 |
| | The Paddock, Durley Street | 8 |
| W086 | Woodley Farm, Lower Upham | 1 |

| Gypsy and Traveller Sites | | |
|---|---|---|
| | 1 & 2 Willow Park (adj Stablewood Farm), Swanmore | 2 |
| | The Old Piggery, North Boarhunt | 4 |
| | 7 The Old Piggery, North Boarhunt | 1 |
| | East of The Old Piggery, North Boarhunt | 1 |
| | Fir Tree Farm, Swanmore | 3 |
| | Gold Oaks Farm, Upham | 1 |
| | Rose View (Straightpath Paddock), Shedfield | 5 |
| | Southwick Ranch, North Boarhunt | 1 |

9.93

Most of the need for additional pitches and plots derives from families occupying existing sites, as listed in Policy H13. Assessments of the likely capacity and deliverability for additional pitches on existing sites have been carried out which confirm that there is substantial capacity for appropriate intensification or expansion of some existing sites (GTAA 2022 and Gypsy and Traveller Topic Paper 2024). Policy H14 below provides for the intensification of existing sites and Policy H15 would allow for expansion of an existing site or the establishment of a new site in exceptional circumstances, where necessary to meet identified needs for additional accommodation and where this can meet relevant criteria.

9.94

Where there is a demonstrable need for an additional pitch/plot on those sites safeguarded by this Local Plan, or for the provision of an extended or additional site, the applicant will be expected to demonstrate the need and that the lack of alternative accommodation requires an additional pitch/plot. In these circumstances the granting of any subsequent planning permission will be conditioned to limit its occupation by travellers (in accordance with the definition in the PPTS and any subsequent revision) to specifically meet the need demonstrated.

**Policy H14**

Authorised Traveller Site Intensification

POLICY

The Local Planning Authority will consider proposals for the additional provision of pitches/plots through intensification within sites covered by Policy H13 above, on a case by case basis and in accordance with the criteria set out in Policy H12.

It will be necessary for the applicant to demonstrate the need for the additional provision in relation to local traveller needs identified in Policy H12, the lack of alternative provision, and the specific circumstances of the applicant that warrant intensification. Proposals should protect the living environment of existing and new residents on the site.

9.95

Proposals for traveller accommodation should normally be on the sites safeguarded for traveller use by this Plan (Policy H13) or in locations where residential development is otherwise permitted (Policy H4). However, it is acknowledged that there may be cases where an exception to countryside policies (Policy SP3) may be justified, for example to meet the remaining needs of travelling households with a clear need to be located in the area. Where these meet the definition of travellers (PPTS Annex 1) but have not been able to find a suitable site within a settlement boundary or through infilling, in accordance with Policy H4, permission may exceptionally be granted on suitable sites within the countryside. There should be evidence to show that sites complying with Policy H4 have been sought, why these are not suitable or available, and the proposed site should be in a sustainable location and meet the criteria of Policy H12.

**Policy H15**

Authorised New / Expanded Traveller Sites

POLICY

Proposals for new traveller sites, including expansion of the sites safeguarded in Policy H13, will be permitted within the settlement boundaries or through infilling, in accordance with Policy H4.

Sites outside the provisions of Policy H4 (other than appropriate intensification under Policy H14) will only be permitted exceptionally, where they meet an identified need for pitch or plot provision and are for occupation by persons who:

- Are defined as gypsies and travellers or travelling showpeople (Planning Policy for Traveller Sites 2015 Annex 1 or a subsequent revision); and
- Can demonstrate personal circumstances that show a strong need to be located in the area; and
- There is a lack of other suitable accommodation.

Sites should be in sustainable locations well related to existing communities and comply with the requirements of Policy H12.

9.93 - 9.95

Policy H14

Policy H15

## GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

### 9.96

Most current and future traveller accommodation needs are expected to be met through the intensification or expansion of existing sites, or exceptionally by permitting new sites that meet the requirements of Policy H15. There is one key travelling showpersons' site, that was previously allocated but does not yet have full consent on all plots, and one substantial gypsy and traveller site that is protected by existing planning policies. These sites are allocated for traveller use to ensure their continued availability:

- The Nurseries, Shedfield;
- Tynefield, Whiteley

### 9.97

The Nurseries is largely occupied but not all plots are currently authorised. The existing allocation of the site for travelling showpersons' use is maintained so as to allow for the remaining plots to be authorised and there may be potential capacity within the site for further plots, subject to any necessary access improvements. Policy H16 therefore allocates the site for travelling showpersons' use and enforcement action will be considered if necessary to secure and retain this use for the whole site.

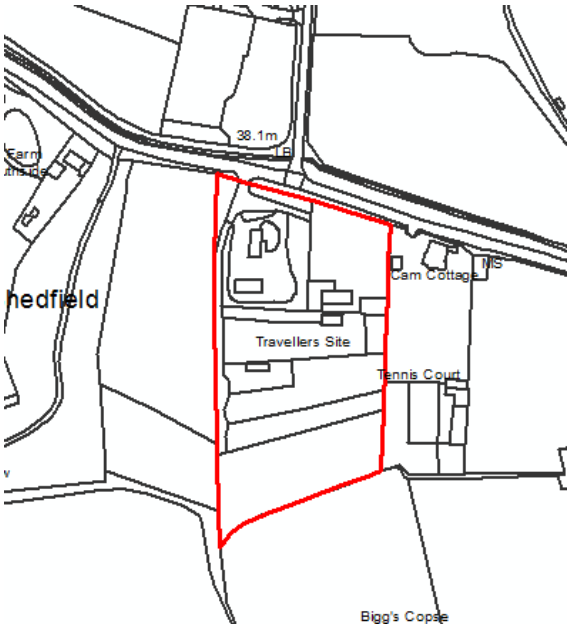
## Policy H16

The Nurseries, Shedfield

POLICY

Land at The Nurseries, Shedfield (as shown on the maps below) is allocated for travelling showpersons' use. The whole site should be occupied by people meeting the definition of travelling showpeople, and comply with the following requirements:

- Provide suitable landscape proposals, particularly along the western boundary of the site and between the plots, to screen views and reinforce the site's visual containment;
- Avoid further expansion beyond the currently defined extent of the site;
- Consider opportunities for limited intensification, in accordance with Policy H14, subject to any necessary improvements to the access in terms of visibility;
- Satisfy the requirements of Policy H12.

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9.96 - 9.97

Policy H16

### 9.98

Tynefield has consent for 20 traveller pitches and was previously operated as a public site by Hampshire County Council for 18 pitches. The GTAA 2022 considers the potential to bring this vacant site back into traveller use and for intensification. It is estimated that the site could be reconfigured to accommodate about 30 pitches. The site was vacant at the time of the Gypsy and Traveller Accommodation Assessment (GTAA), so bringing it back into use and reconfiguring the site could make a substantial contribution to meeting future needs for gypsy and traveller accommodation.

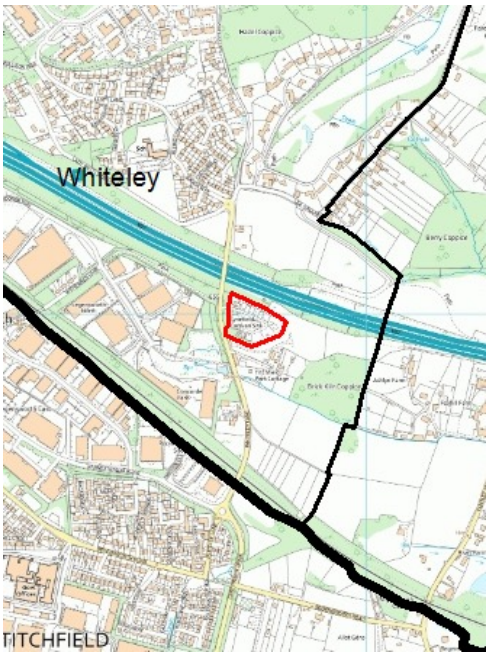
**Policy H18**

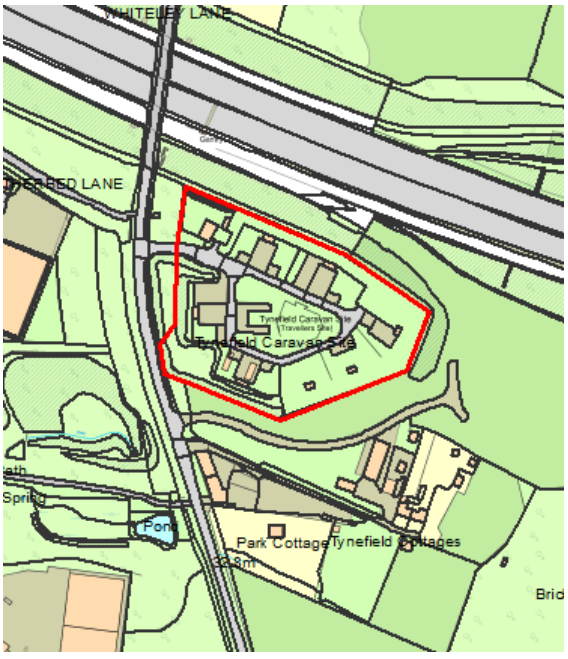
Tynefield, Whiteley

POLICY

Land at Tynefield, Whiteley (as shown on the maps below) is allocated for gypsy and traveller use. The site should be occupied by people meeting the definition of travellers and comply with the following requirements:

- Be redeveloped to provide about 30 gypsy and traveller pitches, laid out to achieve satisfactory living standards and minimise disturbance from the nearby M27 motorway;
- Satisfy the requirements of Policy H12.

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# CREATING A VIBRANT ECONOMY

YOUR PLACE YOUR PLAN.
Winchester District Local Plan

# BACKGROUND

## 10.1

Nationally and locally there is the need to de-carbonise the economy and address climate change. The council has declared a climate emergency and developed a Green Economic Development Strategy to create a greener, more sustainable and inclusive economy, in line with its ambition for the Winchester district to be carbon neutral by 2030.

## 10.2

Winchester district has historically had a strong economy with low unemployment. Winchester Town Centre has also been a vibrant retail and commercial centre, with a growing leisure and tourism economy.

## 10.3

There have been dramatic changes recently in the economy related to the COVID-19 pandemic and the global and European economic situations. There was an increase in home-working, which has impacted working patterns and employment space. Town centres in particular have been subject to rapid change, as the effects of lockdowns have added to economic uncertainties in retail and the town centre shopping economy. There has been a rapid growth in the role of the internet and on-line trading that has rapidly accelerated as a direct result of the pandemic, which has negatively impacted physical retailing.

## 10.4

The effect of recent events are still evolving and there are likely to be further changes to the economy of the country and locally, which are as yet unknown. With this background, it is vitally important that Local Plan policies are flexible to allow for the changes that may occur and support a green and robust economy.

10.1
-
10.4

## 10.5
## Green Economic Development Strategy

The council's Green Economic Development Strategy (GEDS) (2021) sets out the direction for the next ten years to bring green economic growth and transition to net zero carbon. The GEDS has six propriety themes covering all elements of green economic development and a range of proposed actions that will deliver the GEDS outcomes for people, businesses, and the lived experience. The GEDS themes are also relevant to other topics within the Local Plan.

## 10.6

With regards to this topic, it is considered that the following policies and themes are of most relevance:

### Innovative business and economy

## 10.7

This theme focuses on Winchester district staying competitive and relevant to large and growing businesses by strengthening the relationship management process, refreshing propositions for the major regeneration sites and employment sites and being a catalyst for nature recovery and biodiversity management businesses. The action for this theme is to improve coverage and speed of internet by helping to secure the extension of the digital spine from Basingstoke through the whole of Winchester district.

### Skills and competitiveness

## 10.8

This theme focuses on supporting the link of the foundational and knowledge economy sectors. The key action is to co-ordinate development of a low carbon offsite and Sustainable Construction Skills Academy. This has the benefit of creating lower carbon homes but also creates jobs and economic growth.

### Culture, creative and visitor economy

## 10.9

This theme focuses on a more independent-led, experiential retail and leisure experience. The main action for this theme is to collaborate with the district's education institutions to grow opportunities for the creative and cultural sector. There are opportunities in underused properties or new developments for creative start-up space, skills hub, and flexible public facing creative exhibitions and events.

## 10.10

As part of the GEDS, a Sustainable Tourism Strategy and an Arts and Cultural Strategy are being prepared.

## 10.11

Outside of the local plan itself, the GEDS provides an opportunity to focus on green growth; encouraging local food production, sustainable tourism development and innovation and knowledge sharing in the rural economy.

## 10.12

The Local Plan seeks to support the aims of the GEDS, by encouraging new economic development where appropriate, focussing new development in sustainable locations and prioritising the sectors that have been identified in the GEDS. The aim is to support a wider range of economic opportunities that allow sufficient flexibility to respond to rapid changes in the economy.

## Employment and Town Centre Uses Study 2024

### 10.13

The economic strategy of the local plan has been informed by an updated employment land study; the Employment and Town Centre Uses Study 2024 (ETCUS). The main findings of this study regarding future needs for employment land are set out below:

- Additional employment land need 2022-2040 of between 27.6ha – 37.8 ha for the Winchester Plan area.
- The current identified supply suggests sufficient land to meet identified needs.
- No need for large warehousing or logistics sites, but localised needs for mid-sized units, with flexibility between B2/B8 uses.
- Rural areas are an important contribution to supply, development is coming forward, no justification to change current approach.

### 10.14

The ETCUS Study used several different established methodologies for calculating future employment land needs. The methodologies produced differing requirements, and as a result the study concludes that a range of land could be needed between the lower and higher estimates of need. The lower estimate being based on extending the pattern of past completions, whereas the higher estimate is based on a reasonable estimate of future economic growth. The current (2022) supply of employment land is outlined below.

## Employment land supply 2022- 2040

### 10.15

The following sites have full or outline consent as at 31 March 2022. Some are also allocated for development. Where sites are partially developed, it is remaining undeveloped land which is shown in table A below.

Table A: Sites with Permission 31 March 2022

| Site name and notes | Area of employment land remaining as at 31 March 2022 (ha) |
|---|---|
| West of Waterlooville (policy SH1)<br>Remainder of employment land permitted on site allocated for major mixed use development. | 15.25 |
| Sun Lane, New Alresford (Policy NA2)<br>Employment part of mixed use allocation and outline planning consent | 3.0 |
| Bottings Industrial Estate, Curdridge<br>Employment part of mixed use planning consent | 0.88 |
| New Barns Farm Drove Road Southwick<br>Remainder of site partially completed | 0.41 |
| Gentian House Moorside Road Winnall Winchester | 0.09 |
| Cavendish Centre Winnall Close Winchester | 0.27 |
| Masons Meadow, Hambledon | 0.05 |
| Selhurst Poultry Farm, Soberton | 0.23 |
| **Total employment land on sites with permission 31 March 2022** | **20.18** |

10.5 - 10.15

10.16

The following table sets out the sites allocated in full or in part for employment uses. For some sites, there are uncertainties about how much employment land will be delivered, because the exact layout and types of uses on those sites has not yet been determined. Therefore, the table sets out an estimate of the amount of employment land which will be delivered on that site. Further details of each are set out in the description of each site in the spatial distribution of economic growth (policy E2). The estimates are not a cap on the amount of employment land which can be delivered on these sites but are considered a prudent assessment of what can be anticipated to be delivered.

Table B:
Allocated Sites and Estimated employment land

| Site name and notes | Total area of site (ha) | Estimated amount of employment land (ha) |
|---|---|---|
| Bushfield Camp (Policy W5) | 20.0 | 11.8 |
| Central Winchester Regeneration (Policy W7) | 4.5 | 1.0 |
| Solent Business Park (Policy SH4) | 4.0 | 4.0 |
| Tollgate Sawmill (Policy BW3) | 2.2 | 2.2 |
| Morgan's Yard (Policy WC1) | 2.8 | 0.18 |
| **Total** | **33.2** | **19.18** |

10.17

Therefore, in total the Plan makes provision for an estimated 39.36 ha of employment land, against an identified need of 27.6ha – 37.8 ha.

10.18

Further to this headline target, it is worth considering if the type of employment land required is being met. The ETCUS Study included a range of needs for offices (use class E(g)) and other employment land (use classes B2 and B8). The lower and upper ranges identified in the ETCUS included 3.3 ha and 12.2 ha of land for office development respectively (though some scenarios identified needs as high as 17.5Ha). Using details from extant planning permissions listed in Table A, and the analysis of the emerging allocations in Table B, the estimated amount of office land which will be delivered from the sites included in tables A and B above is about 17ha (see Table C below).

10.19

The lower and upper ranges in the ETCUS included 24.3 ha and 26.7 ha of land for industrial or warehousing development (use classes B2 and B8) respectively. Using details from extant planning permissions listed in Table A, and the analysis of the emerging allocations in Table B the estimated amount of industrial and warehousing land which will be delivered from the sites included in tables A and B above is about 22ha.

10.20

Therefore, the estimated total amount of employment land (office, industrial and warehousing) which will be delivered from the sites included in tables A and B above is about 39ha. The figures are summarised in the table below –

Table C: Comparison of need and supply by type of employment land

| Site name and notes | Land requirements (ha) | | |
|---|---|---|---|
| | Offices | Industrial and warehousing | Total |
| Identified need – Lower Range | 3.3 | 24.3 | 27.6 |
| Identified need – Upper Range | 12.2 | 26.7 | 37.8 |
| Supply – current expectations of uses where known | 17.29 | 0.28 | 17.57 |
| Supply – sites with no particular prescription | 21.79 | | 21.79 |

## 10.21

The ECTUS noted that historically approximately 20% of developments, and 35% of all gross employment floorspace, have come forward on farm sites within the plan area. This is expected to continue under policies E9, E10 and SP2 and it is anticipated that further windfall will come forward to make good any shortfall in land for industrial and employment uses. Therefore, it is considered the types of employment land are broadly being met.

## 10.22

Uncertainty over the forecast scenarios and continuing economic structural changes all emphasise the need for flexibility regarding the specific make up of employment land between particular use classes. It is acknowledged that a large percentage of jobs and economic activity will occur outside of the specific office, B2 and B8 uses covered by the ETCUS. Policy E1 therefore provides for a reasonable amount of land for these uses, whilst factoring in flexibility regarding future economic development.

# VIBRANT ECONOMY – STRATEGIC POLICIES

10.23

The Local Plan has an important role in ensuring a suitable amount of land and premises are available for economic development and ensuring that its policies are sufficiently flexible to accommodate the need of a changing economy, whilst having regard to the aims of the plan as a whole as expressed in the Spatial Strategy SP2.

10.24

Policy E1 therefore makes provision for the need for additional employment land as set in the ETCUS described above. However, the policy also recognises the contribution made to the local economy by activities outside of the traditional office and industrial sectors.

10.25

The district has particular strengths in the education sector, with the Universities of Winchester and Southampton having campuses within Winchester Town, alongside further education opportunities provided at Peter Symonds College and the specialist Sparsholt College which specialises in land, animal and leisure-based industries.

10.26

Town centres will be promoted as lively multi-functional areas that are supportive of food and drink, entertainment as well as tourism, alongside their traditional retailing, commercial and administrative roles. As part of a more flexible approach, support will be given for community activities, temporary uses, pop-up business and meanwhile uses.

10.27

The Winchester economy has an established role in relation to day visitors and the tourist economy from the historic character of Winchester City and the market towns, through to the attractive rural area and links into the adjacent South Downs National Park (SDNP). The visitor and tourism economy is to be supported and is expected to grow over the Plan-period.

10.28

A large part of the local plan area is comprised of countryside, which also contains the larger market towns and many smaller rural settlements. This provides opportunities for the development of land-based industries such as forestry and farming as well as traditional industries, tourism industries and others that benefit from being in a rural location. There are many businesses in rural locations, including various clusters and existing industrial estates and as part of farm complexes. Policies E9 (Economic Development in the Rural Area) and E10 (Farm Diversification) set out how applications for general economic development and farm diversification will be considered in these locations.

10.29

The creative sectors and arts and culture are an important part of the district economy, which would benefit from the availability of accessible flexible studio and workspace. There are strengths in digital and information technology within the district and there are opportunities to support innovative start-up businesses within these sectors.

10.21 - 10.29

10.30

The need to de-carbonise the economy and address climate change is likely to result in the development of new forms of economic development, with a much greater focus on green energy and associated supporting infrastructure. The Local Plan supports the development of innovative low carbon industries that are compatible with the policies of the plan as a whole.

10.31

The Local Plan seeks to provide support for a digital economy and a more geographically diverse economy, including self-employment and home working, by supporting digital infrastructure (e.g. broadband) co-locating hubs across the district and developing sustainable transport options. These actions support the creation of sustainable 20 minute neighbourhoods throughout the plan area.

10.32

All large-scale planning applications (10 or more houses/1000sq.m plus floor space) will be required to enter into an employment and skills plan to provide a range of employment, volunteering, apprenticeship, training and development opportunities for local people, particularly those that enhance green construction skills, such as the installation of insulation, ventilation, heat pumps and solar panels. The council's approach follows the Construction Industry Training Board (CITB) guidance, and this will support the Skills and Competitiveness theme of the city council's GEDS and the Carbon Neutrality Action Plan.

10.33

The spatial variations of the economy strategy are set out below in Policy E2 that follows. Further policies of this chapter set out detailed economic strategies and development management criteria for specific areas, such as town centres and the rural economy.

**Strategic Policy E1**

Vibrant Economy

STRATEGIC POLICY

The city council will encourage economic development and diversification that supports the council's Carbon Neutrality Action Plan and Green Economic Development Strategy and is in accordance with the Local Plan vision.

The Local Plan will make provision for about 39 hectares of employment land. This will be achieved through the retention of appropriate premises and sites, supporting new development that is consistent with the spatial strategy (including appropriate retention, regeneration, the refurbishment and modernisation of sites and premises and intensification of previously developed land) and by allocating land as necessary to support employment growth at sustainable locations.

The plan recognises the contribution to the local economy of employment opportunities outside of traditional industrial use classes. Existing strengths in education and creative sectors, the visitor and tourism economy, including food and drink and entertainment will be encouraged especially where it can be demonstrated that they will create footfall and assist with the night-time economy within town centres.

The rural economy is an important part of Winchester's economy. Local businesses play an important role in supporting the sustainability of rural communities and the plan will support these activities where they are compatible with the plan as a whole. Land-based industries, tourism-related activities and the hospitality industry all have important roles in the rural economy. The local plan seeks to support an increasingly diverse rural economy, whilst maintaining and enhancing the quality of the rural environment.

The Local Plan will support the development of small business and start-up proposals of appropriate scale in accordance with the spatial strategy and new creative industries will be encouraged. Co-location and temporary meanwhile uses will be encouraged.

Appropriate opportunities to expand the economic base and foster innovation in the district will also be encouraged. New forms of business that develop innovative technologies and will help to support a low carbon economy will be encouraged. Consideration will be given to locating development associated with the green economy and low carbon energy generation/renewable energy facilities where appropriate, recognising that this may be in locations not normally considered for economic development.

The local planning authority will support measures to promote self-employment and working from home, consistent with other policies of this Plan, including the development of live-work accommodation and ensuring good access to modern communications technology including high speed broadband.

The Local Plan will support the enhancement of skills in the local area particularly green skills, through the securement of employment and skills plans in relation to large scale developments.

10.30 - 10.33

### 10.34

Strategic Policy E2 sets out the allocations that will assist in meeting the identified need for additional employment land (office and industrial floorspace) across the plan area, along with indicating the different approaches that should be taken to new economic development. Developments that provide floorspace for other employment opportunities will be encouraged where they accord with the plan.

### 10.35

The site allocations referred to in this policy are those where employment use is specifically sought, or where it is likely to be provided as part of mixed-use developments. Some allocations are also listed below where employment is specified on a portion of a larger allocation – such as a part of major housing allocations.

## WINCHESTER TOWN

### 10.36

Winchester town is the main economic centre in the district. As the County Town located on a main line station with access to the wider region and London, Winchester is also an important focus for administration and regional and local government. Economic development will generally be permitted within the settlement boundary of Winchester Town. Town centre uses will be encouraged to locate within the Town Centre boundary shown on the Policies Map.

### Bushfield Camp (Policy W5)

### 10.37

Up to 20 hectares of new development is proposed within the total site area of 43 hectares (ha). The site is allocated for high quality business employment and complementary uses. The Council has approved a Concept Masterplan which indicates that approximately 59% of the total development of 20 ha will be offices. Therefore, it is considered prudent to estimate that this site will deliver 11.8ha of those uses over the plan period.

### Winnall (Policy W6)

### 10.38

The existing policy approach of allocating and protecting traditional employment uses within the Winnall area of the city is to be continued. The policy is aimed at retaining the core of the 43 hectares of the area in sub-area 1, for industrial (B2) and storage and distribution (B8) employment, with more flexibility in other parts of Winnall.

## Mixed Use Allocations – 10.39

Several sites within Winchester Town are being allocated for regeneration. The sites will deliver a wide range of benefits to the city as a whole, including business and employment generating activities. The nature of development on these sites is being developed via a series of masterplans.

## Central Winchester Regeneration (CWR) (Policy W7)

### 10.40

CWR includes 4.5 ha of land for mixed uses to reinforce and complement the town centre, including retail, leisure, other town centre uses and residential. The exact nature of the scheme is being developed through the planning process with the Council's Development Partner. In 2018 the Council adopted a SPD to guide the development of the area. That SPD estimated that between 2,700 sqm – 13,000 sqm of mixed uses including employment could be delivered on the site.

## Station Approach Regeneration area (Policy W8)

### 10.41

The Station Approach area includes a number of land parcels comprising a total area of c 7ha. A number of potential uses are being explored. It is estimated that a mix of new employment floorspace, housing and complimentary food and beverage commercial uses will be proposed. The concept masterplan for the site is currently being prepared. Further development of the site is expected to come forward in phases with detailed masterplans being developed to support each phase.

Employment development as part of major housing allocations -

## Kings Barton Major Development Area (Policy W1)

### 10.42

A new local centre is being developed as part of the major housing development at Kings Barton, Winchester. Retail development to meet locally generated needs and small-scale employment uses are sought as part of the development of the local centre. However, at present it is not anticipated that the centre will include significant amounts of employment land.

## SOUTH HAMPSHIRE URBAN AREA

### 10.43

This area comprises the major source of modern large-scale business development within the district. It is appropriate that this continues and supports growth throughout the wider South Hampshire Area. There are several large employment sites which have been under development for a number of years and the plan provides for these to continue, with no additional allocations proposed.

### Solent Business Park (Policy SH4)

### 10.44

Outstanding area remaining of Solent Business Park. Approximately 11,000 sqm is allowed, within the 4 ha area, for a range of high technology and business use within Use Class E(g).

Employment development as part of major housing allocations -

### West of Waterlooville (Policy SH1)

### 10.45

Provision of about 23 ha of employment land within the larger development. The ETCUS indicates that of the 23 ha of employment land allocated at this location, as at 31 March 2022 15.25 ha remains available. A local centre is also proposed, which should provide a small amount of retail, along with commercial and mixed housing/commercial uses. It is envisaged that the employment offer at the local centre will be focused on offices, which will complement the more general employment land within the main commercial area.

## MARKET TOWNS AND RURAL AREA

### 10.46

The Local Plan encourages opportunities to diversify the economy within the settlements, and proposals that reinforce their role as locations for local employment and important service centres will be supported. There are a number of existing site allocations at Bishops Waltham, New Alresford and Waltham Chase that have been demonstrated that they are deliverable, but no new allocations are proposed.

### 10.47

Outside the settlement boundaries, development is strictly controlled in the interests of preserving the rural environment. Economic development will be supported where it supports the diversification of the rural economy and limited development consistent with the high quality environment, as specified in Policies SP3 or E9, E10, and E11.

Tollgate Sawmill, Bishops Waltham (Policy BW3)

### 10.48

A 2.6 ha site of which at least 2.2 ha should be employment use, with a limited amount of enabling residential development if necessary. The employment uses should be research and development (E g(ii)), light industrial (E g (iii)) and storage and distribution (B8). A small amount of general industrial use (B2) will be allowed on part of the site.

Employment development as part of major housing allocations -

### Sun Lane, New Alresford (Policy NA2)

10.49

Approximately 5 ha of land to provide business development was allocated to form part of this 30 ha site. Further work and subsequent planning applications 17/1528/OUT and 23/02845/REM indicate that 3.0 ha of employment land will be delivered.

### Morgans Yard, Waltham Chase (WC1)

10.50

Employment uses to be provided as part of the development of the site for housing. Details will be developed as part of masterplanning of the site and should include employment generating uses to replace some of the existing jobs lost on the site. Further work and subsequent planning application 21/02439/FUL indicated that approx. 1.8 ha of employment land will be delivered.

**Strategic Policy E2**

Spatial Distribution of Economic Growth

New employment floorspace will be encouraged throughout the district to fulfil identified needs in accordance with the vision and objectives of the plan, the spatial strategy, the strategic employment policy E1 and the site allocations listed below:

**Winchester Town Area -**

- Bushfield Camp (Policy W5)
- Winnall (Policy W6)

Mixed use allocations;

- Central Winchester Regeneration Scheme (Policy W7)
- Station Approach Regeneration Area (Policy W8)

As part of major housing allocations;

- King Barton Major Development Area (Policy W1)

**South Hampshire Urban Area -**

- Solent Business Park (Policy SH4)

As part of major housing allocations;

- West of Waterlooville (Policy SH1)

**Market Towns and Rural Area -**

- Tollgate Sawmill, Bishops Waltham (BW3)

As part of major housing allocations;

- Sun Lane, New Alresford (NA2)
- Morgans Yard, Waltham Chase (WC1)

Appropriate growth and maintenance of existing employment within the key settlements will be supported in accordance with the principles set out in SP2.

Outside settlement boundaries economic development will be supported where it supports the diversification of rural economy and limited development consistent with the high quality environment, as specified in policies SP3, E9, E10 and E11.

STRATEGIC POLICY

10.43
10.50

### 10.51

The plan policies in respect of strategies for town centres and developments for retail and other town centre uses have been informed by two recent studies –

- The Retail and Town Centre Uses Study 2020 (RTCUS)
- Employment and Town Centre Uses Study 2024 (ETCUS)

### 10.52

The 2024 Study contains the most up-to-date forecasting in terms of needs for additional retail and other town centre uses and reviewed many of the findings of the 2020 Study. However, both studies should be looked at in conjunction as they focussed on different elements of town centre uses as set out below:

| Issue | 2020 RTCUS | 2024 ETCUS | 2020 &/or 2024 Study |
|---|---|---|---|
| Capacity | Yes | Yes | Use 2024 figures |
| Boundaries of town centres & primary shopping areas | Yes | No | 2020 |
| Hierarchy | Not in detail | Yes | 2024 |
| Larger Centres | Yes & strategies | Health Check & commentary | 2024 & 2020 |
| Local Centres | No | Yes | 2024 |
| Planning Policy Updates for new legislation | No | Yes | 2024 |
| Impact Threshold | Yes & detailed rationale | Review only | 2024 & 2020 |

10.53

The main findings of the 2024 Study are set out below:

- Capacity – need for 395 sqm additional convenience floorspace and 741 additional comparison floorspace over the plan period.
- Hierarchy – Generally appropriate.
- Local Centres – Generally appropriate. Weeke is performing more than expected for a local centre. Kings Worthy is small in terms of its provision.
- Amendment to Policy E7 Maintaining the vitality and viability of town centres to reflect recent legislative changes.
- Confirmation of the 350 sqm impact threshold for retail and leisure uses out of centre. (See Policy E4)

10.54

The detailed capacity findings are set out below –

**Retail Capacity up to 2040 (sqm net sales area)**

| Retail Capacity | 2020 RTCUS | 2024 ETCUS | 2020 &/or 2024 Study |
|---|---|---|---|
| Convenience | 507 | 516 | 395 |
| Comparison | 906 | 1,401 | 741 |

10.55

These figures indicate a reduced need from those identified in the 2020 Study - particularly in respect of comparison shopping - as a result of the changing economic situation and updated expenditure forecasts. The identified need takes account of proposed town centre developments including the regeneration sites within Winchester Town Centre. The most recent study therefore concludes that there is no need to make any additional allocations or expansion of the boundaries of town centres to accommodate the identified need, as the requirement identified is so small and is likely to be met through changes of use between different town centre uses and the redevelopment of town centre sites. The 2024 Study did not identify any specific requirements for leisure or other town centre uses apart from retail.

10.56

In the light of this, the study emphasises the need to be flexible in respect of uses within town centres to maintain and enhance viability and the town centre strategy of the plan set out in E3 follows this approach.

10.57

The 2024 Study also highlighted that long-term forecasting of retail and town centre floorspace is unreliable. Government guidance recommends reviews in ten years. Given the pace of recent structural changes in retailing and the ongoing fluctuations in the economy, the study recommends that caution is applied to the floorspace figures, which gives further emphasis to the need for town centre policies to be flexible and responsive.

10.58

Taken as a whole, the 2020 and 2024 Studies confirm the town centre hierarchy and strategies of the plan are broadly appropriate. The 2024 Study looked in detail at the local centres. It concluded that they were generally functioning as expected. Weeke is currently performing higher than would be expected for a local centre, however it does not offer the range of activities and services that would be expected at a district centre. Kings Worthy centre was found to be smaller than usual for local centres. It is acknowledged that planned developments over the plan period, may change the balance of centres within the district. It is therefore considered that the hierarchy could be considered further in any subsequent review of the Local Plan when larger scale developments will have taken place.

10.59

The other findings of the 2024 Study in relation to plan policy have been incorporated within Policy E7 Maintaining the Vitality and Viability of Town Centres (in respect of new use class and permitted development changes) and Policy E4 Retail and Main Town Centre Uses ~(in respect of impact thresholds).

10.60

In consideration of recent social, economic and legislative changes, town centres will need to change and adapt with retail development being supported by a much wider range of uses and activities, such as green space, leisure, arts and culture and health and social care services combined with housing to create a space based on social and community interactions. The key will be to encourage uses that will generate and increase the footfall, activity and the appeal of the high street with retail development still at the heart of the centre.

10.61

Appropriate uses and activities will be those that support the economy of the centre, including retail, commercial and office and the growing sectors of entertainment, food and drink and tourist development. The main town centre uses as defined in the NPPF will be generally supported, in summary these are: retail, indoor leisure, entertainment, intensive sport and recreation uses (e.g. cinemas, restaurants, bars and pubs, nightclubs, health and fitness) offices, arts, culture and tourism development (including theatres, museums, galleries, concert halls, hotels).

10.62

Other uses that are primarily aimed at visiting members of the public are appropriate within town centres, such as banks, building societies, estate agents and other professional services health and beauty services, such as hairdressers and beauty salons as they generate footfall.

10.63

Uses that attract large numbers of people will be encouraged within the town centres, where they are of an appropriate scale in relation to the centre's role in the hierarchy. Public buildings that serve visiting members of the public, or attract a large number of visitors such as community halls, libraries, administration centres, educational institutions, and religious buildings may also be considered as town centre uses depending on their scale and operation. Policy E7 sets out detailed criteria for new developments, including where particular uses will be encouraged to locate.

10.64

Uses and activities that enhance the visitor experience and increase the attractiveness of centres will be encouraged along with activities that widen the role of centres beyond retail, add to viability and increase vitality. Temporary uses, 'pop up' activities, markets and special events can all add to the vibrancy of centres. Some of these activities will not require planning permission, but consideration will be given to developments that support and assist the promotion of these activities, such as improvements to the public realm, provision of outdoor seating, canopies and outdoor installations etc. Support will be given for the creative economy, which is a vital part of the Winchester economy and Winchester Town in particular.

10.65

The visitor economy is an important element of the economy of the district and facilities should be focussed within the town centres. Winchester City and the historic market towns of the district are attractive to visitors and developments that enhance this role will be supported. This includes hotel development, which will need to be considered in accordance with the sequential test set out in Policy E4.

### 10.66

Proposals that develop and support the night time economy within the town centres will generally be encouraged, such as new entertainment and food and drink offers that can offer a variety of experiences at different times of day. Such uses support the visitor economy and provide useful facilities for residents of the town centres. Activity during the evenings, can mitigate against dead frontages and make the town more welcoming by providing natural surveillance. There can be pollution and amenity issues related to these uses, so they may not be appropriate in all locations and may need particular restrictions in relation to their activities.

### 10.67

Town centres should also be places to live, where that would support the economic functions of the centre and enhance vitality and viability and support the night time economy. Residential development can play a useful supporting role, but it is not a main town centre use and does not contribute towards maintaining active frontages within streets. This will therefore generally be encouraged above ground floor within the primary shopping areas.

### 10.68

Exceptionally, residential development may be considered as part of large-scale regeneration schemes, such as within the CWR. Opportunities to provide specialist forms of housing that would benefit from being within town centres will also be considered, having regard to the effects on the economy and the strategy of the plan.

### 10.69

The centres of Winchester Town, Bishops Waltham, New Alresford and Wickham contain conservation areas. Proposals within these areas will need to maintain and enhance their historic character.

### 10.70

Developments that enhance the quality of the local environment and increase its attractiveness as a place to visit will be encouraged. Proposals that enhance the sense of place will be supported, along with improvements to the built environment, the public realm, or provide public open space. Opportunities should be taken to improve the access to the centres and individual buildings and ensuring that they are accessible to all members of the community including those living with dementia, people with disabilities and reduced mobility.

### 10.71

The town centre hierarchy supports the spatial strategy of the Local Plan, setting out a network of various centres comprising a variety of different scales and roles. Winchester, Whiteley, Bishop's Waltham, New Alresford and Wickham are the higher level centres. Primary shopping areas (PSA) are identified within these centres and are illustrated on the policies map.

### 10.72

PSA are described in national policy as defined areas within town centres where the main retailing activity takes place. These centres serve an important function within the retail hierarchy and it is important that this role is supported where feasible. Retail development will be encouraged to locate within the PSAs of the centres listed above, which form the centre for the purposes of the sequential test in respect of retail development.

10.73

The different town centres of the district have distinct characters that should be supported as described below:

10.74

Winchester Town. The City of Winchester acts as a sub-regional centre and has a wide range of shopping, entertainment, cultural facilities and a significant role as a commercial employment area, particularly within the administrative, public services, health and further and higher education sectors.

10.75

It is important to reinforce Winchester Town's position as a sub-regional shopping centre for comparison shopping by enabling a variety of different retail opportunities to occur with a range of different sizes and configurations of retail units. New retail development will be supported within the town centre and particularly encouraged to locate within the PSA to maintain the concentration of retail development in and around the historic high street. The availability of shopping and independent shops in particular in historic and attractive buildings/setting is key to the attraction of the centre. The historic setting of the city with its conservation area and many listed buildings, means it is a significant attraction for day visitors and overnight stays. Tourism and visitor development will continue to play a large role in its future economy.

10.76

There are a number of areas within the town centre that require regeneration and specific sites and proposals are identified within the site allocation section of this plan. This includes the Central Winchester Regeneration (CWR) which is located in the heart of the city and will play a key role in relation to future proposals around the city centre along with plans for the Station Regeneration Area.

10.77

Whiteley town centre. Whiteley is still a developing settlement. The town centre is modern and purpose-built, having recently been redeveloped. Whiteley town centre is considered of a scale and function to act as a district centre, serving both the town and a larger catchment area for comparison goods. It also provides a wide range of modern attractions such as indoor leisure and recreation, including a large cinema. It has a wide range of food and drink opportunities.

10.78

Bishop's Waltham, New Alresford and Wickham. These market towns 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 and a PSA acts as an important focus for activities. These towns have attractive historic cores, comprising of conservation areas. There are growing centres for food and drink outlets and have established attractions of markets and specific events. They are attractive to visitors and are located nearby to the South Downs National Park. These market towns have potential to increase the role of tourism and visitor-related development and attractions.

10.66 - 10.78

### 10.79

Denmead, Kings Worthy, Oliver's Battery, Stockbridge Road/Andover Road and Weeke. These are at the lower level of centres in the hierarchy and function as local centres, providing clusters of town centre uses within their locality. These centres have a variety of uses and act as important community hubs that provide the opportunity for residents to be able to shop locally for their day-to-day needs and avoid the need to travel. 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.

### 10.80

In addition to the centres identified in this policy, 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 Policy E8.

### 10.81

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 town centre hierarchy.

### 10.82

Specific guidance on how proposals within town centres will be assessed is set out within the development management Policy E7.

**Strategic Policy E3**

Town Centres Strategy and Hierarchy

STRATEGIC POLICY

The Town Centre Strategy is to maintain and enhance the role of centres as thriving areas for community and economic activities and enhance the quality of the environment of the centres.

The required need for retail and main town centre uses development will be met within the identified town centres of the hierarchy, by the development within the site allocations set out in the plan and the approval of new development within town centre boundaries.

The vitality and viability of town centres will be enhanced by encouraging a wide range of uses and activities within the centres, of a function and scale appropriate to their position within the town centre hierarchy.

Within the town centres, the main town centre uses of retail, office, indoor leisure uses, will be supported, along with similar uses that are aimed primarily at visiting members of the public and add to the vibrancy and attractiveness of centres, such as those related to entertainment,

**Strategic Policy E3**

Town Centres Strategy and Hierarchy

food and drink, cultural and art and activities that support the evening and nighttime economy.

Developments that support the visitor economy and tourism, including hotel accommodation, will be encouraged, having regard to the hierarchy and subject to the scale and impact of the proposals.

Residential and commercial development will be encouraged above ground floor level.

Developments will be supported where they:

i. Support the vitality and viability of centres;

ii. Support the visitor experience and support the centres as destinations for shopping, leisure and entertainment activities;

iii. Respect and enhance the existing character of the centres, including the historic character and intrinsic qualities of the built environment within conservation areas;

iv. Would complement and, where possible, make improvements to, the built environment, public realm and incorporate public open space; and

v. Maintain and enhance the existing role of centres as community hubs or for local administration.

New developments and changes of use within the identified centres (listed below & indicated on the Policies Map) will be assessed having regard to the detailed criteria set out in Policy E7 and by taking into account their location and the scale of development proposed, in relation to the town centre hierarchy as set out below:

Sub-regional town centre – Winchester

Town Centre – Whiteley

District Centres – Bishops Waltham, New Alresford, Wickham

Local Centres – Denmead, Kings Worthy, and in Winchester; Olivers Battery, Stockbridge Road/ Andover Road, Weeke.

The boundaries of the identified centres are indicated on the Policies Map. Winchester, Whiteley, Bishops Waltham, New Alresford and Wickham have Primary Shopping Areas within the wider town centre area and these are also shown on the Policies Map. New retail development will be directed towards the Primary Shopping Areas of centres, where one is identified.

STRATEGIC POLICY

10.79 - 10.82

Policy E3

# MAIN TOWN CENTRE USES OUT OF CENTRE

### 10.83

Strategic Policy E4 sets out the council's approach to considering proposals for town centre uses in out of centre locations.

### 10.84

Proposals for the 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 in accordance with the NPPF. Winchester, Whiteley, Bishops Waltham, New Alresford and Wickham have Primary Shopping Areas within the wider Town Centre boundaries, which is relevant for the consideration of retail development, as set out in the NPPF.

### 10.85

Proposals for retail and leisure developments that are outside of defined town centres and have floorspace of 350 sqm gross or more, will also require the submission of an impact assessment.

### 10.86

The 2020 RTCUS found that the current local thresholds within the adopted Local Plan did not prevent the incremental growth of small retail and leisure developments. The thresholds also did not allow the city council the opportunity to identify impacts associated with incremental increases to existing facilities or the change of use or applications to vary conditions on individual units within a retail park. In the light of this, the new 350sqm gross threshold will ensure that proposals for smaller stores and applications to incrementally expand existing edge and out of centre retail offer are appropriately assessed in terms of their potential impact on existing centres. This approach has been confirmed by the ETCUS 2024.

### 10.87

Consideration of impacts on town centres will include assessment of the effect of the proposal on planned or future investment within centres or the overall planning strategy for the centre, including any regeneration sites identified in the Local Plan.

### 10.88

When assessing out of centre applications for retail or large-scale leisure developments, regard will be had to the nature of the use being proposed and any specific format or locational requirements that may apply.

### 10.89

Applicants should agree the scope of any required sequential and impact assessments with the local planning authority prior to the submission of the application.

### 10.90

If such proposals are approved, conditions may be sought restricting the range of goods sold or the exact nature or the proposed use, or permitted development rights may be removed, where considered justified and necessary in order to protect the integrity of nearby town centres and avoid unnecessary development of town centre uses in inappropriate locations.

10.91

Small scale town centre uses that provide a facility or service which is aimed at serving the immediate locality, will generally be acceptable outside of defined centres. When assessing whether a proposal can be considered as a local facility or service, account will be taken of the nature of the proposed use, its value to the local community, its expected catchment and the amount of traffic generation as well as its size. Shops that are primarily intended to service everyday needs such as convenience goods and are under 280 sqm net (c 3,000 ft) in size, are considered provide a local facility under Policy E8 (Local Facilities and Services).

**Strategic Policy E4**

Main Town Centre Uses Out of Centre

Outside of the centres listed in Strategic Policy E3 above, proposals for new or expanded retail and other main town centre uses will be considered where they comply with the sequential test, which requires applicants to demonstrate why the proposal could not be accommodated within a town centre, or – failing that- on the edge of a town centre.

Where the development is for retail or leisure development, an impact assessment will also be required when the proposal is over 350sqm gross.

New or expanded retail development or large-scale leisure development outside of the identified town centres will not normally be permitted unless the requirements of the sequential test and any required impact tests have been satisfied.

Shops or other town centre uses that are considered to provide a local facility or service, will generally be acceptable outside of defined centres.

In all cases, the local planning authority will consider the requirements for town centre uses in relation to the sequential test on a case-by-case basis and applicants will be required to submit sufficient information to enable the sequential test to be appropriately assessed.

STRATEGIC POLICY

10.83 - 10.91 Policy E4

10.92

Strategic Policy E1 sets out the Local Plan approach to the economy within the district. This includes support for a wide range of employment opportunities. Policy E5 below specifically supports the development of traditional employment uses within the industrial and office uses.

10.93

Employment uses are defined as office, industrial and some sui generis uses, as set out in Policy E5 below. It is recognised that there are also a large number of other activities that generate employment that do not fall within this definition. These activities also make a large contribution to the economy of the district and they will be considered in relation the principles set out within Strategic Policy E1.

10.94

Changes to the Town and Country Planning (Use Classes) Order 1987 came into effect on 1 September 2020, through the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

10.95

The Uses Classes Order now has a Commercial, Service and Business Class E. Sub-class g of which consists of the office, research and development and light industrial uses which were previously within the Industrial Class B as set out below;

i. General, office administration use,

ii. Research and development and

iii. Light industrial that can be carried out within a residential area in principle

10.96

Sui generis uses are uses that do not fall within any specified use class. Whether a particular proposal that is sui generis will fall within the terms of this policy will therefore need to be considered on a case-by-case basis. Some activities that are specifically referred to in the legislation as being sui generis, that would fall within the terms of this policy however, are - scrap yards and car breakers yards, fuel stations, car sales sites, retail warehouse clubs and mineral storage and distribution sites.

10.97

Subject to compliance with the policies of the development plan as viewed as a whole, employment development as described within Policy E5 and the text above, will generally be supported within the settlement boundaries of the district. Within the countryside, proposals will be considered in the light of the rural economy approach set out in policies E9, E10 and E11.

10.98

In order to maintain a suitable mix of employment uses across the plan area, it may be necessary to limit permissions to particular use classes of industrial and office development or impose conditions to remove certain permitted development rights, where this would be necessary and reasonable to with regard to the plan strategy and national policy.

10.99

In particular, office/light-industrial development will generally be restricted to use within the sub-class E(g), in order to prevent changes to other uses within Class E which would otherwise be permitted under the GPDO and would be inappropriate within industrial areas or outside of town centres.

10.100

Class E comprises commercial, service and business uses that should first be considered within town centres in line with the sequential approach. Offices [E(g) i] will therefore be carefully considered in accordance with the approaches set out in Strategic Policies E3 and E4 above.

**Policy E5**

Enhancing Employment Opportunities

POLICY

Employment development will be supported within the settlement boundaries, including new development, extensions to existing businesses, modernisation and refurbishment and the redevelopment of existing sites for alternative employment uses, subject to meeting the requirement of other policies in the Plan.

Employment uses are considered to be the following:

i. Offices, light industrial research and development such as can be carried out within a residential area (Use Class E(g))

ii. Industrial, warehousing and distribution (Classes B2-B8)

iii. Some Sui Generis activities where they are employment and business-led, to be determined on an individual basis

Uses that attract significant amounts of visitors or are primarily aimed at visiting members of the public will not generally be acceptable within industrial areas and will be directed to town centres in accordance with the sequential approach. Office development will be restricted to sub-class E(g) in order to prevent unregulated changes to other uses within Class E that are appropriate within town centres.

Permissions may be restricted to particular use classes or sub-divisions thereof and/or restrictions may be placed on permitted development rights where appropriate and reasonable.

Where appropriate, applicants will need to demonstrate that they have taken amenity issues into account and it may be necessary to restrict the range of employment uses within residential areas, or in the vicinity of sensitive uses, such as residential accommodation, health facilities and education sites.

10.92 - 10.100

Policy E5

## RETAINING EMPLOYMENT OPPORTUNITIES

### 10.101

Due to high land values, and the attractiveness of the district as a location and a place to live, there are continuing pressures for the redevelopment of existing employment sites for other uses, particularly residential. Employment uses are therefore particularly vulnerable to redevelopment, and it is important to ensure they are adequately protected to support the economy of the Winchester district.

### 10.102

It is also important to ensure that activities are not developed in inappropriate locations. Retail and other town centre uses that are proposed in industrial areas or on employment sites, will be considered in accordance with the sequential approach set out in Policy E4 above. Residential development is unlikely to be appropriate within general industrial areas.

### 10.103

Other forms of redevelopment may also not be appropriate in employment locations where they do not support the spatial strategy of the plan, or contribute to an unacceptable increase in travel contrary to sustainable travel goals and efforts to reduce carbon emissions. Examples of this may include activities that have large travel implications, such as hospitals or educational establishments. There are a number of existing employment uses on sites within the countryside. These comprise an important component of local employment opportunities across the district and should also be retained where appropriate..

### 10.104

This policy sets out criteria against which changes of use from established, or allocated, employment land and premises should be assessed. This also applies to land or buildings that are currently vacant but were last used for an employment use.

### 10.105

It is recognised that it may not always be appropriate or reasonable to retain employment uses and therefore this policy specifies criteria that will be used to assess the merits of changes of use.

### 10.106

The ETCUS recommends retaining existing employment sites, the onus will be on applicants to demonstrate why that would not be reasonable or practical in any particular case. Policy E6 sets out a number of criteria that will need to be satisfied. It is recommended that applicants approach the council in advance of submitting applications to agree the scope of supporting evidence that will be necessary to determine the application.

### 10.107

The criteria set out in Policy E6 requires exploring the possibilities of using the premises or site for alternative employment uses in the first instance. This will usually include the submission of viability assessments and details of marketing undertaken to demonstrate that the existing or an alternative employment use would not be practical or viable.

### 10.108

The exercise should be able to demonstrate that the price and terms on which the land or premises were marketed were reasonable by comparison with similar examples in the local area. Information should be provided detailing any interest received from potential buyers or tenants since the marketing commenced. Where interest has been received and that interest has not been pursued, this must be documented and submitted with the planning application.

10.109

Proposals should consider the possibilities for relocation of any current businesses on the site. The terms on which any current, or recent occupiers have been offered in relation to the site will form part of the consideration of the proposal.

10.110

Occasionally, it may be desirable for sites not to continue in their current use on grounds of amenity or adverse traffic impacts or other environmental grounds. In these cases, the possibility of alternative employment uses should be considered in the first instance, having regard to the spatial strategy of the Local Plan.

10.111

Proposals that involve the loss of other activities and uses that provide employment, but do not fall within employment uses as defined in Policy E5, will be considered on their own merits, taking into account the overall benefits of the new development compared with the existing use and assessed against the general policies of the plan.

**Policy E6**

Retaining Employment Opportunities

POLICY

Proposals that involve the loss of existing or allocated employment land and floorspace, or land that was last used for an employment use, will only be permitted where it can be demonstrated that continued employment use is no longer practical or viable, taking account of the following considerations:

i. The redevelopment potential for other employment uses including the scope for intensifying or providing an effective use of the site or building, and the potential to improve and extend the range of modern employment floorspace;

ii. Whether the building or use meets, or could meet, a specific local business requirement - such as providing low cost start up accommodation;

iii. The potential of the site or building to be developed for a mixture of uses, that include a significant amount of employment;

iv. The impact of continued employment use on the local environment and amenity;

v. The suitability of access arrangements for the site/ buildings, by road and public transport; and

vi. The benefits of the proposed use compared to the benefits of retaining the existing use.

Proposals that involve a loss of employment use will be expected to demonstrate that the factors set out above have been satisfactorily addressed. As part of the assessment of proposals, applicants will be expected to provide viability assessments of the sites and evidence of the appropriate marketing of sites for potential employment uses. Marketing should be undertaken for at least 12 months.

10.101 - 10.111 Policy E6

10.112

Locating uses together that attract large numbers of people generally has the most benefit in terms of sustainability. The vitality and viability of centres is best served by the clustering of complementary uses together in order to promote visits and encourage linked trips. This principle applies whatever the size of the centre. Changes of use from main town centre uses do not generally improve the vitality and viability of the centre but may exceptionally be considered where they meet the criteria set out within the policy.

10.113

Proposals should contribute to the maintenance of active frontages within centres, particularly on the main high streets or town squares where footfall is the most important, by installing windows and doors on the main frontages and avoiding areas of blank façade.

10.114

Uses such as pubs, nightclubs, hot food takeaways are generally appropriate and supported within town centres, however as they may result in adverse amenity or pollution issues, they will be carefully controlled and limits on the hours of operations may be appropriate in particular locations, taking account of the character of the vicinity.

10.115

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.

10.116

Residential development can play a useful supporting role in supporting centres, but is not a main town centre use. This will generally be encouraged above ground floor, along with commercial uses that support the function of the town centre. It is important that residential development is able to achieve acceptable living standards for future occupiers. Residential development may not always be feasible where it is difficult to achieve safe access for residents, or where necessary conversion would not be compatible with the maintenance of the historic features of listed buildings.

10.117

Uses other than residential that make use of empty floor space above ground floor level, or behind street frontages will be encouraged where they support the viability and vitality of the centre, including the main town centre uses, offices and professional services, galleries, studios, workspace for creative industries and studios, community uses, health services. Any other uses will need to demonstrate their contribution to the vitality and viability of the centre.

10.118

Office and light industrial uses will not always be appropriate within town centres or the main shopping street, where they do not contribute positively to the vitality and viability of the function of the centre.

10.119

In order to achieve and preserve a suitable mix of uses and avoid areas of ‘dead frontage’ or over-concentrations of specific uses, it may be necessary to limit permissions to particular uses or sub-classes, impose conditions on permission relating to restricting range of goods or activities, or remove permitted development rights, where it is necessary and reasonable to do so.

10.120

New development, including demolition and redevelopment and changes of use, should not have adverse effects on the character of the centre. The town centres of Winchester, Bishops Waltham, New Alresford and Wickham are conservation areas and also contain listed buildings. Proposals in these locations must protect and enhance the character and appearance of the conservation areas. The effects of necessary internal changes will need to be taken into account in relation to listed buildings.

10.121

Planning applications and applications for prior approval within the conservation areas will be assessed against the requirement to protect and enhance the appearance of the character of the area. This will include consideration of the effects of the proposal on the vitality and viability of the centre, in terms of how it may effect the existing commercial character of the centre, as well as the effects on the built environment and historic interest.

10.122

Notwithstanding any special considerations that may apply in relation to historic settings, developments should ensure they are accessible to all members of the community. Proposals that make use of the public realm, such as pavements and pedestrianised areas, should pay special attention to the needs of all members of the community including those living with dementia, people with disability or those with reduced mobility. Appropriate street furniture and careful siting can assist with this. Sensitively designed lighting can be used to enhance security and surveillance within centres. Detailed guidance can be found in the Design topic, the High Quality Places SPD or its successor and any local Design Guides or Codes that cover the relevant location.

10.123

Primary Shopping Areas (PSA) indicate where retail development is concentrated within town centres. The close proximity of retail and related activities supports linked trips which enhance the overall vitality and viability of centres. These uses benefit from being clustered together with minimal breaks in active frontage to encourage footfall.

10.124

Within the PSA, to support the core function of the area, it is particularly important that vitality and viability is maintained during usual shopping hours. Therefore, proposals that result in a loss of retail or other Class E uses within the PSA will be required to demonstrate how they will contribute to the daytime vitality and viability of the centre.

10.125

Furthermore, as the core area identified for retail and related commercial activities, it is important that these uses within the PSA are retained where possible. Proposals that result in the loss of these uses will therefore also have to demonstrate to the satisfaction of the local planning authority that the premises are no longer required for such uses by means of marketing evidence and viability assessments.

10.126

When considering planning applications for change of use, account will be taken of the suitability of the unit concerned, the period of any vacancy, adequacy of the marketing of the unit, and footfall volumes and patterns.

10.112 - 10.126

**Policy E7**

Maintaining the Vitality and Viability of Town Centres

POLICY

New development within the centres identified in the town centre hierarchy set out in Strategic Policy E3 should reflect the strategy of E3 above and enhance the vitality and viability of the centre. As part of the assessment of proposals, applicants may be required to demonstrate how their proposal will enhance vitality and viability. Viability assessments of the site may be required (as set out below) if the local planning authority considers the proposal is likely to have an adverse effect on vitality and viability.

Permissions may be restricted to particular use classes or sub-divisions thereof and/or restrictions may be placed on permitted development rights where appropriate and reasonable.

Within the Primary Shopping Areas of Winchester, Whiteley, Bishop's Waltham, New Alresford and Wickham, as defined on the Policies Map, activities within the main town centre uses will be encouraged and the loss of main town centre uses at ground floor level will be resisted. Residential development will be permitted above ground floor, where the proposal will result in safe and acceptable standards of living for residents.

Proposals for a change of use or the redevelopment of premises away from retail or other Class E uses, will only be supported where it can be demonstrated that:

i. The proposal will contribute to the centre's vitality and viability during daytime trading hours; and

ii. Proportionate evidence has been provided to demonstrate that the premises are no longer required for retail or other Class E uses.

As part of the assessment of such proposals, applicants will be expected to provide viability assessments of the site and evidence of the appropriate marketing for alternative town centre uses. Marketing should be undertaken for a minimum of at least 12 months.

# LOCAL SHOPS, FACILITIES AND SERVICES

### 10.127

Local services and facilities provide an important function in supporting the viability and viability of local neighbourhoods, the market towns and more local service centres. Outside of the settlement's areas, local services and facilities can provide a vital role in supporting local communities and more isolated areas.

### 10.128

The availability of local services and facilities supports the self-sufficiency of areas and reduces the need for unnecessary travel. Maintaining a network of local services and facilities supports the council's goal of reducing carbon emissions, the overall strategy of this plan and the Carbon Neutrality Action Plan.

### 10.129

Within the rural area, the provision and retention of local services and facilities is particularly important, where there is often a lack of choice and easily accessible alternatives and may be limited opportunities for public transport to access wider areas. Some facilities and services may be particularly critical in certain communities, such as the local school, shop or pub or health centre.

### 10.130

It is therefore important to retain any existing provision at the same time as encouraging new facilities and services.

## LOCAL SHOPS, FACILITIES AND SERVICES

### 10.131

Local services and facilities fall into the following categories:-

- Community centres and village halls;
- Indoor sports and recreation facilities, including allotments;
- Educational, health and care establishments (including nursing/care homes);
- Premises for the emergency services, public utilities and infrastructure;
- Local pubs and shops;
- Libraries, cultural and arts facilities;
- Churches, places of worship and cemeteries/burial grounds.

### 10.132

The above list is illustrative and is not considered exhaustive. Convenience stores, mostly selling essential goods, including food, that are less than 280 sqm (floorspace) in size are considered to provide a local facility.

### 10.133

Because of the need to conserve the district's undeveloped countryside, development is generally limited to that which has an operational need for a countryside location or for extensive areas of undeveloped land. 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.

### 10.134

Examples of such development may include community or education facilities, premises for emergency services or development by statutory undertakers and public utility providers.

### 10.135

Shops, pubs, arts and cultural services and facilities that attract visiting members of the public are town centre uses, which should be located with regard to the town centre hierarchy of Strategic Policy E3 and detailed considerations set out in Policy E4. These uses are not generally appropriate within the countryside, due to their traffic implications and impacts on the rural character.

### 10.136

Exceptionally such uses may be considered as part of rural economic development or tourism as set out in policies E9 – E11 below. Such proposals will not fall within the terms of this policy as they are not primarily aimed at providing a service or facility for local communities.

### 10.137

Due to the importance of retaining local facilities and services, proposals that involve the loss of a local facility or service will be expected to demonstrate that it is not practical or viable to retain the facility or site in the existing use or a use that would benefit the local community.

10.138

Applicants will be expected to provide evidence of why it is not practical or viable to retain the facility or service, such as recent accounts and business plans. Evidence should also be submitted that the potential for altering the business model and making full use of the premises and site in order to make it viable have been fully explored. In the case of shops and pubs there may be the potential to use parts of buildings for alternative supporting uses or make better use of ancillary rooms or outbuildings within the site.

10.139

In cases where services and facilities are no longer commercially viable, they have occasionally been taken over by the local community. Examples include local shops and pubs. Therefore, sites should be offered for community purchase. Communities can ask their local council to register local facilities – such as pubs - as Assets of Community Value (ACV) and information is provided on the city council's website of the process for this: www.winchester.gov.uk/community-recreation/crtb

10.131 - 10.139

### 10.140

Where the sale involves an ACV the nominator and wider community will be informed about the proposed sale (or long-term lease). The community has six weeks to express its interest in making a bid and can then prepare and submit a full bid within six months. Any community bids will then be considered along with any other bids. The owner is under no obligation to sell the property to the community and can sell to any bidder at any price. The successful bidder then takes over ownership of the property. The City Council has a list of Assets of Community Value on the web site: winchester.gov.uk/community-recreation/crtb.

### 10.141

Applicants will be expected to provide evidence of the marketing of the site in support of their proposals. This will include viability assessments and details of the marketing undertaken, such as the terms and conditions under which the site was marketed, where and for how long the site was marketed. Marketing should be undertaken for a period of at least 12 months.

### 10.142

When considering applications that involve the loss of services and facilities, the council will take into account the accessibility of suitable alternative facilities. The access by sustainable and active travel will be part of this considerations, as will physical distance. The lack of any suitable alternative facilities within rural settlements, or nearby settlements will be a key consideration.

### 10.143

Facilities such as shops and pub and health centres, can play a vitally important role in the vitality and viability of settlements and local communities. They have the potential to act as hubs and meeting places for the local community, often in combination with other activities. The City Council will therefore consider carefully the role that the premises/site do or could provide as part of the assessment of any application.

**Policy E8**

Local Shops, Services and Facilities

STRATEGIC

Proposals for the development of new, extended or improved facilities and services will be supported in accordance with the Local Plan vision SP1 and objectives and the spatial strategy set out in SP2. Within settlements, facilities and services that do not serve a local function should be located within the centres in accordance with Strategic Policy E3 above.

In the countryside, shops, pubs, arts and cultural services and facilities that attract visiting members of the public will not generally be permitted, except within the terms of Policy E10 below.

In the countryside, the development of essential facilities and services to serve local communities may exceptionally be permitted, where they comply with the plan as a whole and:

**Policy E8**

Local Shops, Services and Facilities

POLICY

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. There are no unacceptable impacts on the natural environment or the rural character of the area.

Development proposals should not threaten or result in the loss of premises or sites used to provide services and facilities unless it can be demonstrated that:

i. The site/premise is not required because the service or facility has been satisfactorily relocated or is no longer needed to serve the locality;

ii. The service/facility is no longer practical or viable and cannot be made so; and

iii. The site or building has no reasonable prospect of being used for an alternative service or facility which would benefit the local community.

As part of the assessment of proposals, applicants will be expected to provide viability assessments of the sites and evidence of the appropriate marketing for alternative services or facilities. Marketing should be undertaken for a minimum of at least 12 months.

When considering proposals, account will be taken of:

i. Whether the loss of the service or facility would cause harm for those living within the neighbourhood, settlement, or rural catchment with a reasonable need to access such facilities in the future;

ii. Whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of the settlement;

iii. The role that the facility provides – or could provide – within the local community, including whether the facility is an Asset of Community Value, and

iv. Whether the loss is part of an agreed plan to provide improved local services in equally accessible location.

Any alternative uses or proposals for sites and premises will be assessed with regard to the spatial strategy and strategic policies of this plan.

10.140 - 10.143

Policy E8

# ECONOMIC DEVELOPMENT IN THE RURAL AREA

### 10.144

The spatial strategy sets the context for development across the plan area, as part of which development within the countryside will be strictly controlled. Strategic Policy E2 sets out the economic aspects of the spatial strategy, including the rural area.

### 10.145

The rural character and the high quality of the local environment of the district's countryside is a much-valued asset. It is important that developments within the countryside do not harm the integrity of this asset. The rural economy is also a valued aspect of the district. The GEDS seeks to develop a lower carbon economy, with opportunities for small scale business development in sustainable locations, growing the green economy, supporting low carbon infrastructure and the development of Sustainable Tourism and Cultural Strategies.

### 10.146

In recognition that the rural area is different to the urban parts of the district, there is justification for widening the scope of economic development allowed in a manner that respects the valued aspects of the rural character. This can be in the form of supporting the expansion of existing facilities which will widen rural employment opportunities. This will enhance the development and viability of local service centres and can enable local clusters of complimentary activities.

### 10.147

Local employment opportunities can help to support the Local Plan aim of reducing carbon emissions, by reducing the need to travel, provided they are carefully located in relation to nearby facilities and services and local transport routes that will support active travel. Therefore, development should be assessed in accordance with these principles.

### 10.148

A balanced approach will need to be taken, using the principles set out in this policy against the objective of preventing unacceptable harm to the rural environment.

### 10.149

There are strict limits to development outside settlements. Accordingly, Policy E9 focuses on the re-use of existing buildings, with limited new development in the specific circumstances as set out in the policy.

### 10.150

Where proposals are put forward outside of settlements, they must be supported by a statement and robust business plan setting out the operational/functional need for the scale of development proposed and the justification for its location including, an assessment of other potential sites and buildings that have been considered. Any such development should be appropriate to the proposed location in terms of scale and must not have an unacceptable impact on the character of the countryside or the form and setting of the settlement.

10.151

The contribution that proposals could make to enhancing the vitality and viability of nearby settlements will be taken into consideration. In order to promote sustainable development and minimise car travel, proposals should be located so as to allow for access by active travel where possible. The contribution that proposals will make to the development of the 20 minute neighbourhood will be taken into consideration when assessing the benefits of proposals.

10.152

Proposals that will contribute to the development of hubs that service the local area will be favourably considered. There are benefits to developments co-locating, subject to the resulting scale of environmental impacts. Rural enterprise hubs where a number of small businesses are located in a cluster with shared broadband connection and other essential facilities are of value, making use of existing employment sites or rural buildings, such as farm complexes.

10.153

In order to minimise additional impacts on the local environment, all proposals should explore the possibilities of using existing buildings in the first instance. There are often redundant farm buildings which can be utilised, rather than adding new built development to the landscape. It may be necessary to extend them to use for economic development. Where new or replacement buildings are required, where possible they should be in close proximity to an existing group of buildings and the siting, form, scale, design and external materials of the new buildings should not detract from the existing buildings nor the character of the surrounding area.

10.154

It is recognised that existing buildings may not always be visually attractive or appropriately sited and it may occasionally be of overall benefit to the environment to construct new buildings or redevelop the site.

10.155

Strategic Policy E1 supports the development of more localised working and working from home. Extensions of residential properties to enable business activities and proposals for small scale economic development within the curtilage of existing residential properties will be supported, subject to careful consideration of visual intrusion, the physical scale of development proposed and the nature of any proposed business. Developments that adversely impact on the amenity of the area will not be supported.

10.156

The city council wishes to encourage new forms of development to develop a new greener low carbon economy. This is line with the Carbon Neutrality Action Plan and the GEDS. Locations will be required for decentralised energy generation and storage. It is acknowledged that some of these developments may have impacts on the environment, so location in association with existing development such as farms may be helpful.

10.144 - 10.156

# ECONOMIC DEVELOPMENT IN THE RURAL AREA

### 10.157

In relation to new development related to the green economy, special consideration will be given to the contribution of the proposal to the national energy strategy, reduction of carbon emissions or other mitigation of the effects of climate change, when considering the merits of the proposal. The weight of any benefits will be weighed against any harmful effects on the character of the rural area.

### 10.158

All proposals for economic development within the countryside will be assessed in the context of their impact on the rural character. The visual impact of proposals, the suitability of the site and access to it and the amount and type of traffic generated by the proposal will be taken into consideration. Issues of noise, light and other pollution will be important in view of the countryside location.

### 10.159

Economic development within the countryside should comply with the plan as a whole, with particular attention to policies that maintain and enhance the character of the rural area and the natural environment (Policies NE1-NE17 and also those relating to sustainable transport (Policies T1-T4) and pollution (Policy D7).

### 10.160

In order to protect the character of the rural environment and prevent the future development of unacceptable uses or forms of development, conditions may be imposed restricting the range of uses, and permitted development rights in relation to changes of use and physical extensions may be imposed where they are justified and reasonable.

**Policy E9**

Economic Development in the Rural Area

POLICY

Outside of the defined settlement boundaries, the primary consideration is that new development must not have an adverse effect on the rural character of the area and be compatible with the need to preserve and maintain the quality of the natural environment.

Economic development outside of settlements will be supported when:

i. The development has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or

ii. The proposal is for the purposes of business use in association with residential accommodation within the same curtilage; or

iii. The proposal is for the reuse of existing rural buildings for employment or visitor accommodation; or

iv. The development will be solely within the confines of established purpose built industrial estates; or

v. The proposal is for the use of existing buildings - including extensions to such buildings - in order to facilitate the expansion onsite of established businesses or to meet an operational need.

**Policy E9**

Economic Development in the Rural Area

POLICY

Proposals for additional buildings in association with existing businesses will be considered where it can be demonstrated that there is a need for the development and that this need cannot be provided within the existing buildings on the site or extensions to such buildings.

The redevelopment of existing sites/ buildings on established business sites may exceptionally be considered where proposals relate to established businesses on the site and it can be demonstrated that existing buildings will not meet the requirements of the business.

Proposals for new industrial and commercial development outside the settlement boundaries that do not fall within the above criteria will not usually be permitted. However, proposals may exceptionally be considered where the following criteria can be satisfied:

i. There is a recognised and demonstrable need within the locality, for the development proposed;

ii. Sequentially preferable sites are not suitable or available; and

iii. The site is well related to a nearby settlement and in a sustainable location.

Where planning permission is required, extensions of residential properties to enable business activities and proposals for small scale economic development within the curtilage of existing residential properties in the countryside, will be supported, subject to careful consideration of visual intrusion, the physical scale of development proposed and the nature of any proposed business.

All proposals for economic development within the countryside will be assessed in the context of their impact on the rural character and the suitability of the location and the nature of the development proposed, including access to the site.

Where planning permission is required, permissions may be restricted to particular use classes or sub-divisions thereof and/ or restrictions may be placed on permitted development rights where appropriate and reasonable.

Proposals that may be acceptable in principle will nonetheless be refused if they result in unacceptable impacts on the rural environment.

10.157 - 10.160

Policy E9

## FARM DIVERSIFICATION

### 10.161

Agriculture and land related activities are appropriate uses in rural locations. The need to address climate change issues including flooding, loss of biodiversity, and the development of new food sources and products are creating new challenges in the rural areas. Wider economic and societal changes may also result in new activities in traditional agricultural areas.

### 10.162

There are also opportunities to take advantage of these wider changes in a positive way, to promote a more diverse rural economy and to move towards a more low carbon green economy. This may involve new forms and scales of development in rural locations. Examples would include renewable energy schemes, which will be supported where they do not have unacceptable impacts on the local environment. Agrivoltaic projects allow for farming to continue in association with solar energy production.

### 10.163

The city council seeks to support the viability of existing enterprises with policies that are sufficiently flexible to meet the anticipated challenges in agriculture and the rural economy and provide wider benefits in terms of sustainability and carbon reduction.

### 10.164

Within the bounds of planning legislation, farm diversification proposals will therefore be considered with regard to a number of factors, including the continuing viability of the farming enterprise, impacts on the local environment (including impacts from increased levels of activity and traffic generation) improvements in local food production and supply chains, the need to preserve productive land and any wider benefits in terms of carbon reduction and climate change mitigation.

### 10.165

In order to maintain the character of the countryside, new built development is generally kept to a minimum. Where permission is required for development on agricultural land, proposals should therefore use existing buildings where possible and provide justification where this is not the case. Diversification may require additional built development, or re-development. The case for this should be evidenced by viability assessments and farm plans.

### 10.166

Typically farm diversification provides for tourism and leisure activities, and in some cases the sale of farm produce. Other activities include small-scale industrial and commercial uses.

### 10.167

Proposals that attract visitors to the farm (e.g. retailing, cafés, visitor activities, education and leisure activities) are considered in Policy E11 (Visitor-related Development in the Countryside) The Natural Environment section of the local plan contains a number of policies that are relevant in relation to leisure and recreation activities in the countryside, such as NE12 (Equestrian Development).

### 10.168

Proposals for renewable and low carbon energy schemes, including solar farms, will be assessed against Policy CN5.

### 10.169

Proposals for industrial and commercial development, such as offices, workshops and storage and distribution will be assessed with regard to Policy E9 (Economic Development in the Rural Area).

10.170

The setting-aside of land for biodiversity benefits, such as habitat creation, soil regeneration and nitrate or phosphate mitigation, or for carbon sequestration or flood risk mitigation, will generally be supported as part of farm plans although in isolation such initiatives are likely to fall outside of the planning regime. These may assist in the viability of land holdings as well as providing benefits in relation to biodiversity and the mitigation of climate change.

10.171

Promotion of sustainable forms of agriculture which include environmentally sensitive organic and locally distinctive food production together with its processing, marketing and retailing will be encouraged as part of a thriving and diverse rural economy.

10.172

Development related to produce from the farm and the local area may be supported along with development that brings benefits to the local community and economy beyond the farm itself. Small scale produce or farming-related activities, e.g. micro-breweries, vineyards, bakeries etc may be acceptable dependant on exact nature of the activity.

10.173

However, some forms of development such as large-scale food processing may be of such a scale that they should be located in industrial locations. This is due to their visual impacts, possible noise, light, additional transport movements and other pollution. These uses are more akin to factories and may also have unacceptable levels of traffic from deliveries and employees. They should be sited where they are accessible by sustainable transport.

**Policy E10**

Farm Diversification

POLICY

Farm diversification will generally be supported, and should utilise existing buildings in the first instance, where practical and feasible. Proposals will be expected to justify why existing buildings cannot be used. Additional buildings will only be permitted where it is demonstrated they are essential.

Common forms of farm diversification include visitor accommodation and farm shops. Farm shops should primarily sell products from the farm and nearby area.

Diversification proposals that support the development of a low carbon economy are generally welcomed subject to unacceptable impacts on the local environment. These can take a variety of forms involving new uses for land or new constructions and can assist in supporting the viability of the farm. Diversification that provides biodiversity benefits or contributes to climate change or pollution mitigation will be encouraged and supported.

Additional new development on agricultural holdings that will enhance the viability of the existing farm may also be acceptable, including the development of buildings and associated uses that use produce from the farm or farms from within the local area, such as food processing operations, subject to careful consideration of their scale and impacts.

Proposals for diversification on agricultural holdings should provide evidence to indicate how the development will assist in the continued viability of the enterprise.

Complete redevelopment of agricultural holdings may exceptionally be justified on grounds of viability and should be for other economic uses and in a form that is acceptable in the rural environment.

10.161 - 10.173

Policy E10

# VISITOR-RELATED DEVELOPMENT WITHIN THE COUNTRYSIDE

### 10.174

The visitor economy is an important part of the rural economy of the Winchester district and this is expected to grow.

### 10.175

Opportunities exist to make use of the natural assets and beauty of the area and take advantage of links to South Downs National Park and the wider south-east area, the coast, and relative accessibility to London and regional airports. Visitors are attracted by the natural beauty of the area, its rivers and countryside, the historic attractions of Winchester City and traditional character of the market towns and attractive smaller rural settlements. There are unique activities which attract visitors such as vineyards, recreational fishing areas and opportunities for recreation on local rivers such as the Itchen and Hamble. Also of note are a number of large country hotels that attract visitors and business/ conference uses.

### 10.176

The SDNP plays an important and unique role within the district. The SDNP is located in the south-eastern part of the district and extends up to the boundaries of the City of Winchester, Bishops Waltham and New Alresford and comprises approximately 40% of the land area of the district as a whole. Although the SDNP area is not part of the Winchester Local Plan area, the importance of the SDNP is recognised and this is particularly so in relation to the visitor economy. The SDNPA similarly recognises the potential of the towns listed above to act as gateways into the National Park. The Winchester Local Plan encourages visitor-related development in and around these towns where it is in accordance with the plan and will take into consideration the potential to enhance links into the National Park from these areas.

### 10.177

Visitor-related activities can make a valuable contribution to the sustainability and viability of rural settlements from the smaller rural villages to the larger market towns. The visitor economy supports local food and drink business in the rural area, such as rural pubs and restaurants, attractions associated with local farms, such as around farm shops. Such businesses can enhance the local economy, supporting the local supply chain and providing local employment. The visitor economy can also assist in supporting the viability of sustainable travel options in these areas through their increased custom.

### 10.178

There are opportunities for event venues in association with existing buildings, attractions or in an attractive location. Visitor development may enable the restoration or enhancement of historic buildings and other heritage assets. Visitor accommodation and associated leisure activities may form part of farm diversification plans. New opportunities may arise in relation to eco-tourism proposals that benefit the environment. There are also opportunities for development in association with long-distance walking, cycling and equestrian routes into the SDNP and beyond.

### 10.179

Larger-scale developments such as hotels should be situated within settlements and other policies of the plan cover these – particularly E3 (Town Centres Strategy and Hierarchy) and E7 (Town Centres).

10.180

This policy considers development outside of settlements, where development is strictly limited. Accordingly, it is necessary for proposals to outline the benefits to the local economy as part of the justification for their proposals, including when proposing additional development in relation to existing accommodation or facilities. In order to minimise impacts on the rural environment, proposals should make use of existing buildings in the first instance and will be expected to provide justification when this is not the case.

10.181

As well as considering the impacts of proposals, the council will take into account any benefits that the proposal may provide such as in relation to improvements to biodiversity, such as habitat creation, restoration of historic buildings and features or enhancements to active travel routes in the area. Applicants should therefore set out any such benefits as part of their proposals.

10.182

A variety of accommodation is necessary to provide for the varied needs of visitors, ranging from hotels, to bed and breakfast and self-catering accommodation, to camping and caravanning sites. Larger scale hotels are directed to towns and village centres to support the range of activities there and where they are more accessible by a variety of means of transport and sites are more likely to be available to accommodate their larger footprint.

10.183

There is a need for a range of smaller scale accommodation to support the rural visitor economy. For some of these forms of development, their situation in isolated locations, or away from built areas is part of their appeal. However, these may have the potential for disproportionate impacts on the local environment so will need to be carefully controlled. The situation in relation to existing settlements, local attractions and long-distance routes will be taken into consideration when considering the appropriateness of the location in relation to the creation of rural hubs and support for 20 minute neighbourhoods. The accessibility of the site by existing active travel and sustainable travel means will also be considered as contributing to carbon reduction.

10.184

Important factors will be the amount and scale of development in terms of its visual impact. Even camp sites may have ancillary facilities such as amenity blocks, site shops or cafés which will also have an impact, both visually and in terms of potential pollution issues from light, sound, and traffic generation.

10.185

The location of the site in terms of accessibility and traffic generation will be very important. Limits may need to be imposed on the amount of development permitted as a result – to mitigate negative environmental impacts and minimise traffic issues. Long-term management plans may be sought to ensure that the proposals support the characteristics of the rural environment.

# VISITOR-RELATED DEVELOPMENT WITHIN THE COUNTRYSIDE

**Policy E11**

Visitor-Related Development within the Countryside

POLICY

Visitor related development, including accommodation and improvements and associated development to existing visitor attractions and accommodation in the countryside will be supported where the proposals are in accordance with the development plan, promote the rural economy and contribute positively towards the ongoing protection and enhancement of the countryside.

Proposals will be expected to make use of existing buildings in the first instance. Proposals which involve new buildings should provide justification as to why it is not feasible to use existing buildings.

Proposals will be expected to provide evidence to support new development in terms of the benefits to the local economy and demonstrate how the proposal will minimise impacts on the local environment, by its location, scale and detailed design.

Traffic assessments of proposals will be necessary and travel plans will be required to show how impacts can be mitigated.

Where proposals are being proposed as part of ensuring the viability of existing commercial development within the countryside (such as pubs or food and drink facilities) this should be made clear in the application.

Any benefits of proposals in terms of enhancing sustainable and/or active travel opportunities in the area, or improvements to the local environment and biodiversity will be taken into account as part of considerations of proposals.

In assessing proposals for overnight accommodation within the countryside, account will also be taken of the following factors:

i. Potential to use existing buildings.

ii. Location in relation to existing settlements, local attractions, other visitor and tourist uses and long distance sustainable and active travel routes.

iii. Accessibility by active travel and sustainable transport.

iv. Scale of development in relation to the character of the area and the characteristics of the site, and

v. The suitability of local infrastructure and access arrangements.

Visitor accommodation that is of a large scale in terms of its physical size or the amount of traffic it generates will not be appropriate within the countryside. Hotels should be located within settlements. Residential or commercial uses, proposed in association with tourism, recreational and leisure developments in the countryside, but not directly essential to their operation, will not be permitted.

# DEVELOPMENT ALLOCATIONS

YOUR PLACE YOUR PLAN.
Winchester District Local Plan

# DEVELOPMENT ALLOCATIONS THAT ARE NEEDED TO MEET THE DEVELOPMENT STRATEGY

11.1

The following section includes details of the sites that are required to meet the city council's development strategy.

11.2

In many cases, allocations in the existing development plan are being carried forward where they have not been substantially completed. The Council has undertaken a review of those allocations which do not yet have planning permission to consider if the allocation should be retained within the development strategy. It has also undertaken a light touch review of those allocations policies and criterion for development. In some cases development has commenced and may be substantially underway. However, for the purposes of ensuring there remains a planning framework in place throughout the period of delivery, those allocations have also been carried forward. Care has been taken to ensure that completions and remaining extant permissions have been accounted for, to ensure there is no double counting. Further details are set out in a housing supply table for each settlement and in the individual site allocations policies.

11.3

In a number of cases, particularly the larger site allocations in Winchester, there is a requirement in the site allocations policy to prepare a masterplan which will provide a clear platform for the preparation of planning applications.

11.4

As outlined in the topic of High Quality, Well Designed Places and Living Well, well-designed places and buildings come about when a rigorous design process follows the ten characteristics in the National Design Code. It is essential that masterplans are prepared with the full involvement of landowners, local communities and all other interested parties and are agreed by the council.

## IMPORTANT

It is important that the site allocations policies that have been included in the next section are read in conjunction with other general development plan policies in the Local Plan and the National Design Code.

## MAP KEY

The colour of the site is related to whether it is a site proposed to be newly allocated or a site carried forward from the current Local Plan.

Green = Carried Forward Sites

Amber = New Sites

# DEVELOPMENT ALLOCATIONS WINCHESTER

YOUR PLACE YOUR PLAN.
Winchester District Local Plan

# WINCHESTER SITE ALLOCATIONS:

## 12.1

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, as defined on the Policies Map. 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.

## 12.2

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.

## 12.3

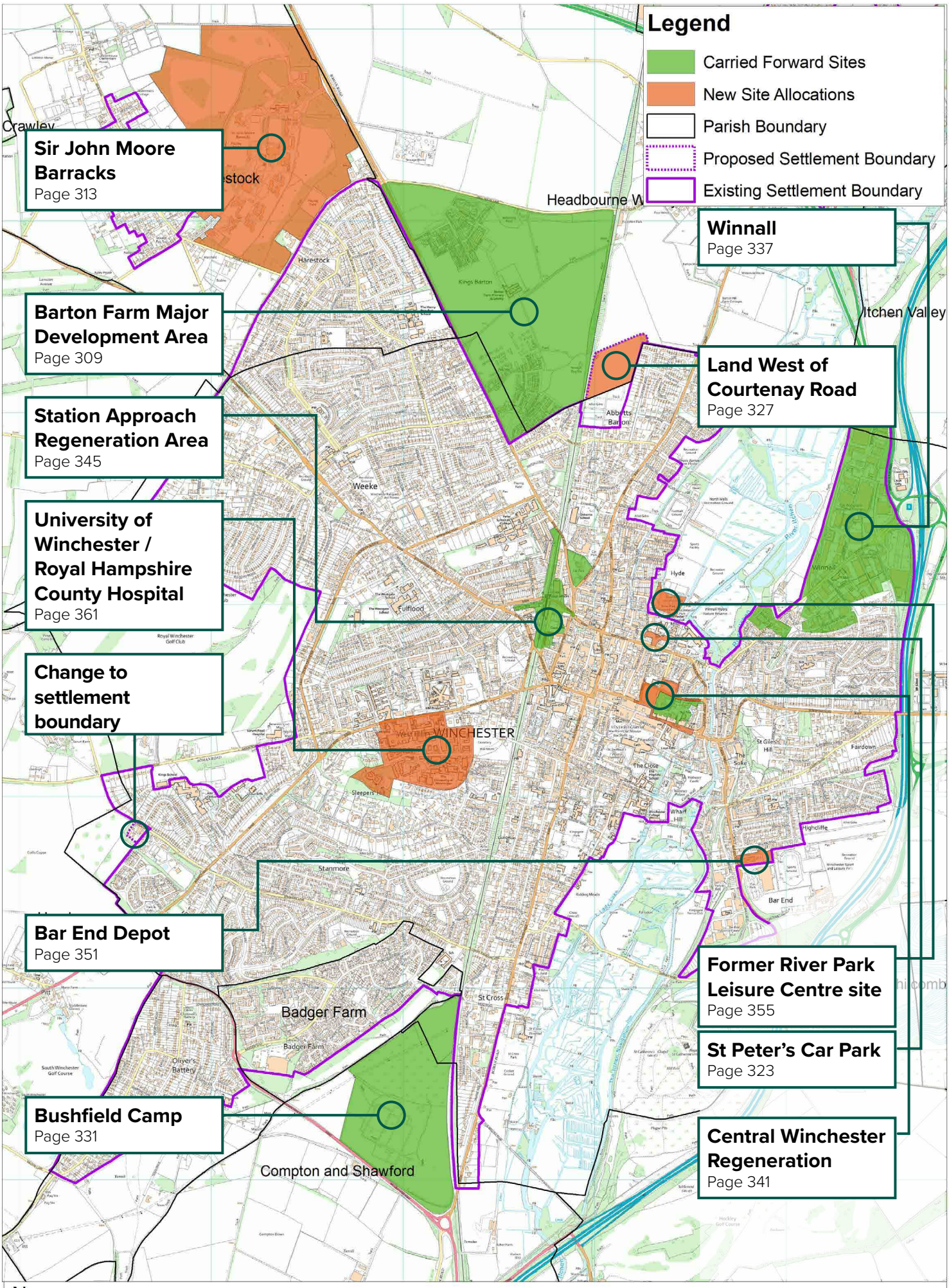
The development strategy for the Town is set out in Policy SP2, namely to meet the needs of the whole community and to ensure that the local economy builds on its existing and growing strengths in higher education, creative and media industries, and other knowledge-based activities, whilst respecting the town's special heritage and setting. The site allocations and other policies in this section seek to implement the development strategy.

## 12.4

It is expected that there is capacity for the development of about 5,640 dwellings in Winchester Town, which can be achieved as follows:

| Winchester Town Housing Sources | No. of dwellings |
|---|---|
| Net completions in or adjoining settlements (2020 – 2023) | 879 |
| Outstanding permissions (at 2023) (excluding Barton Farm) | 328 |
| Windfall allowance | 1,035 |
| Student Accommodation (dwelling equivalents) | 200 |
| Local Plan allocation carried forward (Policy W1, Barton Farm) | 1,541 |
| New Local Plan allocation (Policy W2, Sir John Moore Barracks) | 900 |
| New Local Plan allocation (Policy W3, St Peter's Car Park) | 30 |
| New Local Plan allocation (Policy W4, Courtenay Road) | 150 |
| New Local Plan allocation (revised carried forward allocation) (Policy W7, Central Winchester Regeneration area) | 300 |
| New Local Plan allocation (revised carried forward allocation) (Policy W8, Station Approach area) | 250 |
| New Local Plan allocation (Policy W9, Bar End Depot) | 30 |
| **Total Provision 2020 - 2040** | **5,643** |

CLICK ON MAP ALLOCATION TO SKIP TO PAGE




Winchester Town

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# HOUSING ALLOCATIONS - BARTON FARM MAJOR DEVELOPMENT AREA

**Area:**
Winchester Town

**Name of Site:**
Barton Farm Major Development Area

**Location:**
Andover Road/Wellhouse Lane

**Size:**
Size: 93.1 hectares

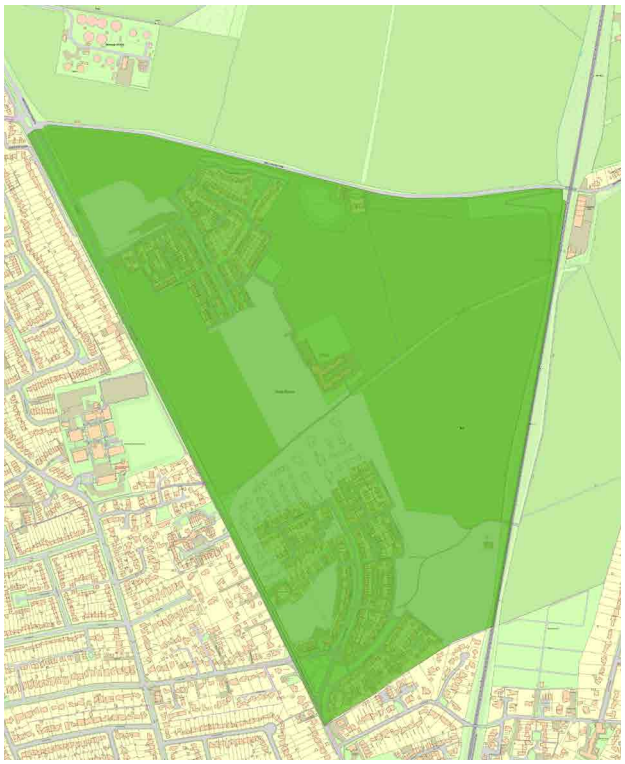
**SHELAA site Reference:**
N/A

**Allocated Use:**
Mixed use including a Park and Ride facility

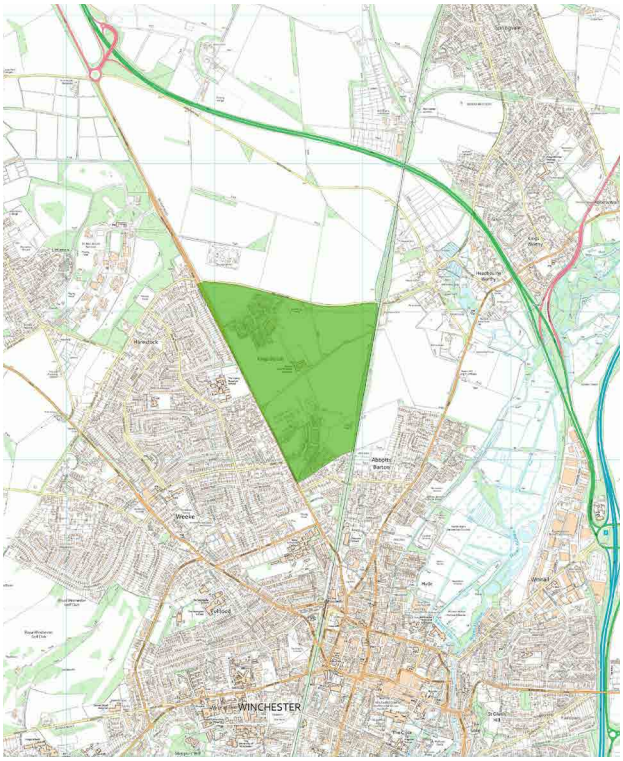
**Indicative number of homes:**
2000 dwellings

**Existing use:**
Residential development and undeveloped agricultural land

**Site Plan**



**Wider Context**

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12.5

**Supporting text:**

The Barton Farm Major Development Area is an existing allocation in the adopted Local Plan which has been carried forward, updated as necessary. The site occupies approximately 93.1 hectares of land located approximately 1km north of Winchester railway station and 2km from the city centre. The site has been granted outline planning permission for 2,000 new homes including affordable housing, community facilities, retail development and other supporting employment uses and a park and ride facility. Some 1,541 dwellings remained to be developed at April 2023. The Barton Farm Primary Academy which is a 420-place primary academy for children aged 4-11 opened in September 2020.

12.6

The site is bounded to the west by the residential areas of Weeke and Harestock, which adjoin the Andover Road corridor; to the east by the London to Southampton railway line, which runs along an embankment for the majority of the length of the eastern boundary; and to the north by open farmland that gently rises upwards from Well House Lane. The northern boundary of the site is defined by Well House Lane and the mature evergreen hedgerow that adjoins the highway.

12.7

There is a ridgeline running from the west to the north-east across the site which divides the site into two similarly sized parcels of land. To the south of the ridgeline the land is relatively enclosed, while north of the ridge the aspect is far more open and visible on approach from the north. The ridgeline comprises a shelter belt of mature beech trees at its eastern end and a semi-mature hedgerow containing young copper beech trees to the west. The western boundary, adjoining Andover Road, is defined to the south of the ridgeline by a linear group of mature sycamores. To the north of the central ridgeline the feature continues, although the size and quality of the trees diminishes towards the junction with Well House Lane.

12.8

Barton Farm itself, and the associated buildings located to the south of the ridgeline and Well House Cottage/Well House Farm close to the northern site boundary, are excluded from the site allocation.

12.9

The site includes the entire length of Andover Road/Andover Road North between the southern boundary of the site and the junction with Harestock Road and Well House Lane in the north. To the north is a mature landscape boundary to dwellings in Headbourne Worthy.

12.10

At the very northern boundary and into the field north of the site there can be very high groundwater levels during very wet years (within 2m of the ground) when a winterbourne rises. Early discussions should, therefore, take place with Environment Agency in order to establish how this can be addressed.

12.11

The proposals that have been granted outline planning permission include a comprehensive access strategy involving:

- The diversion and re-routing of the Andover Road between the junction with Well House Lane and Harestock Road in the north to a point north of Park Road to the south, adjacent to Stoney Lane to the west.
- The downgrading of Andover Road involving the retention of vehicular access to properties fronting the road and the creation of a pedestrian and cycle route along this length of the Andover Road.
- The provision of a park and ride facility close to the northern boundary at Well House Lane, which would be served by the principal bus route passing through the site. As the park and ride would be served by existing bus services rather than a new dedicated service it would be a 'park and ride light' (which is a park and ride facility that utilises the existing bus service that operates along Andover Road). The park and ride facility would have the capacity to accommodate a minimum of 200 cars which is intended to connect with and encourage the use of existing public transport system (which would be diverted into the site) and vehicle sharing for traffic coming into the city from the north in conjunction with the park and ride facility at SJM Barracks site (Policy W2).

**Supporting text and policy continued overleaf**

# HOUSING ALLOCATIONS - BARTON FARM MAJOR DEVELOPMENT AREA

12.12

Work has now completed on creating a new public right-of-way linking the site to Worthy Road, via the railway underpass and the land to the east of the development site. The masterplan which has been agreed for the site includes a network of pedestrian and cycle routes that connect the site to the adjoining neighbourhoods to the east and west.

12.13

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

**Policy W1**

Barton Farm Major Development Area

POLICY

Land at Barton Farm, Winchester, as defined on the Policies Map, is allocated for the development of about 2,000 dwellings together with supporting uses provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:

i. The creation of a distinctive, well integrated suburb of Winchester Town which respects its local context, and enhances the standards of sustainable design in the locality;

ii. The proposal should follow a sequence of development, in accordance with an approved phasing plan, with the timely provision of infrastructure and community facilities to the benefit of the new community at the earliest possible time, as set out in the Infrastructure Delivery Plan;

iii. Development proposals should be in accordance with the approved comprehensive masterplan which includes an indicative layout and phasing plan and sets out details of how this will be achieved. The masterplan has been designed to minimise its impact on the setting of Winchester and local landscape, to incorporate the highest standards of contemporary urban design and the effective use of the site through the application of appropriate densities, layout and form;

iv. The development should be designed to meet the housing needs of all sectors of the community, including families, the young and older people to ensure equality and social cohesion;

**Policy W1**

Barton Farm Major Development Area - continued

POLICY

v. The provision of a new local centre, with a range of shopping facilities to meet locally-generated needs, small-scale employment uses, pre-school facilities, and primary education. The potential for relocating all or some of the facilities on the current Henry Beaufort secondary school site should be investigated;

vi. Measures to improve accessibility to the town centre and the railway station by sustainable transport systems to reduce the need to travel by car, including public transport provision and enhancement, walking routes cycleways, and green corridors. The development should align to the principles as set out in the Winchester Movement Strategy, Hampshire Bus Service Improvement Plan and Winchester District LCWIP including the implementation of their associated transport measures relevant to the site;

vii. Measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks should be included and funded by the development, including the provision of a park and ride 'light' scheme within the northern part of development;

viii. The provision of publicly accessible land to the east of the railway line to help meet requirements for green infrastructure, and to mitigate potential environmental impacts, in addition to substantial areas of on-site open space to meet all the recreational needs of the new community, including the retention and enhancement of existing routes within the site to provide links between existing and proposed green infrastructure;

ix. Measures to avoid any harmful impacts on water resources, given the proximity of the site to the River Itchen which is designated as a European site of nature conservation interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk, apply a flood risk sequential approach to development across the site, and ensure adequate separation from the Harestock Waste Water Treatment Works;

x. The protection and enhancement of landscaping and mature trees along the ridge which runs from east to west across the site, along Well House Lane and Andover Road, and within the area to the east of the railway line; and

xi. The provision of major new structural planting, especially to soften the impact of development in views from the north and to reduce the impact of noise and light pollution arising from the development of the site.

CARRIED FORWARD SITE

12.12 - 12.13

Policy W1

# HOUSING ALLOCATIONS - SIR JOHN MOORE BARRACKS

**Area:**
Winchester Town

**Name of Site:**
Sir John Moore Barracks

**Location:**
Andover Road, Winchester

**Size:**
86 hectares (total site area)

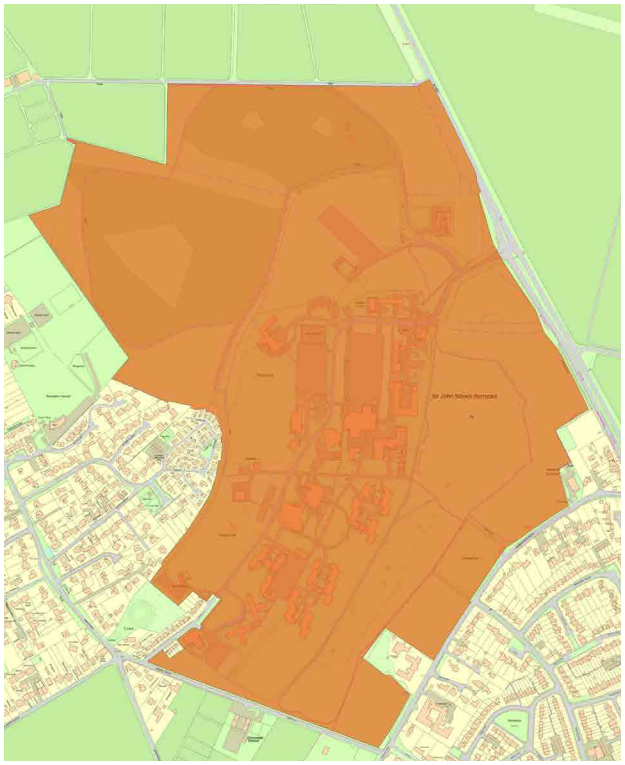
**SHELAA site Reference:**
LH05

**Allocated Use:**
Mixed use and park and ride facility

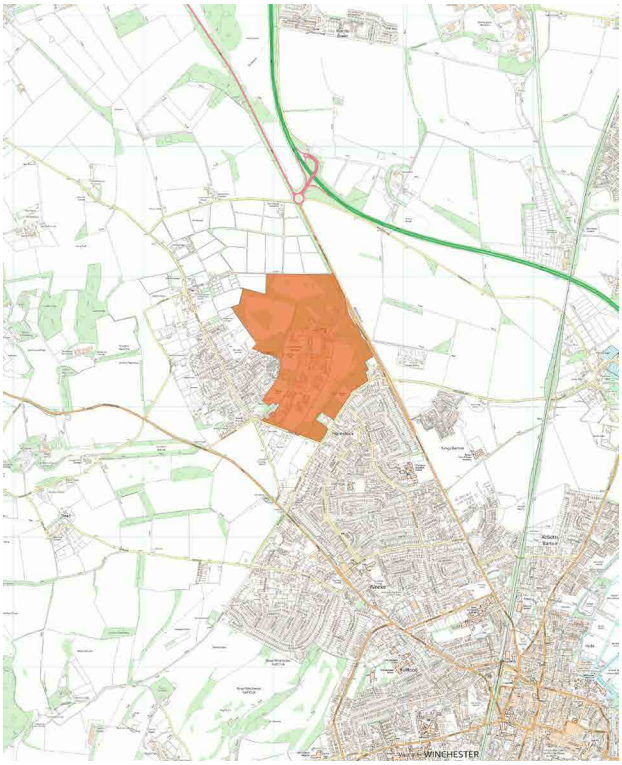
**Indicative number of homes:**
750 – 1,000 dwellings

**Existing use:**
Military Barracks (Defence Infrastructure Organisation)

**Site Plan**



**Wider context**



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12.14

**Supporting text:**

The Sir John Moore Barracks is situated in the Parish of Littleton and Harestock. It consists of an irregular parcel of land which has a total land area of 86 hectares. The site is broadly bounded by Kennel Lane to the southwest, Harestock Road to the south east and Andover Road to the north. To the south-west, the site abuts the rear of residential properties that are located within the settlement of Littleton. To the south-east, the site is bounded by wooded/ greenfield land. The site is located between the settlement of Littleton and the built-up area of Winchester Town and approximately half of the site is located in the Settlement Gap (Policy NE7).

12.15

The site is defined in a broad way, to enable a comprehensive approach to be taken regarding the future development of the land, which will be subject to a master planning process. This does not mean therefore that all of the site included in the plan is proposed or suitable for built development. Part of the site comprises 'previously developed land' so it is important to make the full use of the site's potential, within the existing constraints. Therefore, a working assumption has been made that the site could accommodate about 900 dwellings.

12.16

The site has been in military ownership since 1914 and has been occupied by a transitionary camp during the First World War and HMS Flowerdown, which was a naval Listening Station. During WW2 it was a vital 'Y station' along with Scarborough feeding Enigma-coded intercepts to Bletchley Park. From 1967 it was occupied by the Royal Corps of Signals for intercept training. Also present on the site were 223 Signal Squadron (SigInt).

12.17

The site is used as a military barracks for the Army Training Regiment dating from the mid 1980's with the majority of the site being contained by a secure fence compound. The eastern edge of the Flowerdown site lies alongside the Roman road to Marlborough and can be accessed by the Three Maids Hill footpath. There are also public footpaths along the northern boundary and from the Southern Water treatment works towards South Wonston. Andover Road has a narrow footway on the west of the site.

12.18

The main vehicular access to the site is via a dedicated access road which is located off Andover Road North (the main north south route in and out of Winchester). Given the secure/defence-related nature of the site, there is a gatehouse and guardroom entry point in the north-east. There is a secure gated access for military vehicles only which is located off Chestnut Avenue/Kennel Lane.

12.19

Outside the secure fenced compound there are areas of grassland and woodland that are currently used by the military for outdoor training activities. This includes two large open grassland areas in the north/ north-west of the site and a triangular area of grassland and scrub to the east of the fenced compound. The remainder of the site, which is located outside the fenced compound, is characterised by largely broadleaved woodland mainly of planted origin. The woodland areas in the north of the site being recent (less than 20 years old). There is more established mixed woodland in the east of the site including a narrow belt of semi-natural woodland in the north-east. The site is includes the Flowerdown Site of Importance for Nature Conservation (SINC) which has been designated because it is chalk grassland. To the northwest of the site is the Littleton Conservation Area.

**Supporting text continued overleaf**

# HOUSING ALLOCATIONS - SIR JOHN MOORE BARRACKS

## 12.20

The site is located within the upper catchment of the River Itchen and feeds one of the River Itchen's tributaries known as Nuns Walk Stream. Development of the land therefore has the potential to impact upon the nationally protected site of the River Itchen SAC and other sites in the wider Solent area in terms of nutrients (phosphates and nitrates). This is due to wastewater produced by new housing and other forms of overnight residential accommodation. Any redevelopment of the site will be subject to a Habitat Regulations Assessment. As part of the design process, the planning application will need to consider and address these potential impacts. The development will need to demonstrate that the development will achieve nutrient neutrality thereby avoiding any adverse impact on nationally protected sites. If arrangements cannot be included on the site, as part of the proposed development, to ensure the protected habitats are not adversely effected, any planning application will need to include details of alternative proposals to mitigate the impact of the development.

## 12.21

The development of this site needs to refer to the Winchester district Stage 2 Strategic Flood Risk Assessment. A site specific Flood Risk Assessment will need to demonstrate how the development will be safe over the lifetime of the development. Access and egress will need to be considered and should be in consultation with the emergency planners. As part of the design process, further investigation (through topographic surveys and flood modelling) is needed to determine the exact route of the winterbourne across the site. It is vital that this flood flow route is protected in the redevelopment, as it carries floodwater away from Littleton when groundwater levels are high.

## 12.22

In terms of flood risk, during very wet years, groundwater rises to the surface and flows towards the Itchen via the Nuns Stream. The Nuns Stream flows all the way from Littleton through the Sir John Moore Barracks site during these very wet winters. As this rising groundwater cannot be prevented the design and layout of the proposed development should ensure any groundwater can flow down gradient and without impediment. The location of Sustainable Drainage Systems needs to take into account the high groundwater levels under parts of the site (not just Flood zones 2 and 3) to ensure they remain effective during all months of the year. Surface water flooding (from Littleton) is most prominent in the lower parts of the site such as around the existing shooting range and the adjacent car park off the main access road.

## 12.23

The site is currently located outside of the settlement boundaries of Littleton and Winchester in an area of countryside and it is not proposed to change the designation of the land at this point. Similar to the approach that the city council took with the Barton Farm Major Development Allocation, the settlement boundary would only be amended once a planning application had been approved to redevelop the site as currently the exact type, distribution and location of the development within the site being allocated has not yet been defined through the master planning process.

12.24

Existing uses:

The site includes a variety of buildings and uses; the majority of which are located either centrally within the site or the southern part of it. This existing built form includes a series of buildings with large footprints surrounding an existing Parade Ground which is located in the centre of the site. The current barracks includes outdoor areas that are used as recreational/playing fields, some of which are available to the local community.

12.25

The buildings and structures are predominantly used for military training-related use or associated recreational purposes and include the following:

- A central recreational facilities building, which includes a common room, dining area and a local shop;
- Gym and leisure facilities, including a swimming pool and a nursery which is used occasionally by the local community as well as military personnel;
- Various staff training equipment and military assault courses;
- Various residential buildings, including both trainees and more senior military personnel/officers that are stationed at the site;
- 250 space surface car park; and
- A chapel.

12.26

Master planning

The site is currently located outside of the existing settlement boundary in the countryside, part of the site is located in the settlement gap, part of the site is previously developed land and there is landscape and conservation value to the site. The setting of the site and its military history means that a masterplan will need to be prepared and agreed in order to provide a clear vision and planning framework for its planned redevelopment and future use. The masterplan will help to deliver a high quality development solution which responds positively to the site's sensitive location in the countryside, the settlement gap between Winchester and village of Littleton, and reflects the site's characteristics, wider setting and history. Developing a masterplan needs to fully involve and engage with a wide range of stakeholders and interested parties including ward members and parish councils. The outcome of this work needs to identify a positive planning solution for the site that makes the most of this unique opportunity.

**Supporting text continued overleaf**

# HOUSING ALLOCATIONS - SIR JOHN MOORE BARRACKS

## 12.27

It will need to take into account making the best of use of previously developed land, the sensitive location of the part of the site that is located in the Settlement Gap and the objective is to provide primarily residential led development that is designed around neighbourhood centres with ancillary and supporting uses. The master planning process will also be used amongst other matters to:

- Clearly demonstrate with evidence which parts of the site, taking in consideration the settlement gap, biodiversity, topography and landscape features such as mature trees. Which parts of the site could be capable of being redeveloped and which parts of the site are not suitable for built development in terms of potential adverse landscape, ecological and visual impacts, as well as lighting and key views in to and out of the site from neighbouring settlements;
- Assess the archaeology, heritage and history of the site and how this can be incorporated into the proposed development in order to create a 'sense of place';
- Agree the precise amount of the residential development including housing densities, tenure, size and house types;
- The range of supporting and ancillary uses that are needed in order to make this a sustainable development rather than a destination in its own right;
- Be designed in a way that supports a range of high quality open green and blue infrastructure, recreational facilities, retail and local facilities at a neighbourhood scale that can be made available to the new and existing local community;
- Ensure that the development is designed to ensure strong integration and permeability for pedestrians, cyclists and public transport to the surrounding residential neighbourhoods and settlements by providing high quality and maintained active travel routes;
- A lighting strategy should be prepared for the whole of the site including a lighting scheme along Public Rights of Way that is appropriate for the specific location;
- In order to safeguard residential amenity and the character of the countryside, ensure that access to the site via Chestnut Avenue (which is a private road)/Kennel Lane is only used for pedestrian, cyclists and potential emergency access purposes only;
- The development of the site provides an opportunity to create a network of walking and cycling routes within it and to link it with the adjoining residential areas. The development should make the best use of a number of existing routes within the site which should be the starting point for the creation of a new circuit route around the site. This route should link into the existing Public Rights of Way network and the new heritage trail which would tell the story of the site as an important military facility;
- As there is a history of flooding in the area, a drainage strategy will need to be prepared that addresses the issues within the site both upstream and downstream alongside the opportunities to enhance the biodiversity of the site;
- Provide opportunities in the development for low car/car free zones, the use of car clubs and ensure that there is the provision of charging points throughout the development;

- Ensure that any development or the use of the land do not interfere, compromise or degrade an air traffic control signal that runs between a series of ground radio antennas which are used by the Ministry of Defence;
- Consider and address the need for education provision (Primary and Secondary) to meet the needs of the development and if not provided on the site, provide suitable sustainable links that can be used all year round; and
- Review the need for and condition and age of any existing leisure facilities on the site in order to ascertain whether they should be retained/incorporated into the wider redevelopment of the site for residential development. Depending on the outcome of this assessment, a management plan will need to be put in place in order to secure the future use of these facilities.

12.28

In terms of heritage significance, initial work has indicated that there are no structural remains of the historical military establishments that were previously on the site, aside from a number of radio mast fixings that are located on the fringes of the site. No buildings of heritage significance have been identified within the site. The modern Chapel is recorded as containing historic components taken from former Garrison Chapel at Peninsula Barracks in Winchester and there is a pair of gates located at the entrance to the site that originated from the Peninsula Barracks which would need to be retained. There are also three statues on granite plinths within the site: Sir John Moore, Royal Green Jacket Rifleman and Field Marshal Wavell and eight trees planted in 1989 by her Majesty the Queen Mother to commemorate the eight Light Infantry soldiers killed in Northern Ireland at Ballygawley.

There is some limited potential for archaeological remains, either of prehistoric date or related to the former military establishments on the site that would need to be investigated as part of the master planning process. However, this is anticipated to exist only within current greenfield areas, due to extensive landscaping undertaken during construction of the barracks. Given the site's military history, it will be important that any key features of heritage significance that are mentioned above and the Chapel are incorporated and celebrated through the creation of a heritage trail and the public realm in order to enhance the intrinsic quality of the site and to create a 'sense of place'. There is also opportunity to reflect the military history of the site with the naming of the streets/neighbourhoods.

**Supporting text and policy continued overleaf**

# HOUSING ALLOCATIONS - SIR JOHN MOORE BARRACKS

## 12.29

Park & Ride facility

As the site is located on one of the key radial routes into the city centre (Andover Road), the City of Winchester Movement Strategy has identified that there is need to reduce city centre traffic by increasing the number of Park & Ride facilities with a particular need to provide a car park on the north side of the city. In order to meet this need, there is an opportunity, as part of the comprehensive redevelopment of this site, to provide approximately 850 spaces as a Park & Ride facility. This would be in addition to the Kings Barton 200 space Park & Ride Light site that is located on the opposite side of Andover Road which would need to be operationally connected to the Park & Ride facility at the Sir John Moore Barracks site (Policy W1). The scale and location of the Park & Ride facility should be considered as part of the master planning process and be in a location that is physically connected to sustainable modes of transport and provide charging points.

## 12.30

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy W2**

Sir John Moore Barracks

POLICY

Land at Sir John Moore Barracks, Winchester as defined on the Policies Map, is allocated as a mixed use site which is mainly residential led comprising of 750 to 1,000 homes, ancillary and supporting uses to make this a sustainable neighbourhood with approximately an 850 space Park & Ride facility provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:

i. Any application for development is preceded by, and is consistent with, a comprehensive and evidence based site wide masterplan which demonstrates how high quality design, green spaces, settlement gaps will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the local planning authority;

ii. The proposals relate to the whole of the allocated site or, if less, do not in any way prejudice the implementation of the masterplan for the whole site;

iii. The proposals include a phasing and delivery strategy that is related to the provision of infrastructure and the creation of neighbourhood centres with ancillary and supporting uses;

iv. The proposals investigates the opportunity to reuse/re-purpose any of the existing buildings and gives priority to the use of the previously developed land and the intensification of the existing built up area before the use of undeveloped land;

v. The proposals consider and address the need for education provision (Primary and Secondary) to meet the needs of the development and if not provided on the site, provide suitable sustainable links that can be used all year round;

vi. The proposals include 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, creating and providing high quality public spaces and improvements to the public realm;

vii. Access should be off Andover Road;

viii. Include direct, safe and lit, active travel links as part of a strategy that minimises car journeys from the development. High quality facilities for walking, cycling and wheeling and public transport that is connected to the surrounding area/ PROW/cycle network in accordance with the Hampshire Movement and Place Framework and Healthy Streets approach;

Continued overleaf

NEW SITE

**Policy W2**

Sir John Moore Barracks - continued

POLICY

ix. The proposals ensure that the existing access to the site via Chestnut Avenue (which is a private road)/Kennel Lane is retained and is only used for pedestrian, cyclists and potential emergency access purposes;

x. The proposals consider the importance, retention and management of the Flowerdown Site of Importance for Nature Conservation (SINC) in perpetuity by including a management plan for the maintenance and monitoring of these habitats;

xi. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development;

xii. As part of the design process, further investigation (through topographic surveys and flood modelling) determines the exact route of the winterbourne which crosses the site which should be managed and protected as it carries floodwater away from Littleton when groundwater levels are high;

xiii. The proposals are accompanied by a green/blue infrastructure/ SuDS hierarchy strategy to both enhance the development and mitigate potential impacts on the surface water from flooding and ground water from Littleton in a way that increases the biodiversity on the site. This should include the provision of multi-functional green/blue links throughout the site and ensure that any additional surface water resulting from the development does not have a detrimental impact on the SINC or other protected sites;

xiv. The proposals record features of heritage significance and incorporates them where feasible into any re-development of the site as part of a wider heritage trail that celebrates the sites military history and helps the general public to understand and appreciate how the site has evolved. The proposals will also need to minimise harm to the setting of the adjacent Round Barrows;

xv. The proposals incorporate and include public realm to enhance the intrinsic quality of the site and creates a ‘sense of place’ putting people and places at the forefront of the development;

**Policy W2**

Sir John Moore Barracks - continued

POLICY

xvi. The proposals retain the existing Chapel and opens this up to the community as part of any new development, as this will reinforce links to Peninsula Barracks and historical military associations with Winchester;

xvii. The proposals include an assessment of the condition, age and the need to retain/ incorporate the existing gym, leisure facilities and the swimming pool as part of the wider residential led scheme. Depending on the outcome of this assessment if they are viable, they should be opened up for use by the local community and management plan should accompany any planning application for this part of the site;

xviii. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible (Policy NE6);

xix. The proposals include a Park & Ride facility of approximately 850 spaces that would be in addition to and would need to be connected operationally to the 200 space Kings Barton Park & Ride light. The scale and location of the Park & Ride facility should be determined through the master planning process and transport assessment include the provision of electrical charging points and cycle parking facilities; and

xx. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

# OTHER HOUSING SITES: ST PETER'S CAR PARK

**Area:**
Winchester Town

**Name of Site:**
St Peter's Car Park

**Location:**
Adjacent North Walls, off Gordon Road

**Size:**
0.44 hectares

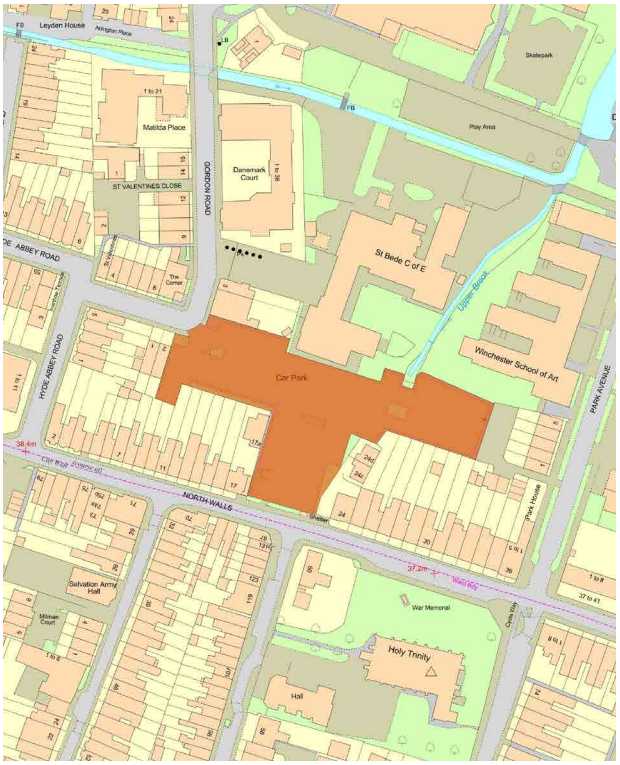
**SHELAA site Reference:**
WIN22

**Allocated Use:**
Residential

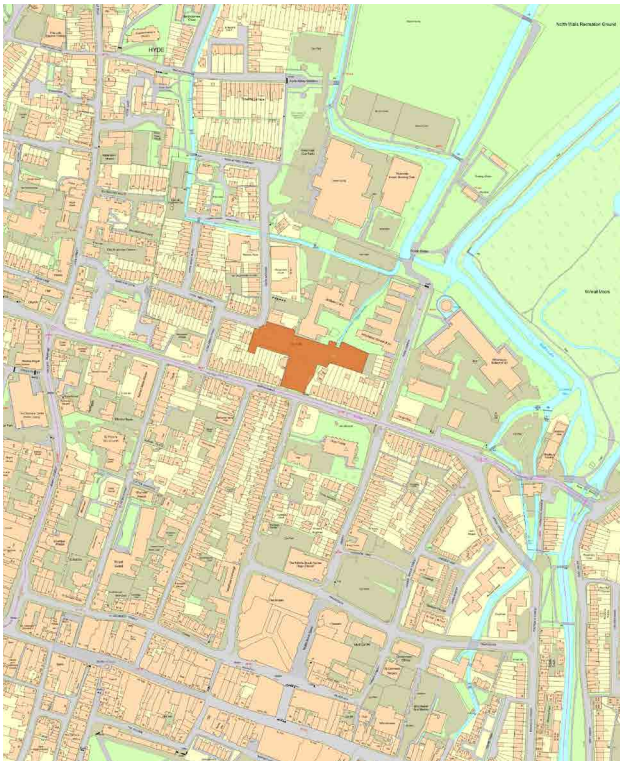
**Indicative number of homes:**
30 dwellings

Existing use:
Public car park

**Site Plan**




**Wider context**

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12.31

**Supporting text:**
The site is currently operated as St Peter's public car park and consists of area of land which is 0.44 hectares. The site is located along North Walls and is accessed via an access road to the car park.

12.32

The site adjoins the one way system and is within easy walking distance to the shops, services and facilities in Winchester Town Centre. Existing residential properties lie to the south of the site. The site abuts the St Bede Primary School and the Winchester School of Art.

12.33

The City of Winchester Movement Strategy has identified that there is need to reduce city centre traffic by increasing the number of Park & Ride facilities around the edge of the town with a particular need to increase capacity by developing a car park on the north side of the settlement (Policy W2) which would enable the release of this car park for residential development. The site is located adjacent to the Air Quality Management Area (AQMA) so, as part of the design process, any development will need to take this into account and demonstrate ways that the scheme includes the appropriate mitigation measures to address air quality issues in accordance with the council's Air Quality Supplementary Planning Document. The site will also need a contaminated land assessment and a noise assessment. Depending on the outcome of these assessments, and the proposals for the site's redevelopment, appropriate remediation measures will need to be put in place.

12.34

The Winchester LCWIP and Winchester Movement Strategy identified the aspiration to deliver a West to East "quiet way" active travel corridor from Station Hill, Swan Lane and Marston Gate development in the west to the Winchester School of Art campus and Wales Street in the east. As part of the design process, any plans for the redevelopment of this site should enable the delivery of this west-east corridor.

12.35

The close proximity of the site to Winchester Town centre means that as part of the design process, it will be necessary to consider and assess the need for car parking/operational/serving needs of the development. It will also need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site, have been addressed including connections to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

12.36

The site has high groundwater levels, which means that as part of the design process any structures will need to allow the groundwater to flow downgradient towards the river. The SuDS needs to be designed in a way to ensure that they have taken into account the high groundwater levels on the site. As the site is located adjacent to a flood risk area, a flood risk assessment would need to be undertaken and taken into account as part of the design process. The development of this site needs to refer to the Winchester District Stage 2 Strategic Flood Risk Assessment. A site specific Flood Risk Assessment will demonstrate how the development will be safe for its lifetime. Any access and egress matters should be addressed in consultation with the emergency planners. As part of the design process, development should be set back from the watercourse and no development should be within 8m of the watercourse. As part of the design process, opportunities should explore the de-culverting of watercourse as this could assist with BNG. Compensatory storage may be required.

12.37

Any proposals will need to be designed in a sensitive manner as the southern part of the site is located within Winchester Conservation Area.

12.38

As part of the design process proposals will need to assess the impact of the proposals on the Conservation Area and the listed buildings. In order to ensure that harm to significant buried heritage assets is minimised, an early-stage archaeological evaluation should be undertaken to understand the site's constraints and opportunities and to inform development proposals and mitigation strategies.

**Supporting text and policy continued overleaf**

# OTHER HOUSING SITES: ST PETER'S CAR PARK

12.39

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list.

Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy W3**

St Peter's Car Park

POLICY

Land at St Peter's car park, as shown on the Policies Map, is allocated for about 30 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature of the development

i. The proposals for the site have involved and engaged with landowners, stakeholders and interested parties establishing principles for the disposition of uses across the site, access and junction arrangements and take into account the wider community uses of the existing site. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

ii. The proposals include a high standard of architectural design and use quality materials and detailing and are of appropriate scale and massing that responds positively to the Winchester Conservation Area;

iii. As part of the design process, proposals should assess the overall height of the proposed development and the impact on the character of the Conservation Area and the Listed Buildings;

iv. The proposals takes advantage of the site's close proximity to the Winchester Town Centre;

Access and transport:

v. The proposals are designed to create a permeable place and enable sustainable modes of travel that maximises the opportunity for walking, cycling and public transport reflecting the Winchester Movement Strategy and LCWIP. Active travel facilities should connect to the surrounding area/PROW/cycle network, landscape and designated heritage assets and links to the Winchester train station, the city centre and park and ride facilities;

**Policy W3**

St Peter's Car Park

vi. The site should only provide parking spaces for car clubs/ shopping delivery unloading reflecting the accessible town centre location of the site and ensure that that high quality walking and cycling routes are provided in accordance with Policy T3;

Environmental

vii. Provides an attractive edge to the development that enhances the street frontage of North Walls;

viii. The proposals take into account, as part of the design process, the Air Quality Management Area and provides the appropriate mitigation measures to address air quality issues;

ix. Noise and contaminated land assessment and the appropriate remedial measures are put in place;

x. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development;

xi. The proposal addresses and takes into account the high groundwater levels as part of the design process to ensure that any structures allow the groundwater to flow downgradient towards the river. The SuDS needs to be designed in a way to ensure that they have taken into account the high groundwater levels on the site;

xii. The proposal includes an assessment of impacts from all potential sources of pollution including surface water run-off, and incorporates SuDS measures in line with policy NE6 and NE17;

xiii. As part of the design process, opportunities should explore the de-culverting of the watercourse. Compensatory storage may be required;

xiv. In order to ensure that harm to significant buried heritage assets is minimised an early-stage archaeological evaluation should be undertaken to understand the site's constraints and opportunities and to inform development proposals and mitigation strategies;

Other Infrastructure

xv. Create a permeable development and contribute to infrastructure needed to make the development acceptable in planning terms; and

xvi. The layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

POLICY

NEW SITE

12.39

Policy W3

# OTHER HOUSING SITES: LAND WEST OF COURTENAY ROAD

**Area:**
Winchester Town

**Name of Site:**
Land West of Courtenay Road

**Location:**
West of Courtenay Road

**Size:**
5.7 hectares

**SHELAA site Reference:**
HW09

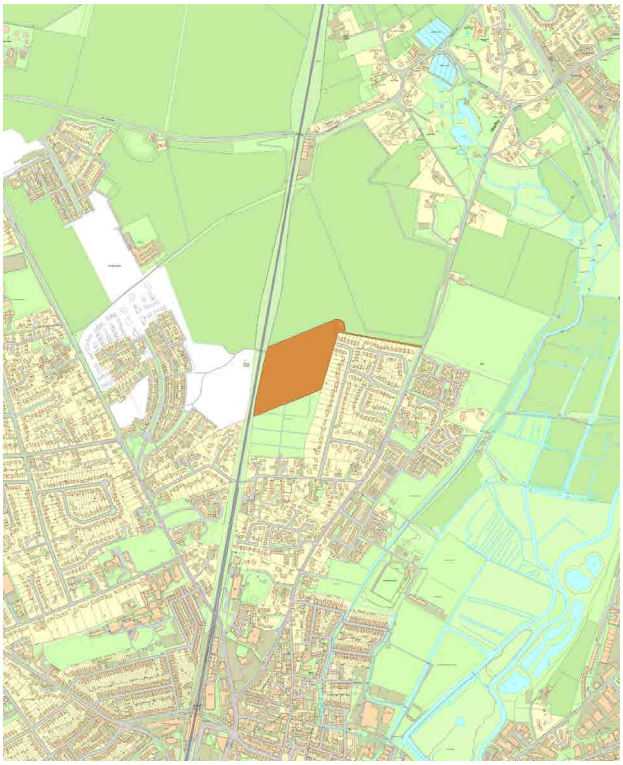
**Allocated Use:**
Residential and open space

**Indicative number of homes:**
150 dwellings

**Existing use:**
Agricultural land

**Site Plan**

**Wider context**



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12.40

**Supporting text:**

This site adjoins the built-up area of Winchester and totals approximately 5.7 hectares. It is bounded by housing to the east, allotments to the south, and the railway line and Barton Farm (Kings Barton) development to the west, so it is well-related to the facilities and services being provided within Barton Farm.

12.41

To the north is an important tree belt for bats and beyond this the Barton Meadows Nature Reserve which was provided in conjunction with development at Barton Farm. The Barton Meadows Nature Reserve is an important corridor for wildlife and creates a wider landscape in which wildlife can travel, contributing to the Nature Recovery Network. Due to the proximity of this site to the Nature Reserve, the scope to enhance the Reserve and manage access to it should be investigated. The site is within the currently defined Winchester to Kings Worthy / Headbourne Worthy settlement gap. However, it is well-contained and suited to development and development would not extend the built-up area beyond its current northern boundary, helping to retain the openness of the settlement gap.

12.42

Due to the built-up nature of the surrounding area and to help retain the openness of the site as part of the design process, the design and layout will need to incorporate flexible, multi-functional accessible informal community green spaces (amounting to at least 1.5 hectares). This will help to retain the openness of the settlement gap, separate the housing from the railway line and create an attractive and accessible environment. There is a need to retain and strengthen planting around the site and provide landscaping within it.

12.43

Access to the site is from Courtenay Road and pedestrian and cycle access should be provided and improved as necessary to the west (to the Barton Farm development) and to the east, to cross Worthy Road and link with the Kings Worthy to Winchester cycleway. The site is located on a principal aquifer and development will need to avoid contamination to this aquifer.

12.44

In accordance with Policy H2, the development of this greenfield site will be phased to take place in the second half of the Local Plan period (2030 onwards). This is particularly relevant given the importance of prioritising brownfield sites, including Sir John Moore Barracks, and the fact that much of the Barton Farm development remains to be built.

12.45

The site lies within the catchment areas of Kings Worthy Primary and Henry Beaufort School. Early discussions should take place with HCC Education in order to establish the need for school provision.

12.46

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy overleaf**

# OTHER HOUSING SITES: LAND WEST OF COURTENAY ROAD

**Policy W4**

Land West of Courtenay Road

POLICY

Land west of Courtenay Road, Winchester, as shown on the Policies Map, is allocated for the development of about 150 dwellings and public 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

i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

Access

ii. Provide for safe vehicular access from Courtenay Road and improve pedestrian and cycle access, including crossing facilities on Worthy Road as necessary;

iii. Contribute to any other off-site junction improvements necessary;

Environmental

iv. Provide on-site flexible, multi-functional accessible informal green spaces (amounting to at least 1.5 hectares) so as to help separate housing from the railway line on the western site of the site, create an attractive and accessible environment and retain the openness of the settlement gap.

v. Undertake a noise assessment and provide appropriate mitigation to prevent excessive disturbance to the planned residential development from the adjoining railway line; and

Other Infrastructure

vi. Provide infrastructure needed to make the development acceptable in planning terms, including addressing any need for education provision (Primary and Secondary) to meet the needs of the development.

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# EMPLOYMENT ALLOCATIONS: BUSHFIELD CAMP

**Area:**
Winchester Town

**Name of Site:**
Bushfield Camp

**Location:**
South of Whiteshute Lane

**Size:**
43 hectares (total site area)

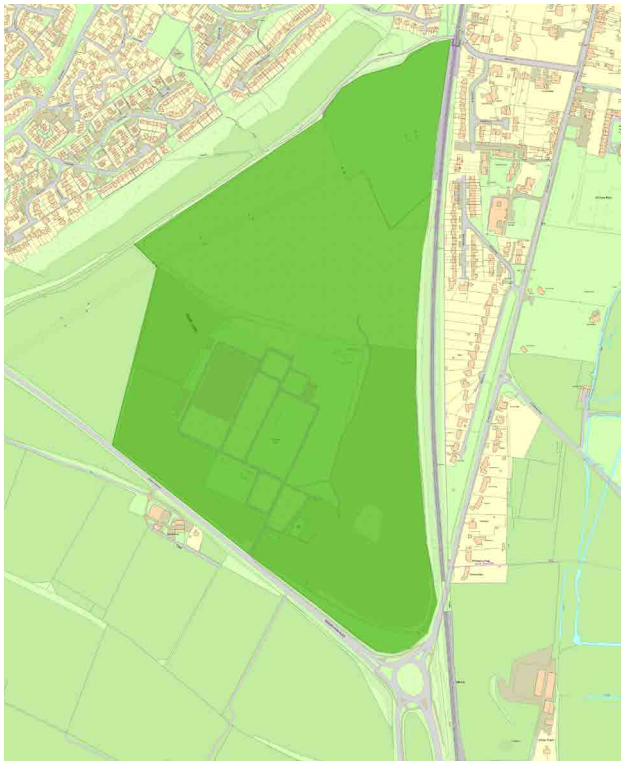
**SHELAA site Reference:**
N/A

**Allocated Use:**
High quality flexible business and employment space, an innovation/ education hub and creative industries

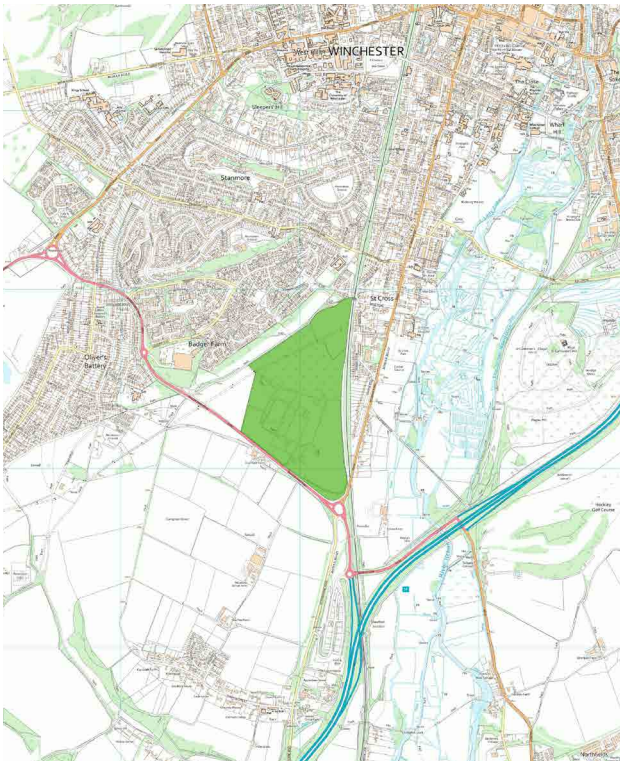
**Indicative number of homes:**
0

**Existing use:**
Former Army camp

**Site Plan**



**Wider context**

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12.47

**Supporting text:**

Bushfield Camp is an existing mixed use allocation from the adopted Local Plan that has been carried forward, updated as necessary. The site lies on the southern edge of Winchester Town, between the established areas of St. Cross and Badger Farm. This area comprises approximately 43 hectares of land to the south of Whiteshute Lane, of which approximately 20 hectares was previously occupied by the military

camp. The site lies in a unique position being close to attractive countryside, the strategic highway network, South Downs National Park, River Itchen and the urban fabric of Winchester.

12.48

The site is defined in a broad way, to enable a comprehensive approach to be taken regarding the future development of the land, which will be subject to a master planning process. This does not mean therefore that all of the site included in the plan is proposed or suitable for built development.

12.49

The area was used by the Army during the Second World War and, until closure of the camp in the 1970s, had a number of buildings and other military infrastructure. It is gradually reverting to its previous character, although large concrete areas, building remnants and roadways remain in situ. There is some archaeological interest on the site which will require further investigation prior to any development and linked together by a heritage trail as part of the redevelopment of the site.

12.50

The site is in a sensitive location, forming part of the Winchester – Compton Street Local Gap and the South Downs National Park lies to the south east, beyond St Cross Road. The River Itchen to the east is designated for its biodiversity interest as a SAC. The Habitats Regulations Assessment identifies development at Bushfield Camp as having the potential to have a 'significant effect' on this SAC and other designated sites 'in combination'. Therefore it will be necessary for further work in relation to this aspect to resolve issues of water resource and quality, atmospheric pollution and recreational activity, in relation to any development proposals.

12.51

The topography of the site means it is visible from a wide area and the setting of the City as a whole, and particularly views to and from St Cross (which includes the southern part of the Winchester Conservation Area and multiple Listed Buildings). Whilst the site is not within the South Downs National Park its proximity will be a consideration for the extent of developable land, the type of land uses which would be acceptable, the design and layout of the site and lighting proposals. These will all need to be minimised in order to avoid adverse impacts on the setting and thus cause harm to the significance of designated heritage assets and the National Park. Prominent highly visible structures would likely be visually distracting and unsympathetic, especially as they could draw attention from the assets or affect the skyline.

12.52

The site is located within the upper catchment of the River Itchen and feeds one of the River Itchen's tributaries known as Nuns Walk Stream. Development of the land therefore has the potential to impact upon the nationally protected site of the River Itchen SAC and other sites in the wider Solent area in terms of nutrients (phosphates and nitrates) in wastewater produced by new housing and other forms of overnight residential accommodation.

12.53

There are built heritage remains located within the Site that are associated with the Second World War military establishment known as Bushfield Camp. An assessment of these structures has concluded that they are not considered to be of particular significance, largely due to poor survival and remodelling/rebuilding during the post-WWII period. The retention of these remains is not required and these remains are not considered to be a constraint to development of the site.

**Supporting text and policy continued overleaf**

# EMPLOYMENT ALLOCATIONS: BUSHFIELD CAMP

12.54

Junctions that are identified to be subject to detrimental traffic impact will need to be assessed and appropriately mitigated, any infrastructure measures should ensure that the hierarchy of active and sustainable travel modes are prioritised over capacity improvements, in line with LTP4 policies. Early discussions should take place with HCC and National Highways.

12.55

For reasons set out above this is a sensitive site, so development proposals should be brought forward in accordance with the development of a masterplan and this process needs to involve and engage with a wide range of stakeholders and interested parties.

12.56

The masterplan will need to promote a positive landscape and heritage led planning solution for the site, which contributes to the spatial development strategy for Winchester Town and reflects the importance of the unique characteristics of the site, its setting and ensure that heritage constraints are fully addressed within the proposed plans. It must ensure therefore that any development proposals respect these characteristics and important features of the site are retained, whilst realising the recreational potential of the area. The masterplan will serve to prevent an uncoordinated or piecemeal planning outcome.

12.57

## Master planning

The unique characteristics of the site, which is the subject to further testing through the master planning process, may be suitable for high quality flexible business and employment space, education and creative industries, innovation hub along with the potential for complementary uses, that are appropriate for such a unique location, rather than main town centre uses which could and should be routinely accommodated within or adjoining the town centre.

12.58

The masterplan process should:

- Emphasise the importance of place making and exemplary design that is appropriate for this elevated and prominent site;
- Maximise the site wide opportunities whilst responding sympathetically to the site constraints and ensure that any proposals have been directly informed by the Landscape Visual Impact Assessment and strengthen the landscape framework for Winchester Town as a whole;
- Protect and enhance the sensitive national and local landscapes and views into and out of the site particularly, Grade I Listed Winchester Cathedral, St Catherine's Hill Hillfort Scheduled Monument, Two bowl barrows Scheduled Monument, Scheduled Monuments at Twyford Down and Winchester Conservation Area;
- Identify any other designated heritage assets and the extent that their setting could be affected by the proposed development on the site;
- Address the setting of the South Downs National Park, Winchester Town and the wider area and take into account its unique gateway location and the various designations that affect the site and its surroundings;
- Ensure that any plans take into account the identified heritage sensitivities (e.g. height, mass, scale and design) and any development should be of highest quality and exemplary design, incorporating the use of high quality materials whilst protecting and enhancing the vegetation screening, and including open space within sensitive areas of the site;

- Enhance and retain public access to the site and build upon the site's legacy as a place for enjoyment by the wider public;
- Ensure that the design takes account of the Winchester - Compton Street Local Gap; and
- Address retention, enhancement, and management of the existing biodiversity interest on site, in particular the large areas of chalk grassland.

### 12.59

Any plans for the re-development of the site should demonstrate how they help to realise the Vision for Winchester and aims for the wider district and must be compatible with the policy framework set out in this Plan. Consequently, Bushfield Camp is allocated for high quality business employment and complementary uses. This recognises the opportunity for the site to contribute towards social, economic and environmental aspirations for Winchester and for a form of development which ensures that the key aspects of the site are retained in perpetuity.

### 12.60

The policy enables the development of this site to meet future, currently unidentified, needs that will be identified through the master planning process. Therefore, the details of delivery of this site and the exact uses that can be accommodated cannot be quantified at this stage as this will be undertaken through the master planning process, but the above policy sets out the parameters and requirements to be taken into account. Given the site's sensitive location there will, however, be infrastructure requirements to be fulfilled and delivered in a timely manner. Current information suggests these will be particularly in the areas of transport and access, open space and blue/green infrastructure provision, avoidance and mitigation of impacts on designated/protected sites, water supply and drainage, and energy supply. However, infrastructure requirements will need to be investigated as part of the master planning process, and prior to submission of a planning application, and the necessary measures will be secured through planning conditions and obligations relating to any consent. Any contaminated land issues will also need to be addressed and remediated.

**Policy W5**

Bushfield Camp

POLICY

Land at Bushfield Camp, Winchester as defined on the Policies Map, is allocated for a mixed use high quality flexible business and employment space, an innovation/education hub and creative industries provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:

i. Any application for development is preceded by, and is consistent with, a comprehensive and evidence based site wide masterplan and transport assessment which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the local planning authority;

**Policy continued overleaf**

CARRIED FORWARD SITE

# EMPLOYMENT ALLOCATIONS: BUSHFIELD CAMP

**Policy W5**

Bushfield Camp - continued

POLICY

ii. The proposals relate to the whole of the allocated site or, if less, does not in any way prejudice the implementation of master planning of the whole site;

iii. The masterplan limits to approximately 20 hectares the area of the site to be subject of built development and should identify the rationale / mix of uses taking into account and use of land previously occupied by the former army base;

iv. The proposals demonstrate that the uses on the site would not compete, detract or undermine Winchester Town Centre;

v. The proposals are designed to create a permeable place putting people and places at the forefront, enabling sustainable modes of travel that maximises the opportunity for walking, cycling and public transport to reflect the Winchester Movement Strategy and LCWIP. These sustainable modes of travel should connect to the surrounding area/PROW/ cycle network, landscape and designated heritage assets and links to the Winchester train station, the city centre and existing nearby park and ride facility;

vi. The transport assessment should assess the impact of the proposals on the road network and agree where any further targeted mitigation is required or to demonstrate how sustainable travel plan measures will reduce these impacts to an acceptable level. This will be agreed with the highway authorities to ensure that the impacts on the road network are acceptable;

vii. The proposals include 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, creating and providing high quality public spaces and improvements to the public realm;

viii. Secures and identifies land for public use in the undeveloped part of the site for recreational purposes in perpetuity, but allowing for appropriate strategic landscaping;

ix. The design and layout needs to create flexible and active spaces on the ground floor;

x. The design needs to have particular regard to the relationship with the South Downs National Park, consideration for the Winchester - Compton Street settlement gap and views from and to Winchester. This is in terms of the height, view corridors and the scale, massing and appearance of buildings, design of roofs, lighting taking into account the site's unique gateway location, the various local and national designations and nearby designated heritage assets (scheduled monuments, listed buildings and conservation areas) and address the affect that the proposed development would have

**Policy W5**

Bushfield Camp - continued

POLICY

on their significance (including the contribution made by their setting) and sensitivities;

xi. The proposals incorporate and include public realm to enhance the intrinsic quality of the site and creates a 'sense of place';

xii. The proposals retain features of heritage significance and incorporates them into any re-development of the site as part of a wider heritage trail that celebrates the sites military history and place of enjoyment by the general public to understand and appreciate how the site has evolved;

xiii. Any contaminated land issues will also need to be addressed and remediated;

xiv. The proposal includes a Habitats Regulations Assessment to consider the potential effects on biodiversity, on-site and on the River Itchen, and the possible in-combination effects of the development on nearby sites of national and international importance;

xv. Where it has been demonstrated that the proposals will have a significant adverse effect on the integrity of the River Itchen SAC it must be demonstrated, as part of the design process, that adequate measures in line with Policy NE1 and Policy D7, will be put in place to avoid or mitigate any adverse effects. Such measures must be agreed with the Council and Natural England. In order to assist the Council in carrying out a Habitats Regulations Assessment, the developer will be required to provide evidence to inform the Appropriate Assessment. This is likely to include an air quality assessment of the effects of the development on the River Itchen SAC as a result of any increase in traffic associated with the development. The effects on local roads in the vicinity of the proposed development on nearby designated nature conservation sites, and the impacts on vulnerable sites from air quality effects on the wider road network in the area can be assessed using traffic projections and the 200m distance criterion followed by local Air Quality modelling where required;

xvi. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible;

xvii. Any application is accompanied by a green/blue infrastructure strategy to both enhance the development and mitigate potential impacts on the water environment and biodiversity. This should include the provision of multi-functional green links throughout the site; and

xviii. Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.

# EMPLOYMENT ALLOCATIONS: WINNALL

**Area:**
Winchester Town

**Name of Site:**
Winnall

**Location:**
Winnall industrial estate

**Size:**
43.48 hectares

**SHELAA site Reference:**
N/A

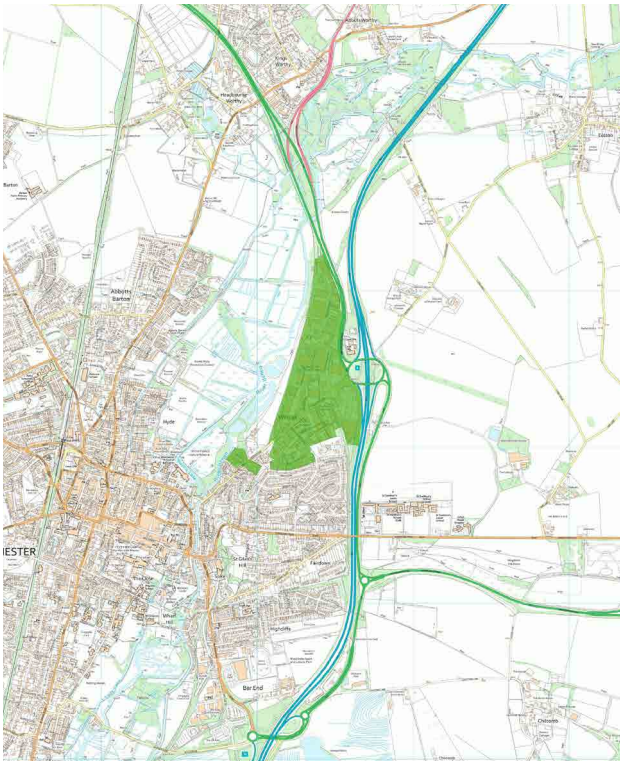
**Allocated Use:**
Employment

**Indicative number of homes:**
0

**Existing use:**
Employment

**Site Plan**

**Wider context**



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12.61

**Supporting text:**

Winnall is an existing employment allocation in the adopted Local plan that has been carried forward, updated as necessary. The employment site located to the north east of Winchester and comprises a large cluster of employment businesses and activities which sit adjacent to the residential neighbourhood. Winnall has access to the M3 motorway, is close to the city centre and is located next to the Winnall Moors Nature Reserve and South Downs National Park. In addition, there is good access to the A34 which is the main trunk route from the south to the Midlands.

12.62

Winnall has a high proportion of council-owned housing and locally significant levels of unemployment. It also suffers day to day problems associated with access and movement.

12.63

A Development Consent Order has been granted for Nationally Significant Improvements to Junction 9 of the M3 motorway. Part of these proposals include the creation and improvements of new cycle and pedestrian access to the South Downs National Park.

12.64

The Winnall employment area provides a number of opportunities to enhance the quality of life for the local community, and improve business performance.

12.65

Within the area there are opportunities to improve pedestrian and cycle access to the countryside and South Downs National Park, given the location of the area, and the need to provide additional open space and improve local community infrastructure.

12.66

Any development or redevelopment site should be sensitive to its location adjacent to Winnall Moors which is part of the River Itchen SSSI and River Itchen SAC. Opportunities should be taken to incorporate measures to protect these sites from surface water run-off and creation of a green buffer to the designated site where possible.

12.67

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 B2 and B8) while allowing for a degree of flexibility in those parts of the employment area where change might be expected and would support the vitality and viability of the area and avoid out of town destination retail and other recreational proposals. It also recognises the need to maximise opportunities to create additional B2 and B8 employment floorspace, improvements to community infrastructure, open space and green infrastructure provision.

**Policy and map overleaf**

# EMPLOYMENT ALLOCATIONS: WINNALL

**Policy W6**

Winnall

POLICY

Within the Winnall area, as shown on the Policies Map, the council will continue to apply Policy E6 (retention of employment land and premises) 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:

i. 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 existing B use class employment uses and the creation of additional B2 (General industry) and B8 floorspace (Storage and distribution) to ensure this area continues as a centre for more traditional employment opportunities;

ii. In sub area 2, along Easton Lane, there is a presumption in favour of the retention of existing B uses classes and the creation of additional B2 and B8 floorspace to ensure that this area continues as a centre for more traditional employment opportunities. Where feasible all new development including change of use will be required to:

- provide tangible improvements to the public realm;
- provide an attractive, active frontage which addresses the street and avoids bland rear / side elevations onto Easton Lane; and
- provide a Travel Plan that demonstrates sustainable active travel that meets the requirement of the development for staff and commercial users to meet the requirements of the proposed development.

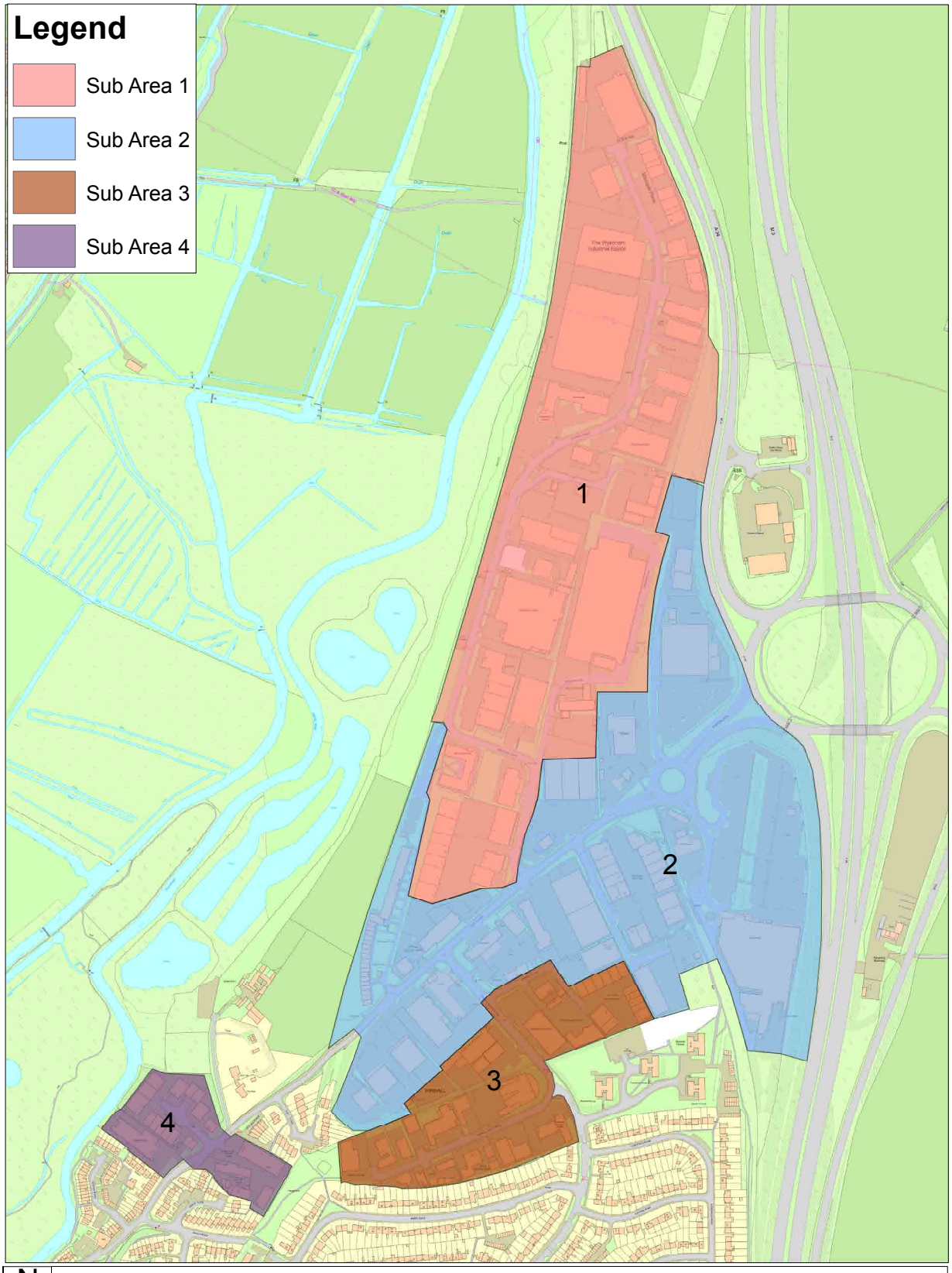
iii. in sub area 3, the council will retain existing employment uses and encourage the sub-division and development of units to create provision for start-up businesses and small to medium enterprises (SMEs), Uses within Class E (g) (ii) (research and development of production or processes) and E (g) (iii) (any industrial process which can be carried out in any residential area without detriment to the amenity of the area);

iv. in sub area 4 applications for uses outside of B2 and B8 uses will be considered against the requirements of Policy E6 (retention of employment land and premises), in the context of adjoining land uses.

Where feasible and appropriate all proposals should seek to maximise opportunities to:

v. Create or improve pedestrian/ cycle links with the surrounding area to enable safe access to adjacent residential areas and demonstrate how this will be linked together as part of the consented National Significant Infrastructure improvements to Junction 9 of the M3 motorway and any associated Park & Ride facility; and

vi. Create or improve recreation and greenspace opportunities in the area, including the provision of community and green infrastructure.




W6 Winnall

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# MIXED USE ALLOCATIONS: CENTRAL WINCHESTER REGENERATION

**Area:**
Winchester Town

**Name of Site:**
Central Winchester Regeneration

**Location:**
Located between the High Street and Friarsgate

**Size:**
4.52 hectares

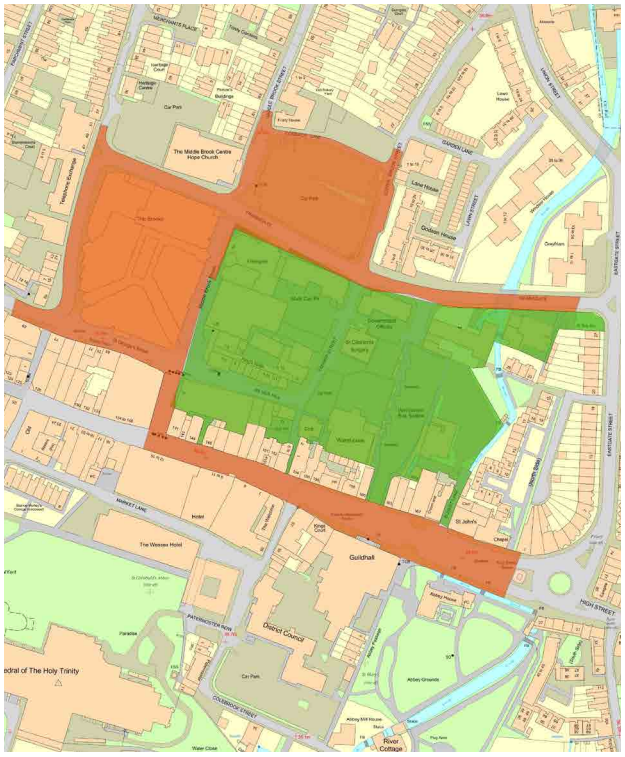
**SHELAA site Reference:**
N/A

**Allocated Use:**
Mixed Use

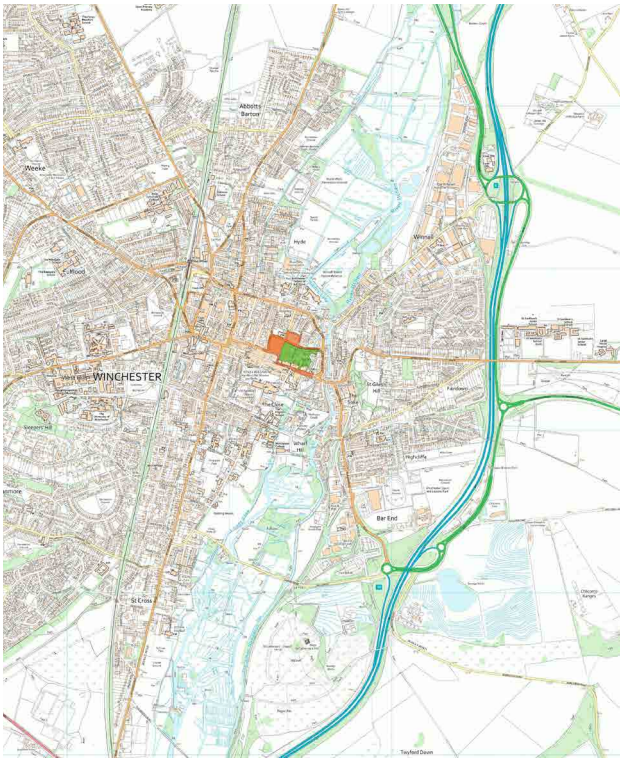
**Indicative number of homes:**
300 dwellings

**Existing use:**
Bus station, derelict buildings

**Site Plan**



**Wider context**

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12.68

**Supporting text:**

Located on the eastern edge of the city centre, the Central Winchester Regeneration Area is an existing Local Plan allocation that has been carried forward and updated as necessary. The overall site area covers 4.5 hectares and would be capable of accommodating approximately 300 dwellings. The site is an important interface between the commercial uses and markets of the High Street, the civic buildings and spaces of the Broadway and Guildhall, and residential streets to the east and the north. The regeneration area includes the Broadway, bus station, health centre, Kings

Walk, Friarsgate retail area, The Brooks shopping centre, plus parking and delivery areas. There are also a number of vacant and under-used buildings. The whole area is located within the Walled City character area of the Winchester Conservation Area. There are no listed buildings within the regeneration area, however existing buildings of interest include the Antiques Market, now known as The Nutshell, and Woolstaplers' Hall. A number of watercourses run through the site and part of the area has the potential to flood.

### 12.69

The Central Winchester Regeneration is an existing and unique opportunity to bring positive changes to the city centre by delivering a dynamic mix of uses which will reinforce the cultural/heritage and high quality retail development to the heart of the city, alongside providing additional residential and other appropriate uses.

### 12.70

The site is located within the upper catchment of the River Itchen and feeds one of the River Itchen's tributaries known as Nuns Walk Stream. Development of the land therefore has the potential to impact upon the nationally protected site of the River Itchen SAC and other sites in the wider Solent area in terms of nutrients (phosphates and nitrates) in wastewater produced by new housing and other forms of overnight residential accommodation.

### 12.71

A Supplementary Planning Document has been prepared and adopted for the site that supports a fine grained and permeable design approach in order to promote the preservation and enhancement of Winchester's character and the protection and evolution of its heritage. Any subsequent planning applications for all or part of the site should have regard to the adopted Supplementary Planning Document, the following policy and other relevant policies in the Development Plan.

### 12.72

The development of this site needs to refer to the Winchester district Stage 2 Strategic Flood Risk Assessment. A site specific Flood Risk Assessment will demonstrate how the development will be safe for its lifetime. As part of the site is located within Flood zone 3, the access and egress arrangements to the site will need to be considered and should be addressed in consultation with the emergency planners. Due to flooding, development should be set back from the watercourse and no development should be within 8m of the watercourse. Compensatory storage may be required. As part of the design process, opportunities should be explored to de-culvert the watercourse which could assist with BNG.

### 12.73

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy overleaf**

NEW SITE

12.68 - 12.73

# MIXED USE ALLOCATIONS: CENTRAL WINCHESTER REGENERATION

**Policy W7**

Central Winchester Regeneration

POLICY

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

i. Any application for development has regard to the Supplementary Planning Document that has been agreed by the local planning authority;

ii. The proposals relate to the whole of the allocated site or if less, do not in any way prejudice the implementation of the masterplan for the whole of the site;

iii. The proposals provide an appropriate mix of uses that reinforce and complement the town centre, including retail, residential, leisure, and other town centre uses;

iv. The proposals include a high standard of architectural design and uses quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and public realm;

v. The proposals respect the historic context, and make a positive contribution towards protecting and enhancing the character and appearance of Winchester Conservation Area and the significance of its heritage assets and important historic views, especially those from St Giles Hill;

vi. The proposals provide opportunities that enhance the public realm putting people and places at the forefront of its design;

vii. The proposals improve facilities for those walking, cycling and wheeling, in line with the LCWIP and Winchester Movement Strategy;

viii. The proposals only permit car parking for car clubs/ delivery spaces given its town centre location;

ix. The proposals provide a high quality multi functional green and blue infrastructure and linked open spaces;

x. The proposals make the provision for buses and coaches;

xi. The proposals improve conditions in the Broadway, and where possible remove traffic from the site (except for servicing);

xii. The proposals include an archaeological assessment to define the extent and significance of any archaeological remains and reflect these in the proposals, as appropriate;

**Policy W7**

Central Winchester Regeneration - continued

xiii. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible;

xiv. The layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes;

xv. The proposals considers and addresses the need for education provision (Primary and Secondary) to meet the needs of the development;

xvi. A Strategic Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development. Where possible, reduce the overall flood risk by ensuring that any new development avoids Flood Zone 3;

xvii. Given that part of the site is located within a Flood zone 3, it will need to be demonstrated through the design process that safe access and egress arrangements can be provided, taking into account the extent of flood risk area;

xviii. Due to flooding, development should be set back from the watercourse and no development should be within 8m of the watercourse. Compensatory storage may be required; and

xix. As part of the design process, opportunities should be explored to de-culvert the watercourse which could assist with BNG.

POLICY

NEW SITE

Policy W7

# MIXED USE ALLOCATIONS: STATION APPROACH REGENERATION AREA

**Area:**
Winchester Town

**Name of Site:**
Station Approach Regeneration Area

**Location:**
Andover Road/Worthy Lane/railway station

**Size:**
7.19 hectares

**SHELAA site Reference:**
N/A

**Allocated Use:**
Mixed Use

**Indicative number of homes:**
250 dwellings

**Existing use:**
Mixture of uses including railway car park, public car park and buildings.

**Site Plan**

**Wider context**

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12.74

**Supporting text:**

The Station Approach Regeneration Area includes the area around the main entrance to Winchester Station, the Carfax site, the Cattlemarket car park, vacant/under-used sites and properties all which do not provide a vibrant entrance into a historic city centre.

12.75

The site is defined in a broad way, to enable a comprehensive approach to be taken regarding the future development of the land, which will be subject to a master planning process. This does not mean therefore that all of the site included in the plan is proposed or suitable for built development.

12.76

Therefore, there is an opportunity to improve a sense of arrival on this key transport node, with improved pedestrian and cycle links and routes 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 and the main junction at the bottom of hill.

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. Proposals will therefore need to reflect and be sympathetic to the heritage assets in the vicinity.

12.77

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 and for pedestrians and cyclists wishing to access the city centre.

12.78

The site excludes, but will need to take into consideration and have special regard to the setting of the Hampshire Archives and Local Studies Offices and its garden, which have been included on the List of Buildings of Special Architectural or Historic Interest at grade II.

12.79

The Cattlemarket is an under-used site which makes no positive contribution towards the townscape quality of the area. Important views of the Cathedral can be glimpsed from the northern part of the site adjoining the Andover Road. The site is well located to public transport routes, and within walking and cycling 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. However, the proposed Park & Ride facility at the SJM Barracks Policy W2 will be able to meet the need and demand for car parking in the north of city.

12.80

Whilst most of this area falls outside the designated conservation area, small parts lie within it and abuts the boundary of the Conservation Area. 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. Proposals will therefore need to reflect and be sympathetic to the heritage assets in the vicinity.

12.81

The site is located within the upper catchment of the River Itchen and feeds one of the River Itchen's tributaries known as Nuns Walk Stream. Development of the land therefore has the potential to impact upon the nationally protected site of the River Itchen SAC and other sites in the wider Solent area in terms of nutrients (phosphates and nitrates) in wastewater produced by new housing and other forms of overnight residential accommodation.

**Supporting text and policy continued overleaf**

CARRIED FORWARD SITE

12.74 - 12.81

# MIXED USE ALLOCATIONS: STATION APPROACH REGENERATION AREA

12.82

**Master planning**

The site is currently in multiple land ownerships and the city council is working in partnership with a number of key landowners across the whole of the site in order to understand how this area could be comprehensively redeveloped in order to maximise the benefits for the City as a whole.

12.83

While the entire area should be planned for redevelopment, multiple land ownership and differing programmes and priorities make it likely that development will occur in stages over the plan period. In order to ensure that no individual stage prejudices further phases of redevelopment of the site in terms of good quality place-making, it will be important that a masterplan is prepared in conjunction with landowners, a range of stakeholders and the interested parties. The masterplan will be agreed by the city council.

12.84

The context and the character of the site means that the master planning process needs to assess the heritage significance of the site and that work should be used to inform the development of the masterplan.

12.85

In this highly sustainable location, where there is good access to public transport, cycling and walking for most daily trips, there is the opportunity as part of the masterplanning of the site to reduce the reliance on the private car and support healthier lifestyles.

12.86

The master planning process will need to address issues of access, car parking, level changes, views and key design principles as part of a comprehensive coordinated redevelopment of the site. This work will need to take into account local constraints, public realm, understand and respond positively to local character and address the complex relationships between the many elements that make up the built environment in this locality.

12.87

The site is located on a principal aquifer which will need to considered and be taken into account as part of masterplanning process. Due to the past activities on the site, any contamination issues will also need to considered as part of the masterplanning process. Southern Water's infrastructure also crosses the site and needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

12.88

To successfully integrate new development into the environment it is necessary to follow a sound design process (Policy D1) in order to have a full understanding of its local context, therefore proposals will be required to undertake detailed analysis of the regeneration area in terms of traffic activities and land use, built form, skylines and views, landscape and visual relationship with the locality and wider setting.

12.89

A key requirement for this area is to repair and enhance the urban fabric of this part of the town by the delivery of high quality development which creates its own sense of place whilst responding positively to the sites immediate and wider setting. 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.

12.90

As part of the regeneration of the area the council has developed a number of strategic aspirations that need to be tested and developed as part of the master planning process:

- 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 that improves wayfinding and legibility so that pedestrians and cyclists can navigate their way to the city centre and other key destinations in a safe and accessible manner;
- 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 explores the opportunities for new planting;
- Ensure that proposals conserve, and where possible enhance the historic context, in particular the Winchester City Conservation Area;
- Investigate and record archaeological remains in the area, with provision for the public dissemination of the results of the investigation within a reasonable timeframe;
- Safeguard and enhance strategically important views such as the view of Winchester Cathedral and the character of the area; and
- Repair the urban fabric and create a cohesive high quality townscape, and high quality public spaces and improvements to the public realm.

Potential uses that will be explored and tested through the master planning process include:

- High quality flexible offices, and other employment generating uses
- Public car parking
- Open spaces and improvements to the public realm
- Leisure/culture/community
- Hotel
- Small-scale retail
- Residential, including exploring the potential to provide accommodation aimed at meeting the needs of older persons
- Student housing on suitable parts of the sites

12.91

It is likely that housing will be one of the predominant uses of the area, so the capacity of the area is estimated at about 250 dwellings, which could include specialist forms of housing such as housing for the elderly or student accommodation.

**Supporting text and policy continued overleaf**

# MIXED USE ALLOCATIONS: STATION APPROACH REGENERATION AREA

12.92

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list.

Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy W8**

Station Approach Regeneration Area

POLICY

Development proposals within the Station Approach Regeneration Area as shown on the Policies Map, will be granted planning permission for a mixed use development provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:

i. Any application for development is preceded by, and is consistent with, a site wide masterplan for the whole site which has involved and engaged with landowners, stakeholders and interested parties before it is agreed by the local planning authority;

ii. The proposals relate to the whole of the allocated development or if less does not in any way prejudice the implementation of the masterplan of the whole site;

iii. The proposals take a contextual approach which respects the characteristics of Winchester Town, and relate positively to the conservation area and other designated and non-designated heritage assets and their settings;

iv. The proposals makes a positive contribution towards improving the area as a key entrance to the town centre, enhancing the public realm, enabling people to walk and cycle for most everyday trips and improving those links to the railway station, the surrounding area and other key destinations;

v. The proposals include 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, creating and providing high quality public spaces and improvements to the public realm;

vi. The proposals assess the impact of buildings heights on views and adjoining areas unless a taller building can be justified in townscape terms. Taller buildings are unlikely to be acceptable in close proximity to nearby residential properties;

**Policy W8**

Station Approach Regeneration Area - continued

POLICY

vii. The proposals retain views of the treed skyline and other key historic features such as Winchester Cathedral and 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;

viii. The proposals retain existing trees where they can make a positive contribution towards enhancing local distinctiveness, and prepare a landscape framework alongside the master planning process to establish opportunities for new planting;

ix. The proposals provide active street frontages to enhance the pedestrian environment, and promote the vitality and viability of the local centre along Andover Road;

x. The proposals consider and address the need for education provision (Primary and Secondary) to meet the needs of the development;

xi. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible; and

xii. The layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.

CARRIED FORWARD SITE

12.92

Policy W8

# MIXED USE ALLOCATIONS: BAR END DEPOT

**Area:**
Winchester Town

**Name of Site:**
Bar End depot

**Location:**
Bar End Road

**Size:**
1.15 hectares

**SHELAA site Reference:**
N/A

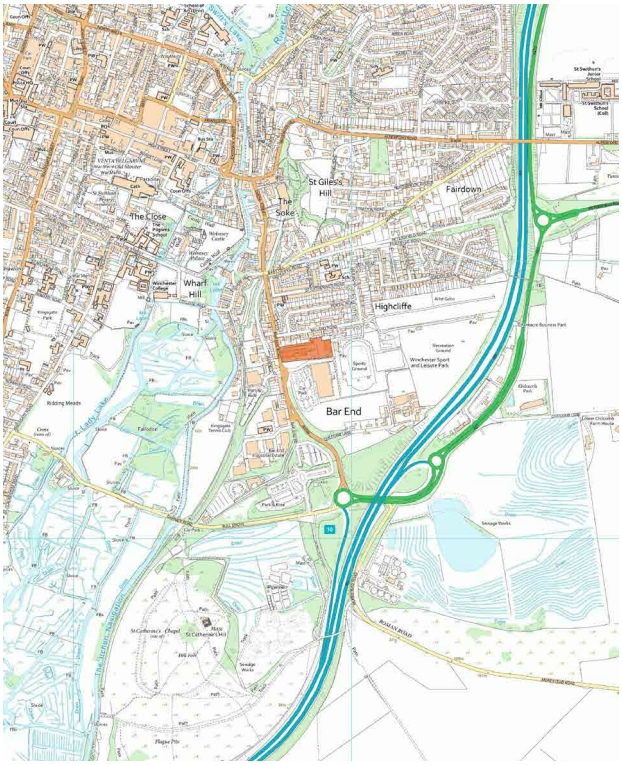
**Allocated Use:**
Mixed Use

**Indicative number of homes:**
30 dwellings

**Existing use:**
Commercial / industrial / employment.

**Site Plan**

**Wider context**

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12.93

**Supporting text:**

The site at the Bar End depot consists of area of land which is 1.15 hectares. The site is located on one of the key radial routes/ gateways into and out of Winchester Town. There is an existing access to the site located off Bar End Road. The site is adjacent to the Winchester Sport and Leisure Park and residential properties located on Milland Road. The site is within walking distance to Winchester Town centre.

12.94

The site is currently occupied by a two storey commercial offices, a range of storage buildings, an external compound and a derelict fuel storage facility. Given that the site is located on one of the key radial routes/gateways to Winchester Town and is in need of improvement and regeneration the area has been identified in the Local Plan as an 'Area of Opportunity'.

12.95

There has already been extensive previous engagement to develop a design framework for Bar End which dates back to 2015 which led to a Community Plan and adoption of the Bar End Framework (approved by Cabinet 6th June 2018). The Bar End Framework covers a much larger area than Policy W8. As part of this Framework (which also includes the Winchester Sport and Leisure Park), a shared vision for the site was developed which allows for the provision of:

- An area for sport and recreation, leisure, well-being and enjoyment;
- High quality, highly valued and accessible facility for the community; and
- Complementary uses and facilities such as hydrotherapy, treatment, and recovery alongside recreational, sporting and competitive activities

12.89

There is also scope for housing development on the site which has been estimated at about 30 dwellings.

12.96

The details of the access arrangements will need to be developed and tested at the planning application stage as the existing junction on Bar End Road, which serves the Winchester Sports and Leisure Park, has limited highway capacity to accommodate additional traffic flows. As this is the case any new development should comprise of a low traffic generating uses, with limited car parking on the site. The site is within walking distance to the Barfield Park & Ride facility.

12.97

As the site is located on a principal aquifer, any proposed development will need to avoid any contamination to this aquifer. Given the site's former use, a contaminated land assessment will need to be undertaken. Depending on the outcome of this assessment any redevelopment of the site will need to include the appropriate remedial measures.

12.98

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been addressed including connections to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

12.99

The proposals will need to include landscaping to create a buffer along the northern edge of the site in order to protect the residential amenity of the existing properties that are located on Milland Road.

**Supporting text and policy continued overleaf**

# MIXED USE ALLOCATIONS: BAR END DEPOT

### 12.100

As there are limited opportunities in this area for the existing residents to access shops for their daily needs, if it can be demonstrated through the design process that this fits with other requirements for the redevelopment of the land, the proposals should include the provision of a local convenience store.

### 12.101

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

POLICY

NEW SITE

**Policy W9**

Bar End Depot

Land at Bar End depot, as shown on the Policies Map, is allocated for a mixed use development including 30 residential dwellings, specialised facilities which include an element of care and residential development and a local convenience store. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature of development

i. A masterplan, which has involved and engaged with landowners, stakeholders and interested parties establishing principles for the disposition of uses across this key gateway site into Winchester Town, open space, access and junction arrangements should be submitted for approval by the local planning authority. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

ii. It can be demonstrated through the design process that the uses are of an appropriate scale and massing and there is a graduation in the height of the development away from the northern boundary in order ensure that there is no harmful impacts on the amenities of occupiers or properties that are located on Milland Road;

iii. The proposals take advantage of and improves linkages to the Winchester Sport and Leisure Park;

iv. It can be demonstrated that the proposals provide an appropriate separation distance with the existing residential properties;

v. The proposals should include a local convenience store if it can be demonstrated through the design process that this fits with other requirements;

Access

vi. The proposed uses are low traffic generation and there is limited on site car parking provision;

vii. The proposals provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3;

Environmental

viii. There is a contaminated land assessment and the appropriate remedial measures are put in place;

ix. As the site is located on a principal aquifer, any proposed development will need to avoid any contamination to this aquifer;

x. The proposals will need to include landscaping to create a buffer along the northern edge of the site in order to protect the residential amenity of the existing properties that are located on Milland Road; and

Other Infrastructure

xi. The proposals contribute to infrastructure needed to make the development acceptable in planning terms.

12.100 - 21.101

Policy W9

# LEARNING AND NON-RESIDENTIAL INSTITUTIONS ALLOCATIONS: FORMER RIVER PARK LEISURE CENTRE SITE

**Area:**
Winchester Town

**Name of Site:**
Former River Park Leisure Centre site

**Location:**
Gordon Road, Winchester

**Size:**
1.023 hectares

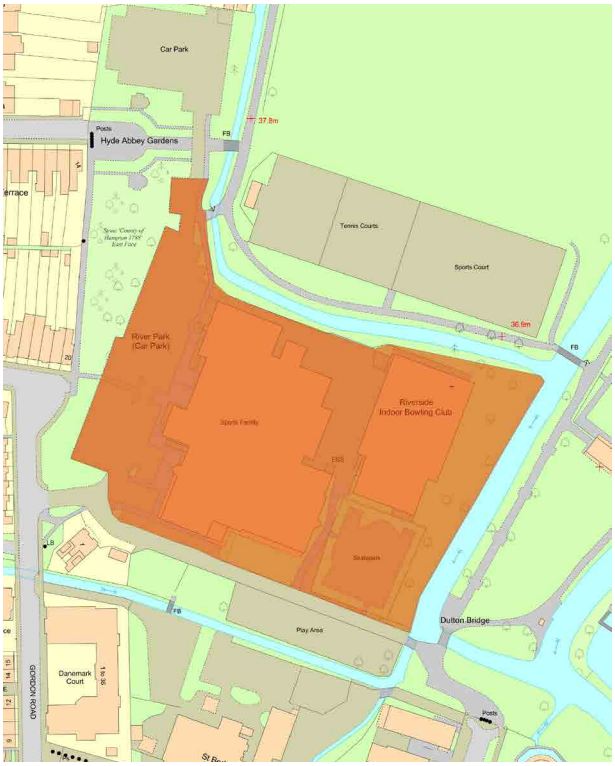
**SHELAA site Reference:**
WIN23

**Allocated Use:**
Learning and non-residential institutions (Use class F.1 and E (d))

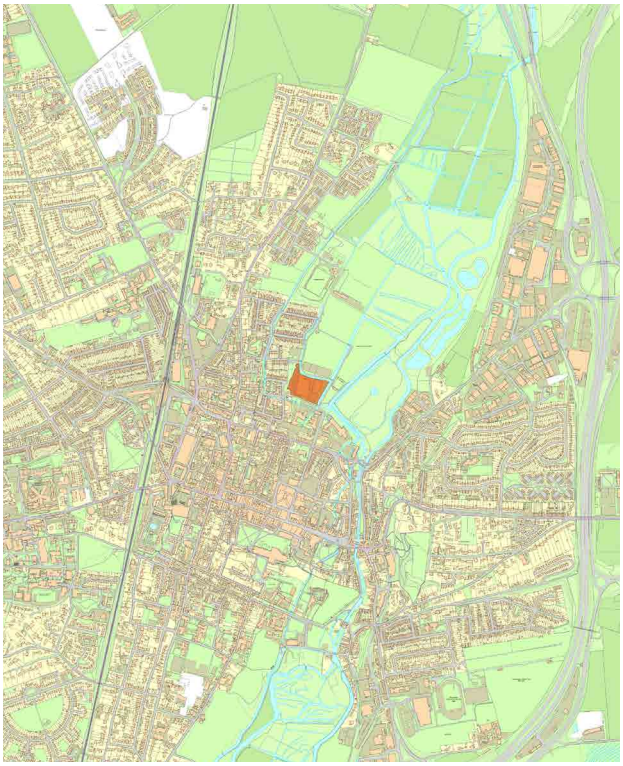
**Indicative number of homes:**
0

Existing use:
Former leisure centre building, skate park and indoor bowling facility.

**Site Plan**




**Wider context**



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12.102

**Supporting text:**

The site is located within River Park Recreation Ground. The majority of the site is occupied by the former River Park Leisure centre complex which was decommissioned upon the opening of the new Winchester Sport and Leisure Park in 2021. It also includes the popular and well used outdoor skate park and the indoor bowling facility.

12.103

The site is defined in a broad way, to enable a comprehensive approach to be taken regarding the future development of the land, which will be subject to a master planning process. This does not mean therefore that all of the site included in the plan is proposed or suitable for built development.

12.104

The site is adjacent to the South Downs National Park (SDNP). There are views into, and out of the site, to the Park and views of Winchester Cathedral which will be key matters to consider when bringing forward any plans for the redevelopment of the site. The site is currently located outside of the settlement boundary. This site has also been identified in the Local Plan as an 'Area of Opportunity' outlined in the topic of 'High Quality, Well Designed Places and Living Well.

12.105

The skate park abuts the River Itchen and there is a small tributary of the river that runs along one boundary of the existing Leisure centre complex. Due to the proximity of the site to the River Itchen, it is located within a flood risk area and the groundwater levels are less than a metre below the surface which are important considerations that would need to be taken into account as part of the redevelopment of the site.

12.106

Hyde Abbey Gardens which includes the remains of Hyde Abbey, a Benedictine monastery, extends into the car park and grounds of the adjacent former Leisure centre complex. Hyde Gateway, which is located opposite St Bartholomew`s Church in King Alfred's Place, and the Bridge is a Scheduled Monument, and Listed Building. The Bridge is also a Listed Building and a Scheduled Monument. These are the only substantial remains that exist. As the western boundary of the site is also located adjacent to the Winchester Conservation Area boundary, any development will need to take this into consideration as part of the design process. As the western boundary of the site is also located adjacent to the Winchester Conservation Area boundary, any development will need to take this into consideration Abbey remains above and below ground, both scheduled and unscheduled but potentially of national importance, and impacts on their significance as part of the design process.

12.107

**Master planning of the site**

Given the prominent and unique location of the site, any redevelopment proposals would need to be preceded by a masterplan that is prepared in consultation with key stakeholders and interested parties and is agreed by the city council.

**Supporting text continued overleaf**

NEW SITE

12.102 - 12.107

# LEARNING AND NON-RESIDENTIAL INSTITUTIONS ALLOCATIONS: FORMER RIVER PARK LEISURE CENTRE SITE

### 12.108

There is an opportunity as part of the redevelopment of this site to enhance the city's cultural offer in an area of considerable historic importance. The opportunity needs to be explored through the master planning process to use public realm and the design and layout of the buildings to connect, through learning and development, the site with the Primary School which is adjacent to the site, the outdoor skate park, the indoor bowling facility and links to the nearby educational institutions.

### 12.109

The appearance of the buildings and use of materials, the overall scale, mass, height of the development including its roof, impact on view corridors and the design of the lighting will also require careful consideration in order to successfully create an high quality development which creates sense of place and forms a fitting gateway to the city centre that compliments the wider rural setting of the site, South Downs National Park (SDNP) and so reflects local distinctiveness. Any development also needs to protect, support and enhance the protected green space to the north and east of the site.

### 12.110

Whilst careful consideration would need to be taken regarding the setting and the impact of the proposed building and lighting on the SDNP, Winchester Cathedral, the adjacent conservation area and the nearby residential properties, the master planning process should explore the potential uses and activities that could take place on the upper storey of the building. Given the unique position of the site, the use of the upper storey of the building could be used to capitalise and provide unique viewpoints of the city centre and the surrounding countryside.

### 12.111

The outdoor skate park which is adjacent to the site will continue to be managed and maintained by the council and will be safeguarded as a key local recreational facility. Whilst the skate park should be retained on the site, opportunities could be explored through the master planning process as to how this existing facility could be potentially enhanced and/or improved.

12.112

The development of this site needs to refer to the Winchester District Stage 2 Strategic Flood Risk Assessment. A site specific Flood Risk Assessment will demonstrate how the development will be safe for its lifetime. Access and egress will need to be considered and should be addressed in consultation with the emergency planners.

12.113

As the site is located on a principal aquifer, any proposed development will need to avoid any contamination to this aquifer. Due to the close proximity to Winnall Moors nature reserve and River Itchen SSSI and SAC, any development will require an assessment and will need to be carefully designed to avoid impacts from poor quality surface water run-off by the incorporation of naturalised SuDS features, multifunctional green space that is designed and managed with biodiversity benefits. The site has been identified in Policy W10 as being suitable for a range of uses that are compatible with the flood risk, the nearby Winnall Nature Reserve and the River Park Recreation Ground.

12.114

Car parking will be retained on the northern part of the site in order to support the uses and sporting activities on the River Park Recreational Ground.

12.115

In order to make the best use of this empty building, subject to obtaining the necessary planning approvals, 'meanwhile' uses, which involve the temporary use of either the whole or part of the existing building will be supported. Any meanwhile uses need to be compatible with the site's location in the countryside, they must indicate how long the use with occupy the building and any proposals will need to comply with other aspects of the Local Plan. Any meanwhile uses that involve external works will need to be carefully assessed.

**Policy overleaf**

# LEARNING AND NON-RESIDENTIAL INSTITUTIONS ALLOCATIONS: FORMER RIVER PARK LEISURE CENTRE SITE

**Policy W10**

Former River Park Leisure Centre site

POLICY

Development proposals for the former River Park Leisure centre site as shown on the Policies Map, will be granted planning permission for development of F1 uses (Learning and non-residential institutions – Any use not including residential use - a) for the provision of education b) for the display of artwork (not for sale or hire), c) as a museum, d) as a public library or public reading room e) as a public hall or exhibition hall f) for, or in connection with, public worship or religious instruction, g) as a law court), Class E (d) indoor sport and recreation), provided that detailed proposals accord with the Development Plan and demonstrates how proposals will accord with the following:

i. Any application for development is preceded by, and is consistent with, a site wide masterplan for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the council;

ii. The proposals relate to the whole of the allocated development or if less does not in any way prejudice the implementation of master planning of the whole site;

iii. How the site might be capable of accommodating a compatible/ flexible range of uses on different floors;

iv. The proposals for the design must ensure strong connectivity with the surrounding landscape and townscape - visually, physically and ecologically; and are informed by and are sensitive to the heritage significance of the site, including the Abbey remains;

v. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development;

vi. The proposals will need to include mitigation measures that avoid surface water run-off to the Winnall Moors nature reserve and River Itchen SSSI and SAC through the incorporation of naturalised SuDS features, multifunctional green space that is designed and managed with biodiversity benefits;

**Policy W10**

Former River Park Leisure Centre site

POLICY

vii. The proposals must have particular regard to the relationship with the South Downs National Park, the Winchester Conservation Area, the River Itchen and views from and to Winchester Cathedral in terms of the height, view corridors and the appearance of the building, design of the roof (including materials and detailing), lighting and any use and activity on the upper floor of the building, while ensuring that the building's massing responds positively to the Winchester Conservation Area;

viii. The proposals need to create activity on the ground floor that take full advantage of the riverside setting in a way that creates a visually interesting design that complements the setting of the river;

ix. The proposals are designed to complement and enhance the appearance of the River Park Recreation Ground and provides a suitable and attractive gateway into the City;

x. The proposals are designed to be permeable, that includes publicly accessible performance/events space that benefits the City; and

xi. The layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.

NEW SITE

# LEARNING AND NON-RESIDENTIAL INSTITUTIONS ALLOCATIONS: UNIVERSITY OF WINCHESTER / ROYAL HAMPSHIRE COUNTY HOSPITAL

**Area:**
Winchester Town

**Name of Site:**
University of Winchester / Royal Hampshire County Hospital

**Location:**
Romsey Road, Winchester

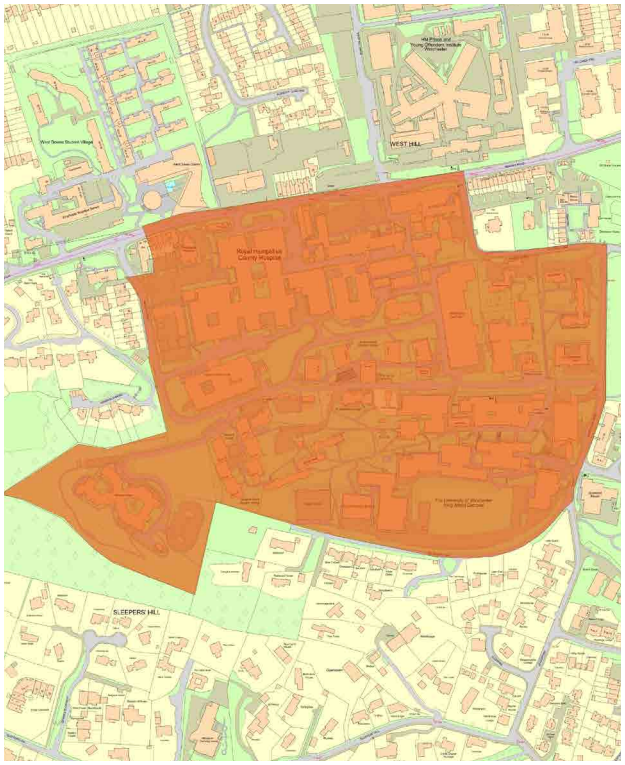
**Size:**
17 hectares

**SHELAA site Reference:**
WIN16

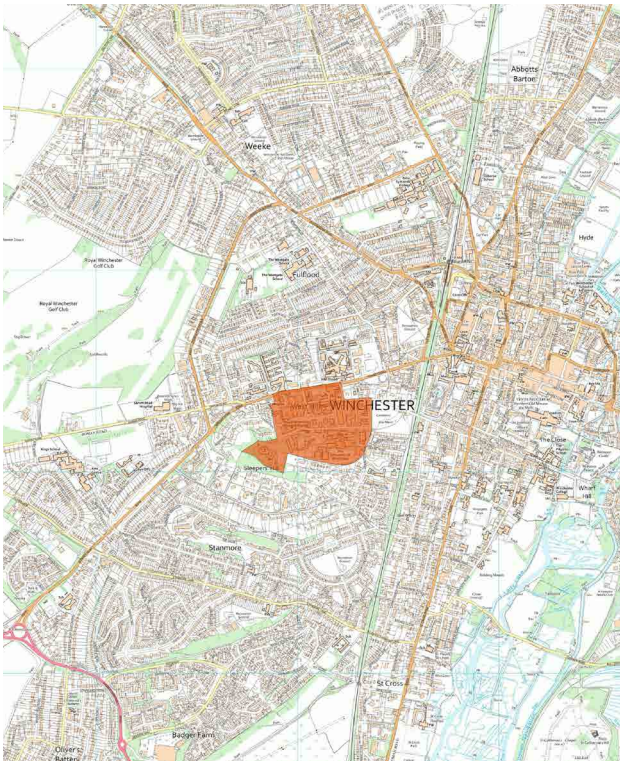
**Allocated Use:**
Academic uses, medical, student accommodation, housing

**Existing use:**
University, hospital, undeveloped land

**Site Plan**




**Wider context**

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12.116

**Supporting text:**

This policy covers land currently occupied by the University of Winchester and the Royal Hampshire County Hospital. The University is developing plans to consolidate and improve, including additional academic buildings and student accommodation.

12.117

The city council supports a thriving University and Policy W11 provides for the redevelopment, consolidation and expansion of the University. It is important that development includes appropriate student accommodation so as not to increase pressure on the housing stock in the area, particularly on affordable housing and the creation of houses in multiple occupancy (see Policies H9 and H10).

12.118

Similarly, the city council supports the retention and improvement of the services provided at the Hospital and would not want to see these reduced or relocated. If, however, decisions are made by the health authorities which result in land becoming available for other uses, Policy W11 provides for its development for health-related uses, student accommodation, older persons' housing or general housing.

12.119

It is not possible at this stage to specify the detail of any changes or the precise capacity of the sites for student or other housing development. Policy W11 sets the overall framework for future development.

12.120

The area that is subject to Policy W11 is elevated land and has a number of constraints, particularly the presence of the Winchester conservation area in the western part of the area, the listed main Hospital block and some individual or group tree preservation orders, mainly on the southern edge. The site is sensitive due to its location on a principal aquifer and parts may have contamination issues associated with previous activities. Given these factors, a masterplan should be prepared for the area in consultation with key stakeholders and interested parties and agreed by the city council. Ideally this should cover the whole allocated area, but there could be separate masterplans for the University and Hospital areas.

12.121

The masterplan(s) need to ensure that they are complementary and should identify the key constraints and opportunities within the area, including how features such as historic buildings, important trees and open spaces, and the conservation area will be protected and how they address any steep gradients on the site in terms of accessibility for all people. Access to the area is from a number of points currently, and it is likely that these will be retained, with improvements where necessary.

**Policy overleaf**

# LEARNING AND NON-RESIDENTIAL INSTITUTIONS ALLOCATIONS: UNIVERSITY OF WINCHESTER / ROYAL HAMPSHIRE COUNTY HOSPITAL

**Policy W11**

University of Winchester / Royal Hampshire County Hospital

POLICY

The planning authority will permit the development and redevelopment of land within and adjoining the University of Winchester and Royal Hampshire County Hospital, as shown on the Policies Map, for development to consolidate, expand and improve academic provision, health care, student housing and residential development. 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

i. A masterplan establishing a development strategy for the provision of improved health, education, student housing and residential development within the area (or individual component areas), principles for the disposition of development, retained buildings, trees and open space, access and junction arrangements should be developed and approved by the Local Planning Authority. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

ii. Priority should be given to retaining and improving academic and health provision, and providing student housing. Subject to these being adequately catered for, residential development or other appropriate uses will be permitted on suitable surplus land or buildings;

iii. As a brownfield site, there is no restriction on the phasing of development;

Access

iv. Use existing access points and make improvements to these as necessary, particularly to improve cycle and pedestrian access. Vehicular access to development at the University campus will not be permitted from Milnthorpe Lane;

Environmental

v. Important trees and wooded areas within the site, particularly to the south of the area;

vi. Ensure that development is designed so as to protect important views into and out of the area, retain listed buildings and facilitate their future use in a manner that is sympathetic to their significance and conserve or enhance the character and appearance of the conservation area;

Other Infrastructure

vii. The layout of development should ensure access to existing sewerage infrastructure for maintenance and upsizing purposes; and

viii. Provide active travel infrastructure such as bicycle storage in line with LTP4 and other infrastructure needed to make the development acceptable in planning terms.

# DEVELOPMENT ALLOCATIONS
# SOUTH HAMPSHIRE URBAN AREAS

YOUR PLACE
YOUR PLAN.
Winchester District Local Plan

# SOUTH HAMPSHIRE URBAN AREAS ALLOCATIONS:

## 13.1

The 'South Hampshire Urban Area' is a local response to meet the challenges presented by a significant part of the district being located within the Partnership for South Hampshire (PfSH). The city council is a member of PfSH, a grouping of local authorities in southern Hampshire which has been formed to work together on economic and spatial strategy. The local authorities have entered into a Statement of Common Ground and have completed a number of evidence studies that have informed the agreed PfSH Joint Spatial Position Statement (2023) (see www.push.gov.uk)

## 13.2

South Hampshire has a dense and complex settlement pattern and substantial areas of undeveloped or underused land within the urbanised parts of the sub-region. The PfSH Joint Spatial Position Statement has a 'cities / urban areas first' approach, so as to maximise development potential within the cities of Southampton and Portsmouth and other urban areas, and minimise greenfield land take. Greenfield developments are still needed, with strategic development locations identified at Newlands (West of Waterlooville), Welborne, North Whiteley and the northern part of Eastleigh Borough.

## 13.3

The Local Plan's spatial vision for this area reflects the PfSH Joint Spatial Position Statement by bringing forward large scale developments through new urban extensions, rather than dispersing large volumes of housing amongst the smaller settlements which also lie within the PfSH area. The vision for the South Hampshire Urban Areas is to develop a series of sustainable new neighbourhoods/ communities which complement the PfSH Statement by providing large-scale, high quality housing, economic development and associated uses.

## 13.4

In line with the PfSH Statement major greenfield development is focused on the urban areas that fringe the district, at Newlands (West of Waterlooville), where there are large existing and planned employment allocations. A total of about 6,000 dwellings is already planned in these locations (Local Plan Part 1), of which over 3,700 remain to be developed (at April 2023).

13.5

The strategy of focussing development on these large-scale sustainable locations is carried forward and the scope to expand or intensify the developments including Newlands (West of Waterlooville) and North Whiteley has been investigated. These developments generally have well-defined boundaries, existing or planned, which should not be breached but some modest scope for additional development has been identified. The emphasis is to provide mixed communities with provision of a range of housing types and tenures, including affordable housing. There may also be scope within Newlands and North Whiteley to introduce more variety of housing so as to address specific needs, such as older persons' housing.

# SOUTH HAMPSHIRE URBAN AREAS ALLOCATIONS:

13.6

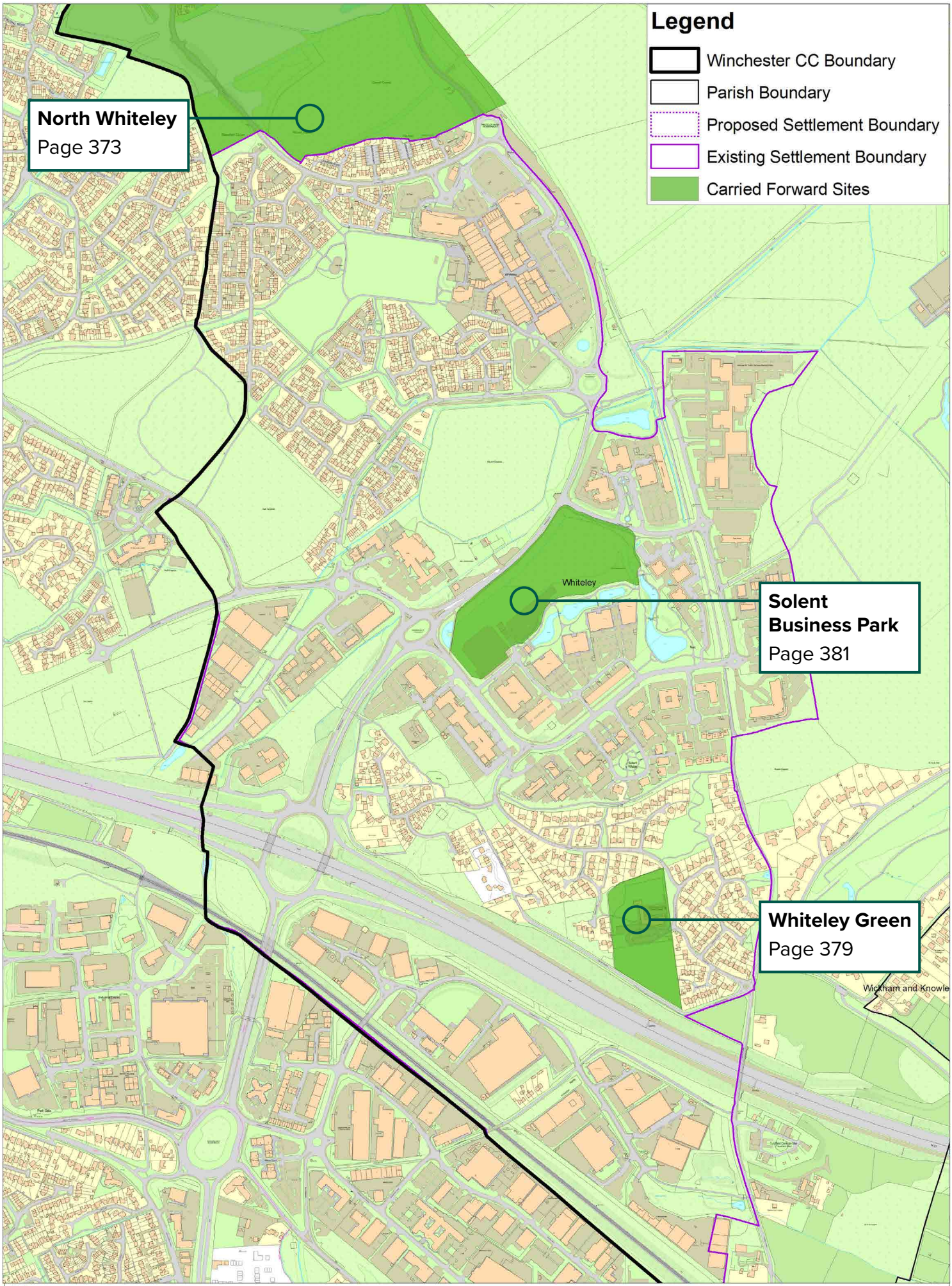
It is expected that there is capacity for the development of about 5,650 dwellings in the South Hampshire Urban Areas, which can be achieved as follows:

| South Hampshire Urban Areas Housing Sources | No. of dwellings |
|---|---|
| Net Completions at Newlands (West of Waterlooville) (2020 – 2023) | 293 |
| Net Completions at Whiteley (2020 – 2023) | 973 |
| Outstanding Newlands (West of Waterlooville) permissions (at 2023) / Local Plan allocation carried forward (Policy SH1) | 1,206 |
| Outstanding Whiteley permissions (at 2023) / Local Plan allocations carried forward (Policies SH2, SH3) | 2,560 |
| Outstanding Botley bypass permission (at 2023) - Local Plan allocation carried forward (Policy SH6) | 115 |
| Windfall allowance | 0 |
| Additional capacity proposed at Newlands (West of Waterlooville) (policy SH1) | 300 |
| New Sites allocated at Whiteley in this Plan (Policy SH2) | 200 |
| **Total Provision 2020 - 2040** | **5,647** |

13.7

In terms of existing employment provision, there is substantial employment provision in the business parks at Whiteley and within the thriving town centre. At Newlands (West of Waterlooville) land allocated for employment uses is being developed and, along with other business sites and Waterlooville town centre nearby, will provide for Newlands' employment and service needs.

CLICK ON MAP ALLOCATION TO SKIP TO PAGE




Whiteley (South)

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# ALLOCATIONS - NEWLANDS (WEST OF WATERLOOVILLE)

**Area:**
South Hampshire Urban Areas

**Name of Site:**
Newlands (West of Waterlooville)

**Location:**
Newlands (West of Waterlooville)

**Size:**
225 hectares (overall development area)

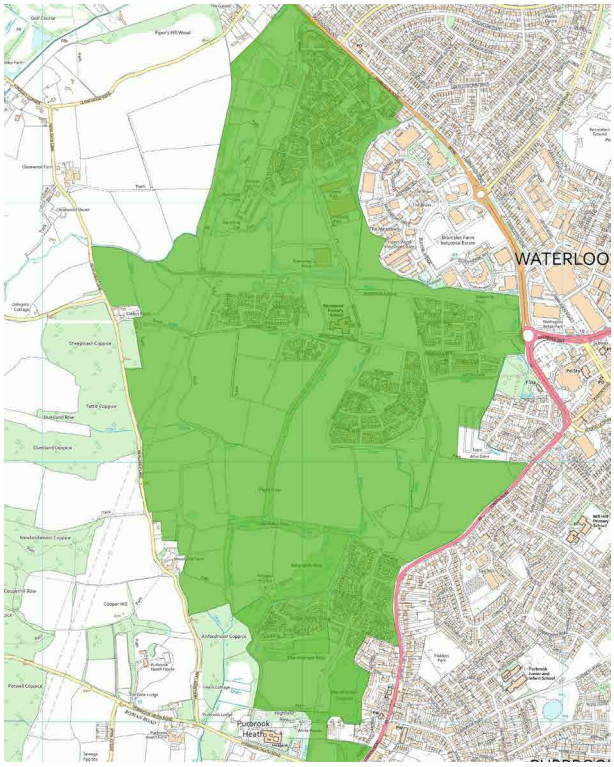
**SHELAA site Reference:**
N/A

**Allocated Use:**
Mixed use urban extension

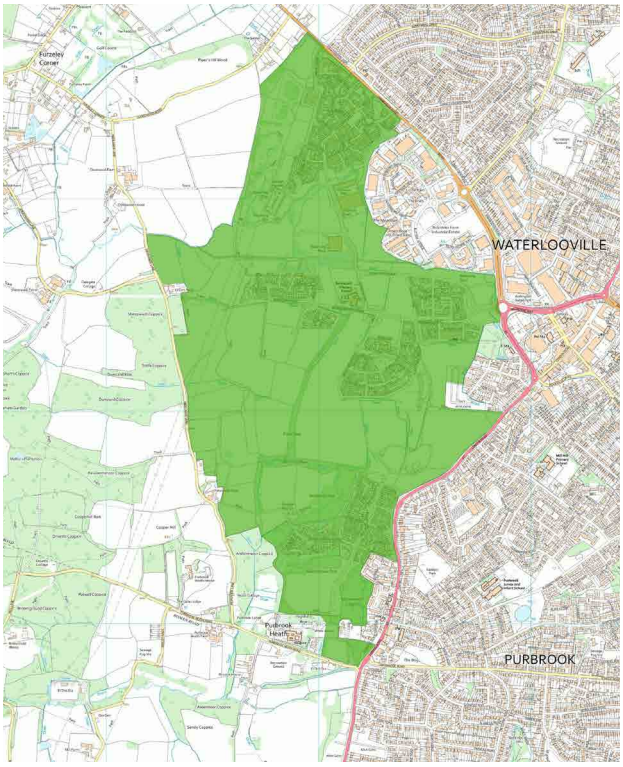
**Indicative number of homes:**
Approx. 1,200 of original allocation remaining within Winchester district (at Apr 2021) with approx. 300 additional proposed.

**Existing use:**
Partially developed / farmland

**Site Plan**




**Wider context**

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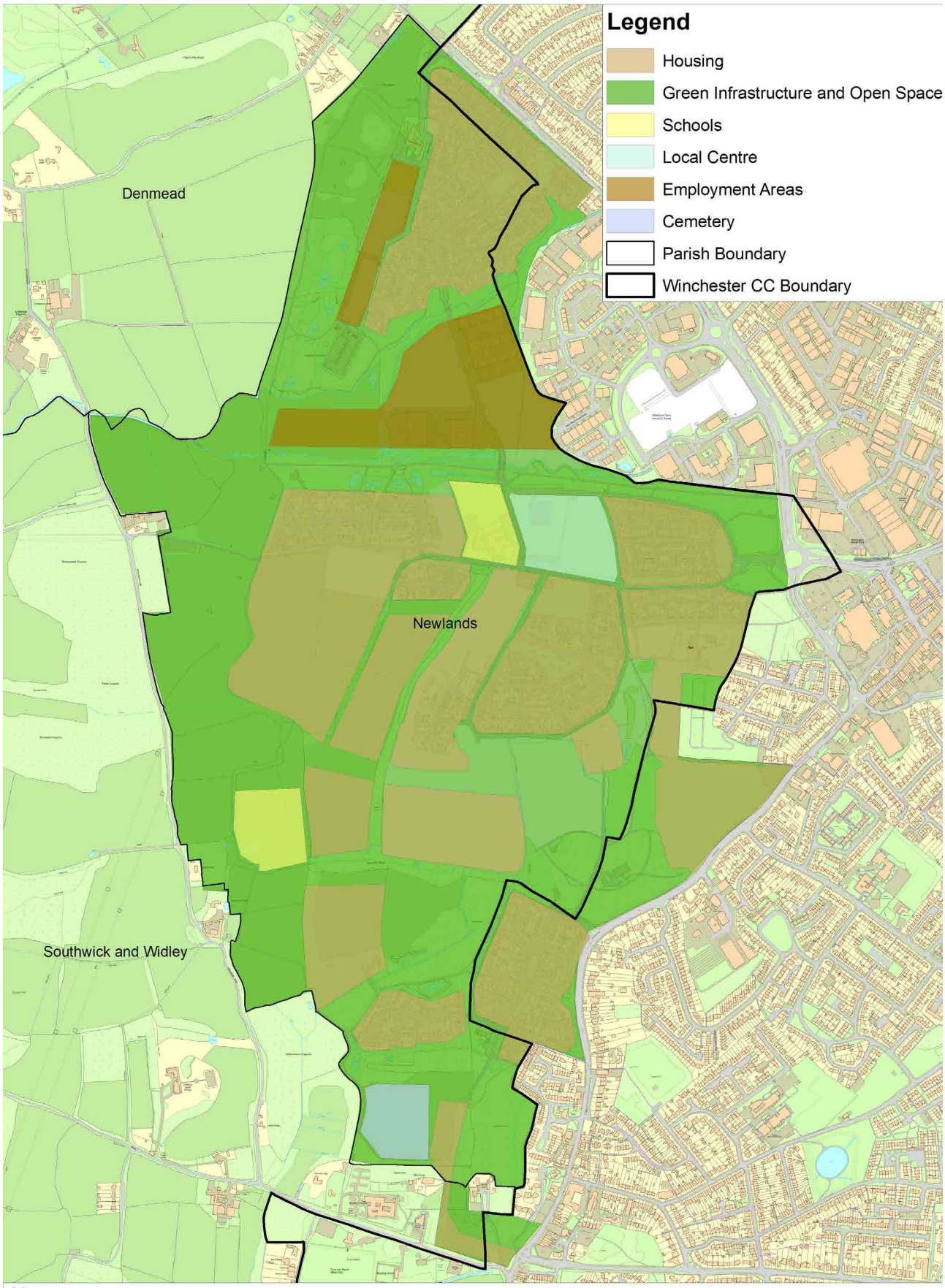
13.8

**Supporting text:**

At Newlands (West of Waterlooville) there is scope to achieve additional capacity without extending the proposed development area, through a mixture of revisions to the estimated capacity and use of various phases. These are expected to give an additional capacity of about 300 dwellings, beyond the approximately 1,200 that remained to be developed at 2023 under the original planning consent.

**Continued overleaf:**

**Current Masterplan Area**




CARRIED FORWARD SITE

### 13.9

The existing policy allocating land at Newlands (West of Waterlooville) is carried forward, updated as necessary. It continues to cover the whole area originally allocated as a major development area, although the northern part (Old Park Farm) is now largely developed, as are parts of the southern area. This is to ensure that the Newlands (West of Waterlooville) urban extension continues to provide all the infrastructure, facilities and other requirements of the development as a whole.

### 13.10

Approximately 1,200 dwellings of the original allocation remain to be developed (at April 2023, out of a total of almost 2,500 within Winchester district. The capacity of the development area has been reviewed and this indicates that additional capacity can be achieved without extending the proposed development area, through a mixture of revisions to the estimated capacity of various phases (about 145 dwellings), development of land reserved but no longer needed for expansion of the primary school and cemetery (approximately 110 dwellings), and the development of an older persons' housing scheme (approximately 45 dwelling equivalents). These are expected to give an additional capacity of about 300 dwellings.

### 13.11

Development of this site has averaged about 100 dwellings per annum over the last 10 years, peaking at almost 200 in some years. This is below the rate expected when the site was originally allocated but the level of investment in infrastructure and past completion rates indicate that the site will be built out during the Local Plan period (including the additional capacity identified).

### 13.12

Infrastructure requirements for the development have been secured through the planning conditions and S106 agreements associated with the existing planning permissions. The additional development capacity identified will need to provide 40% affordable housing and contribute to any new or increased infrastructure provision that may be needed as a result of development.

### 13.13

The development proposals will need to align with and support the delivery of the Havant Local Cycling and Walking Infrastructure Plan (LCWIP) network, the emerging Winchester District LCWIP and a countywide LCWIP network that traverses the boundaries of both Havant and Winchester. The development will also need to consider and support the delivery of the South East Hampshire Rapid Transit (SEHRT) proposals including the Ladybridge Road / London Road roundabout and improvements to the passenger experience and journey time reliability along the A3 London Road Corridor.

### 13.14

The development of this site needs to refer to the Winchester District Stage 2 Strategic Flood Risk Assessment. A site specific Flood Risk Assessment will demonstrate how development will be safe over its lifetime. Access and egress will need to be considered and should be addressed in consultation with the emergency planners.

### 13.15

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

**Policy SH1**

Newlands (West of Waterlooville)

POLICY

Land at Newlands, to the West of Waterlooville, (as shown on the map of Newlands (West of Waterlooville) Master Plan Area) remains allocated to complete the development of a new community of 3,000 dwellings (about 600 in Havant Borough), of which 40% are expected to be affordable, and associated employment provision, support facilities and services, together with supporting uses. An additional approximately 300 dwellings will be achieved through intensification or rearrangement of uses within the Winchester district part of the development. This should continue to deliver the agreed vision for West of Waterlooville, which aims to create a sustainable urban extension to Waterlooville, integrated with the town centre and forming the fourth quadrant of the town.

Development should accord with Policy SP2 and the following site-specific requirements:

i. Be integrated with Waterlooville town centre including measures to enable good pedestrian and cycle access across Maurepas Way;

ii. Retail provision within the development should be within a modest local centre which is subservient to Waterlooville town centre;

iii. Provide about 23 hectares of employment land, including uses which will help link the development to the town centre, create a vibrant commercial area and include some mixed housing/ commercial areas;

iv. Provide a new access road through the development between the A3/ Ladybridge Road roundabout and the A3/Maurepas Way roundabout with public transport provision and other measures to reduce traffic generation. The development should fund any off-site transport improvements necessary to achieve this and to accommodate traffic likely to be generated by the development;

v. Provide primary school places and contributions to off-site improvements to secondary education to accommodate the development, along with other physical and social infrastructure;

vi. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe over its lifetime, taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development;

vii. Ensure that the groundwater Source Protection Zone is protected and that development will be safe over its lifetime by undertaking a site-specific flood risk assessment and implementing any necessary measures; and

viii. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

CARRIED FORWARD SITE

13.8 - 13.15

Policy SH1

# ALLOCATIONS - NORTH WHITELEY

**Area:**
South Hampshire Urban Areas

**Name of Site:**
North Whiteley

**Location:**
North Whiteley

**Size:**
202 hectares (overall development area)

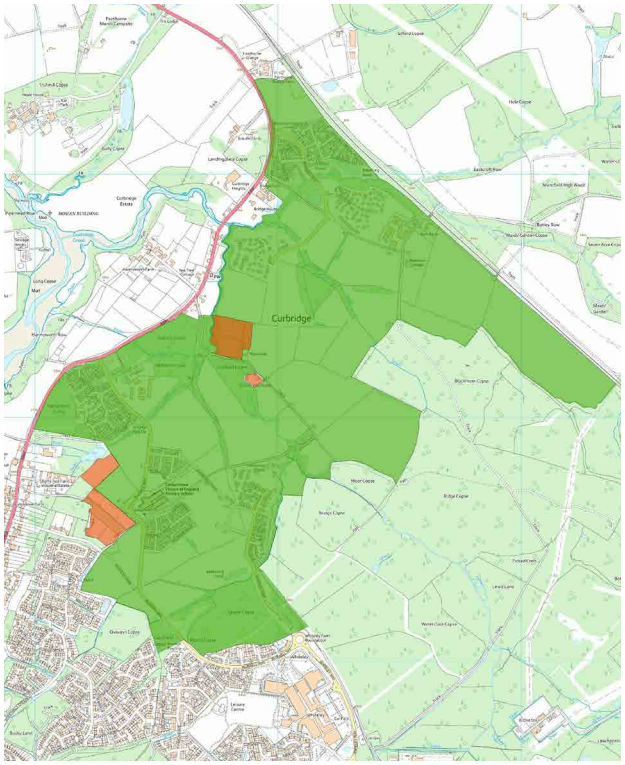
**SHELAA site Reference:**
N/A

**Allocated Use:**
Residential with supporting uses

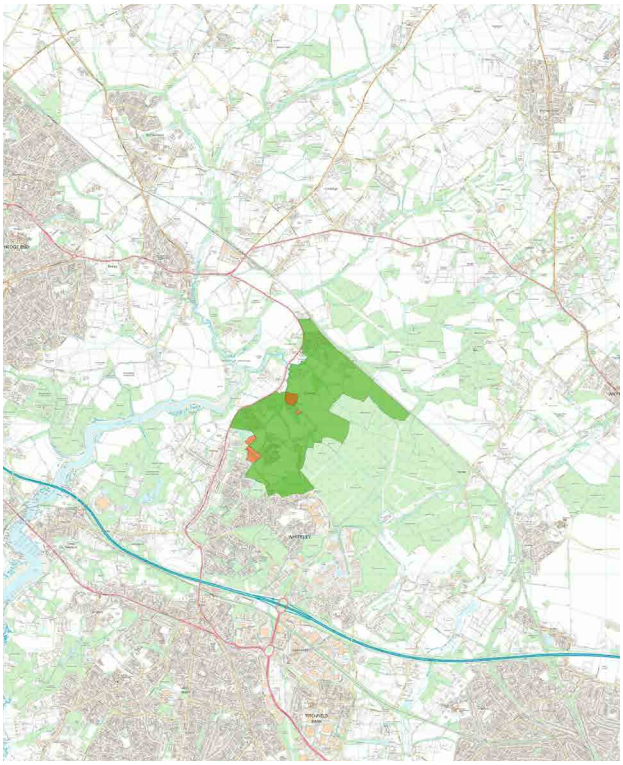
**Indicative number of homes:**
Approx. 2,500 of original allocation remaining (April 2023), approx. 200 additional proposed.

**Existing use:**
Partially developed / farmland

**Site Plan**




**Wider context**



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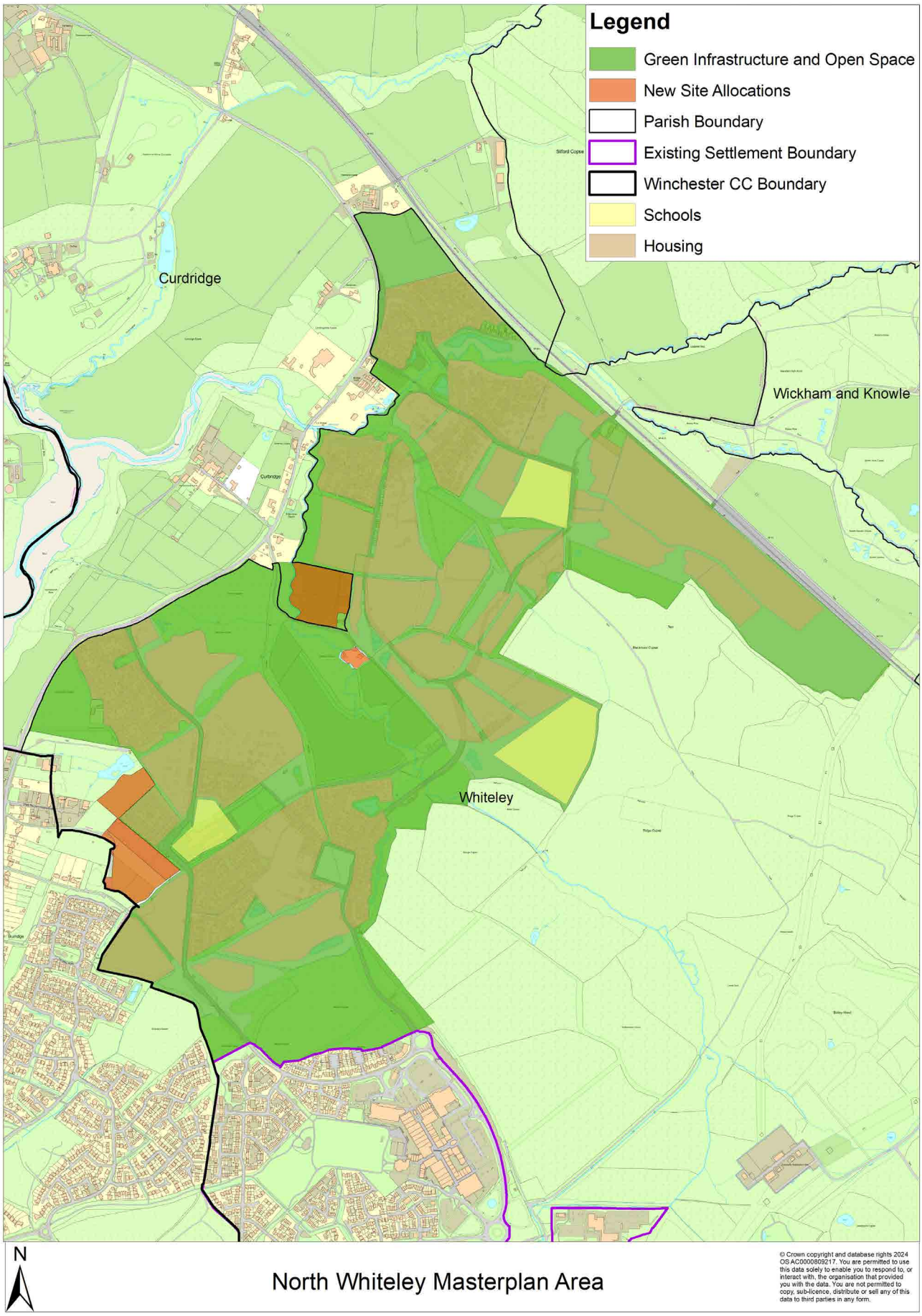
**Current Masterplan Area**



# ALLOCATIONS - NORTH WHITELEY

13.16

**Supporting text:**

At North Whiteley additional capacity can be achieved through small extensions to the proposed development area, without breaching important boundaries, and development of an extra care scheme. These are expected to give an additional capacity of about 200 dwellings over and above the approximately 2,500 (at April 2023) still to be developed through the existing planning consent.

13.17

It had not been possible to achieve the planned 40% affordable housing provision within the development originally permitted at Whiteley for viability reasons but, now that provision has been made to address the high infrastructure costs, the additional housing will be expected to achieve the full affordable housing policy requirement.

13.18

The existing allocation of land at North Whiteley is carried forward, updated as necessary. It continues to cover the whole area originally allocated at North Whiteley to ensure that the infrastructure, facilities and other requirements of the development as a whole are provided. The remaining parts of other existing allocations at Whiteley Green and Solent Business Park are also carried forward.

13.19

Development to the north of Whiteley is providing important infrastructure and community facilities, and residential development is close to the town centre and major employment areas. Whiteley Way is primarily aimed at serving the new development, but which will also provide a new link to the Botley Road. The development will provide a new secondary school and two new primary schools, the first of which is now operational.

13.20

The original site area was approximately 202 hectares, of which around half is either constrained or required to mitigate potential environmental impacts. This significantly reduced the developable area, but the site was allocated for about 3,500 new dwellings. The capacity of the development area has been reviewed and this indicates that additional capacity can be achieved through small extensions to the proposed development area (totalling about 6 hectares), without breaching important boundaries of the development area, at land off Bluebell Way (approximately 110 dwellings) and land off Ridge Farm Lane (approximately 50 dwellings). In addition, the development of an extra care scheme will contribute a further approximately 40 dwelling equivalents. These are expected to give an additional capacity of about 200 dwellings.

13.21

The additional development will be expected to provide a range of housing types and particular attention should be paid to providing for the needs of an ageing population. A percentage of the housing should be affordable in line with the council's affordable housing policies.

13.22

The Integrated Impact Assessment identifies potential risks to internationally important sites, particularly through nutrients impacting the Solent Special Area of Conservation and the Special Protection Area on the Upper Hamble. This will require measures to be implemented to either avoid or mitigate harmful impacts, which should be consistent with the PfSH Green Infrastructure Strategy, and the Solent Recreation Mitigation Partnership Strategy.

13.23

A comprehensive green infrastructure strategy has been approved for the existing allocated land and the additional allocations will need to show how they can maintain and add to this. Development should also incorporate a sustainable drainage system and maximise the advantages of the site's landscape setting, including existing trees and hedgerows. A key feature will be to ensure that the development area links with the adjoining countryside and creates an enhanced recreational experience for adjoining communities.

13.24

The planned development will provide a range of mitigation measures in order to reduce the traffic impact on both the local and strategic network, many of which are underway, including improvements to junction 9 of the M27 motorway, junction improvements and traffic calming as required to the local network. In addition, the public transport strategy aims achieve a modal shift away from the private car to more sustainable modes.

13.25

The development proposals will need to align with and support the proposed South East Hampshire Rapid Transport network extensions and the Fareham Local Cycling and Walking Infrastructure Plan (LCWIP) network, where feasible. It should also take account of the emerging Winchester District LCWIP and a countywide LCWIP network that traverses the boundaries of both Fareham and Winchester.

13.26

The development of this site needs to refer to the Winchester District Stage 2 Strategic Flood Risk Assessment. A site specific Flood Risk Assessment will demonstrate how flood risk will be safe over the lifetime of the development.

13.27

The development will provide a range of social infrastructure to meet the needs of the new community, including two new local centres with multi-functional community buildings, educational facilities and access to adequate local health provision.

13.28

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

**Policy overleaf**

# ALLOCATIONS - NORTH WHITELEY

**Policy SH2**

North Whiteley

POLICY

Land to the North of Whiteley (as shown on the map above) remains allocated to complete the development of about 3,500 dwellings together with supporting uses. An additional approximately 200 dwellings, of which 40% are expected to be affordable, will be achieved through the allocation of approximately 6 hectares of land as small extensions to the original allocation and development of an extra care scheme. The development as a whole should reflect Whiteley's predominantly wooded character and setting by maximising the opportunities presented by the substantial areas of green space within and adjoining the allocated area, which are either unsuitable for built development or needed to mitigate potential impacts on protected sites. Development proposals should be consistent with the masterplan, indicative layout and phasing plan approved for the original allocation.

The development should also complement and take advantage of facilities in the nearby town centre and major employment at the Solent Business Parks. It should accord with Policy SP2, in addition to the following site-specific requirements:

i. Protect and enhance the various environmentally sensitive areas within and around the site, avoiding harmful effects or providing mitigation as necessary. This will include any measures as necessary to mitigate the impact of noise and light pollution on the adjoining areas. The existing woodlands on and adjoining the site should be used to create attractive neighbourhoods, improve biodiversity, provide recreational facilities including areas for children's play, and possibly be managed to as a source of renewable energy (woodfuel);

ii. Provide for pre-school facilities, additional primary school places and a secondary school to accommodate the development, along with other physical and social infrastructure, including provision, as required, for primary health care in the locality to serve the new community;

iii. Ensure that sustainable transport measures are implemented at an early stage of the development, including pedestrian and cycle links, a public transport strategy and any offsite contributions as deemed necessary;

**Policy SH2**

North Whiteley - continued

POLICY

iv. Provide measures to ensure that smarter transport choices are made to achieve a modal shift which minimises car usage, manages the impact of private cars on the highway network, and implements measures necessary to accommodate additional traffic, including improvements to junction 9 of the M27. These should improve Whiteley's self-containment and make a significant contribution towards reducing commuting levels;

v. Complete Whiteley Way at an early stage of development, in an environmentally sensitive manner which does not cause undue severance for the new community or encourage traffic from adjoining areas to use the new route to gain access to the strategic road network;

vi. Avoid harmful impacts on water resources, given the proximity of the site to European sites of nature conservation interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk;

vii. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe over its lifetime taking climate change and the vulnerability of the development's users into account, and ensure that flood risk is not increased elsewhere as a result of the development;

viii. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;

ix. Assess the impact of development both on site and in combination with other nearby sites on habitats and biodiversity (especially those of national and international importance such as the River Hamble and the Solent); and

x. Implement a Green Infrastructure Strategy to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long-term management and any off-site measures required to mitigate harmful impacts on European sites.

CARRIED FORWARD SITE

# ALLOCATIONS - WHITELEY GREEN

**Area:**
South Hampshire Urban Areas

**Name of Site:**
Whiteley Green

**Location:**
Whiteley

**Size:**
2.9 hectares

**SHELAA site Reference:**
N/A

**Allocated Use:**
Residential and educational

**Indicative number of homes:**
30 dwellings

**Existing use:**
Primary school

**Site Plan**

**Wider context**

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13.29

**Supporting text:**

No changes are proposed to the settlement boundary of Whiteley, as the strategic allocation at North Whiteley and the minor extensions proposed to it will meet the development needs of the settlement for the Plan period.

13.30

An earlier housing allocation at Whiteley Green was granted outline permission for 75 dwellings, but the site was needed for a temporary primary school. This has now been replaced by a permanent facility within the North Whiteley development so the site is available for a mix of residential and educational development.

13.31

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.

13.32

Due to its proximity to the Solent Special Protection Area the site falls within the area covered by the Solent Recreation Mitigation Strategy and will be expected to make a financial contribution towards measures to mitigate the recreational impact on protected sites.

13.33

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy SH3**

Whiteley Green

POLICY

Land at Whiteley Green (as shown on the map on the previous page) is allocated for residential and educational development. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Access

i. Provide safe vehicle, pedestrian and cycle access from Bader Way and Lady Betty's Drive, an attractive footpath and cycleway network, and provide convenient access to public transport;

Environmental

ii. Provide landscaping, tree planting belts or other measures, 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;

iii. Maintain or enhance existing woodland and major hedgerows within the site and carry out additional planting;

iv. 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; and

Infrastructure

v. Contribute to infrastructure needed to make the development acceptable in planning terms.

# ALLOCATIONS - SOLENT BUSINESS PARK

**Area:**
South Hampshire Urban Areas

**Name of Site:**
Solent Business Park

**Location:**
Whiteley

**Size:**
4 hectares (remaining)

**SHELAA site Reference:**
N/A

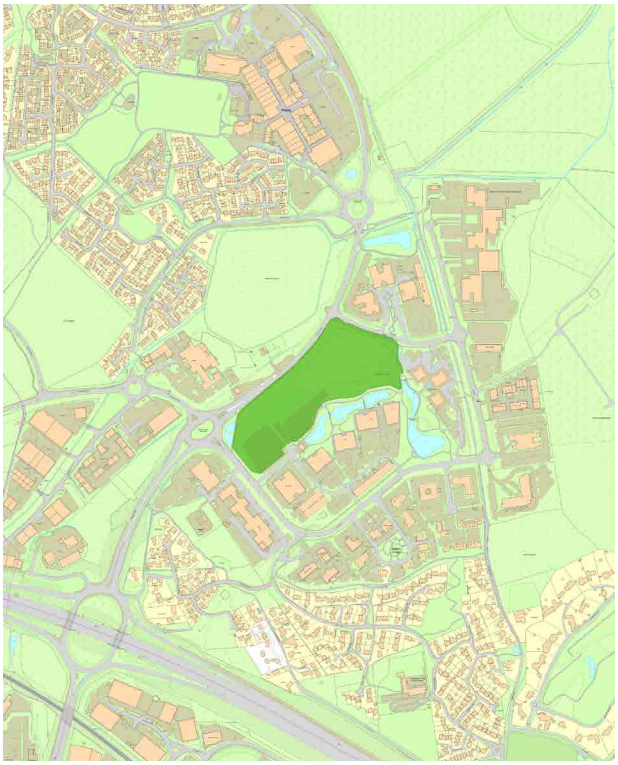
**Allocated Use:**
Employment

**Indicative number of homes:**
Employment floorspace: approx. 11,000 sq.m.

**Existing use:**
Undeveloped land

**Site Plan**

**Wider context**



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13.34

**Supporting text:**

Whiteley includes major employment areas which have now been mostly developed and occupied. Some parts of the Solent 1 Business Park remain to be developed.

These allocations are carried forward to ensure that the employment provision at Whiteley is completed as planned.

13.35

The major part of the 'Solent 1 Business Park' has now been built out for a range of employment uses, but there still remains an area of undeveloped land within the Business Park which is 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 SH4**

Solent Business Park

POLICY

Land at Solent 1, Whiteley (as shown on the map above) 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

i. Provide for a range of high technology and business uses falling within Use Class E(g);

ii. A high standard of design so that the buildings make an individual and positive contribution towards the overall appearance of the business park;

iii. Generally avoid being over three storeys or 14 metres in height to eaves level;

Environmental

iv. 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;

v. Include measures for the on-going maintenance and management of the landscape parkland; and

Other Infrastructure

vi. Contribute to infrastructure needed to make the development acceptable in planning terms.

# ALLOCATIONS - BOTLEY BYPASS

**Area:**
South Hampshire Urban Areas

**Name of Site:**
Botley Bypass

**Location:**
Botley

**Size:**
N/A

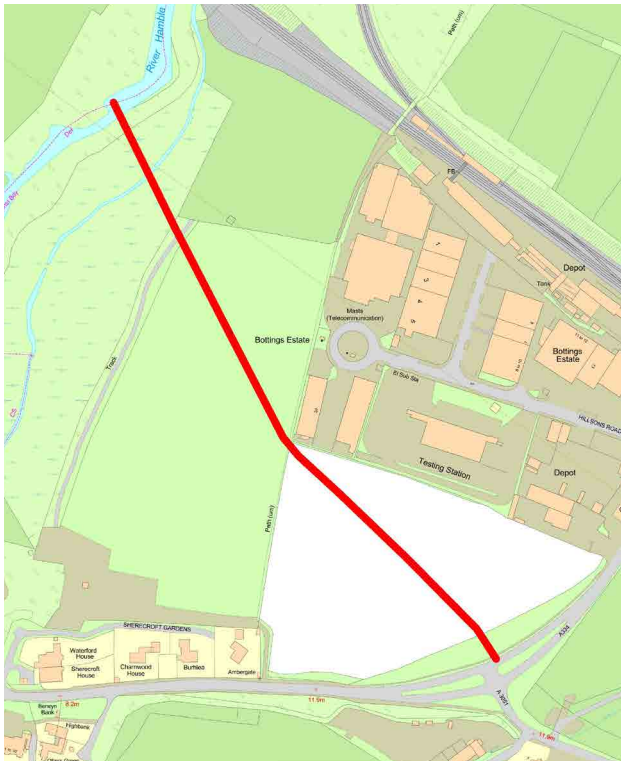
**SHELAA site Reference:**
N/A

**Allocated Use:**
Highway

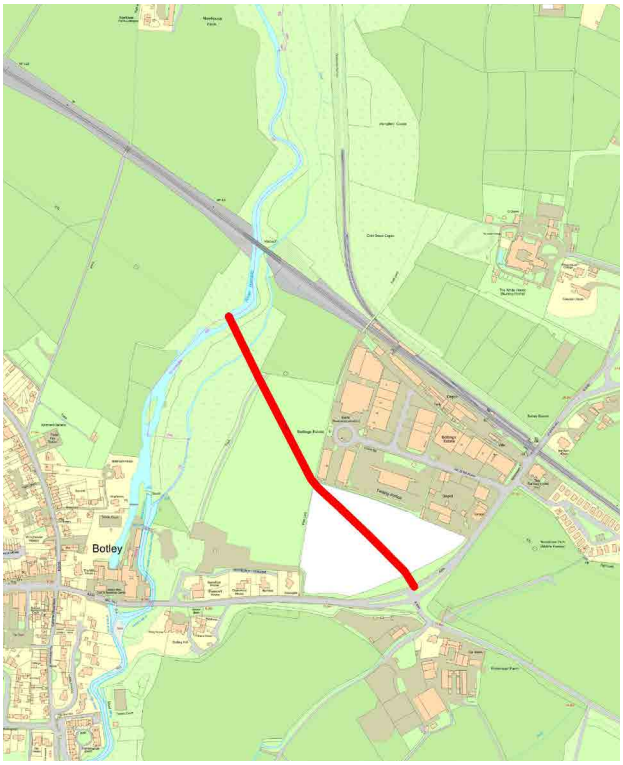
**Indicative number of homes:**
N/A

**Existing use:**
Farmland

**Site Plan**




**Wider context**



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13.36

**Supporting text:**

The Highway Authority is planning strategic transport infrastructure improvements to help mitigate the impact of traffic, including the provision of the Botley Bypass. The council will 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.

13.37

The construction of Botley Bypass is an important strategic highway improvement and the city council will work with the Highway Authority to assist the delivery of this road. As well as safeguarding the route of the road, Policy SH6 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.

13.38

Due to its proximity to 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

**Policy SH6**

Botley Bypass

Land is safeguarded (as shown on the map above) 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. 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; and

ii. A structural landscaping scheme is prepared and implemented, which effectively mitigates any adverse visual impacts on the surrounding area.

Before the construction of the Bypass in the Winchester district commences funding commitments should be in place to ensure that the road is delivered in its entirety.

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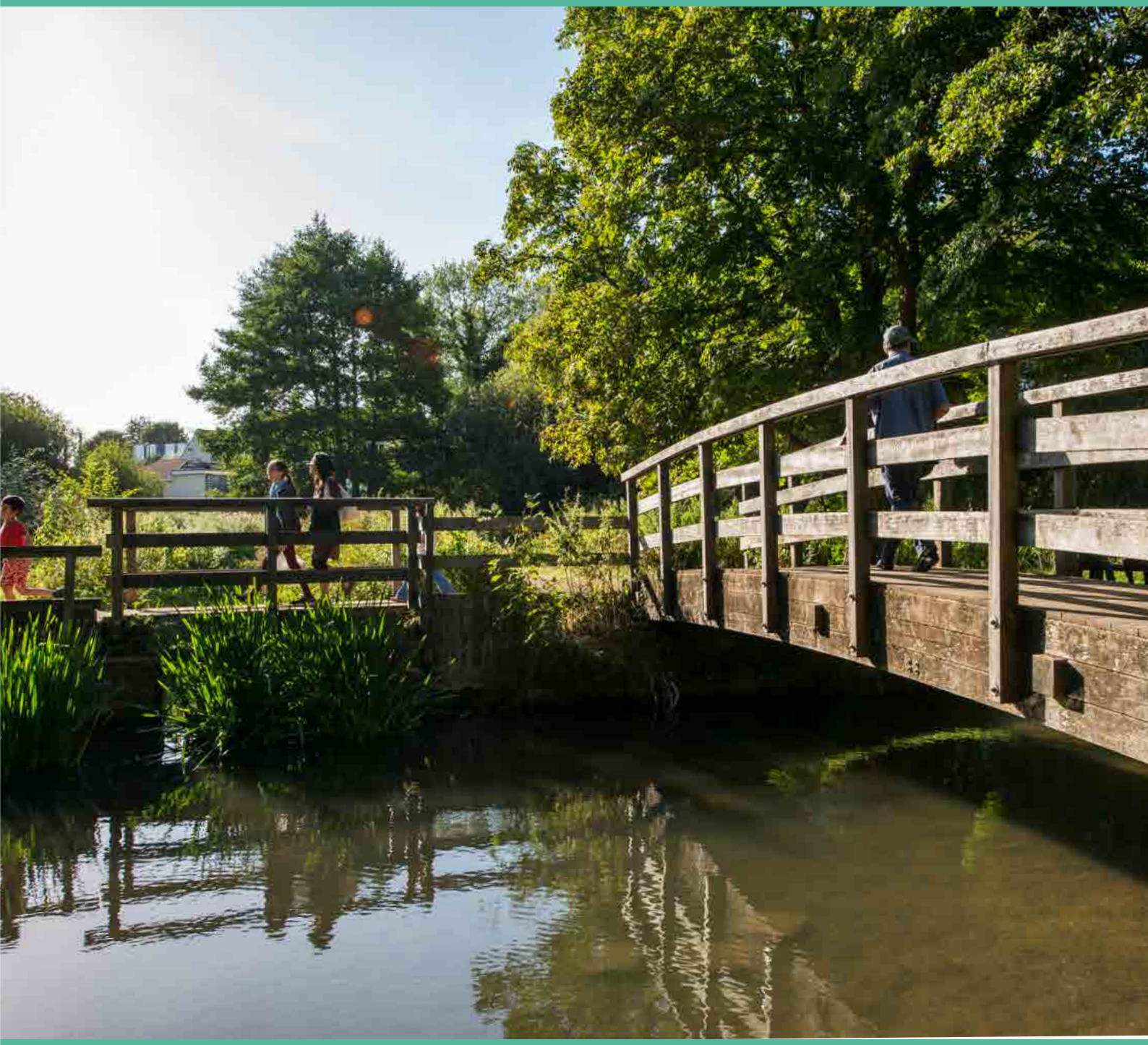
# DEVELOPMENT ALLOCATIONS
# THE MARKET TOWNS AND RURAL AREA



YOUR PLACE
YOUR PLAN.
Winchester District Local Plan

# THE MARKET TOWNS AND RURAL AREA ALLOCATIONS

14.1

The Local Plan's development strategy identifies three 'spatial areas' within Winchester district (Policy SP2). The 'Market Towns and Rural Area' is the largest in area, covering that part of the district outside Winchester Town and the South Hampshire Urban Areas. It includes all the rural settlements and undeveloped countryside outside the South Downs National Park.

14.2

The vision for the Market Towns and Rural Area 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 SP2 sets out the development strategy and a housing target of about 3,825 dwellings for the MTRA area (excluding an estimated 350 dwellings in the part of the South Downs National Park within Winchester district).

14.3

Development in the MTRA area 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 settlements. All development should be proportionate in scale and of appropriate design, so as to conserve the settlements' identity, countryside setting and local features.

14.4

The Homes for All chapter sets out how the housing provision and spatial strategy have been developed. The distribution of housing is based on the sustainable development strategy (Policy SP2) and reflects the high level of existing commitments. The market towns and rural area contains a large number of settlements of varying sizes and types, as well as large areas of countryside.

14.5

The various settlements have been assessed and a draft sustainable settlement hierarchy was developed. Parish councils were asked to consider potential housing sites to meet the provisional housing targets provided for each settlement. Following the assessment of sites, updating of the information on facilities and services and reconsideration of the hierarchy, an updated settlement hierarchy and housing provision has been developed, as set out in Policy H3.

14.6

The following table summarises the provision proposed for each level of the hierarchy, with details of how these will be achieved set out in the subsequent policies for each settlement.

14.7

This section of the Plan sets out the site allocations and settlement-specific policies for each of the settlements listed above. New Alresford, Denmead and Hursley have existing or emerging Neighbourhood Plans which will need to provide for the housing targets identified in Policies NA3, D1 and HU1.

14.8

Any rural settlements that are not listed in the table above do not have housing or other specific development targets. Development which is commensurate with their size, character and function may be permitted as provided for by Policy H4. The areas outside the provisions of Policy H4 and the various site allocations are defined as 'countryside' for the purposes of planning policy and are subject to Policy SP3.

Bishop's Waltham . 391
New Alresford ..... 405
Colden Common .. 419
Denmead ..... 435
Kings Worthy..... 439
Swanmore ..... 447
Wickham ..... 453
Hursley ..... 473
Otterbourne ..... 477
South Wonston..... 483
Sutton Scotney..... 491
Waltham Chase ..... 497

CLICK ON THE PAGE NUMBER TO SKIP TO PAGE

# THE MARKET TOWNS AND RURAL AREA ALLOCATIONS

| Area / Settlements | Housing Approach | Approximate Housing Provision 2020-2040 |
|---|---|---|
| Market Towns<br>Bishop's Waltham<br>New Alresford | The more sustainable 'market towns' were asked to identify new sites for 100 to 120 dwellings each. A site is allocated at Bishop's Waltham for about 100 dwellings. New Alresford is taking forward a Neighbourhood Plan and will also need to identify new sites of this scale.<br><br>Taking account of recent completions, commitments, windfall and existing allocations which have not yet been completed and are carried forward, each settlement can achieve over 600 dwellings over the Plan period. | 1375 |
| Larger Rural Settlements<br>Colden Common<br>Denmead<br>Kings Worthy<br>Swanmore<br>Wickham | The larger rural settlements were asked to identify new sites for 90 to 100 dwellings each. Sites are allocated for this scale of housing in Kings Worthy, Colden Common and Wickham. Denmead is taking forward a Neighbourhood Plan and will also need to identify new sites for about 100 dwellings. At Wickham there is also an opportunity to bring forward a site which has community support for 200 dwellings at Knowle, which has some facilities and services.<br><br>Taking account of the varying levels of recent completions, commitments, windfall and existing allocations which have not yet been completed and are carried forward, each settlement can achieve between about 160 to 360 dwellings.<br><br>Following assessment of potential sites and updating of the settlement hierarchy, the settlement of Waltham Chase has been moved from this category to the 'intermediate rural settlements' grouping. | 1570 |

| Area / Settlements | Housing Approach | Approximate Housing Provision 2020-2040 |
|---|---|---|
| Intermediate Rural Settlements<br>Hursley<br>Otterbourne<br>South Wonston<br>Sutton Scotney<br>Waltham Chase | The smaller 'intermediate' rural settlements were asked to identify new sites for 50 to 60 dwellings each. Sites of about 40 to 60 dwellings are allocated at South Wonston, Otterbourne and Sutton Scotney. Hursley has been added to this level of the hierarchy following a reassessment of the hierarchy, so was not originally given a housing target. However, a Neighbourhood Plan is being prepared for Hursley which may identify sites.<br><br>Waltham Chase has been added to this category and has existing site allocations with remaining capacity for about 80 additional dwellings. No new allocations are proposed in Waltham Chase.<br><br>Taking account of the variations in the levels of recent completions, commitments and existing allocations between these settlements, there is a wide range of housing capacities within the smaller rural settlements, ranging from about 20 to 100 dwellings. | 360 |
| Remaining Rural Area | In the remaining rural area, planning policies allow for modest development within defined settlements. This is reflected in the level of recent completions, commitments and the windfall allowance, which indicate a capacity of about 520 dwellings for this area. No new allocations are made in this area. | 520 |
| **'MTRA' AREA TOTAL** | | **3,825** |

# MARKET TOWNS
# BISHOP'S WALTHAM

## 14.9

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.

## 14.10

It is expected that there is capacity for the development of about 765 dwellings in Bishop's Waltham, which can be achieved as follows:

| Bishop's Waltham Housing Sources | No. of dwellings |
|---|---|
| Net Completions in or adjoining settlement (2020-2023) | 340 |
| Outstanding permissions (at 2023) including Local Plan allocations carried forward (Policy BW1) | 225 |
| Remaining Local Plan allocations (at 2023) carried forward (Policy BW3) | 10 |
| Windfall allowance | 90 |
| New Site allocated in this Plan (Policy BW4) | 100 |
| **Total Provision 2020 – 2040** | **765** |

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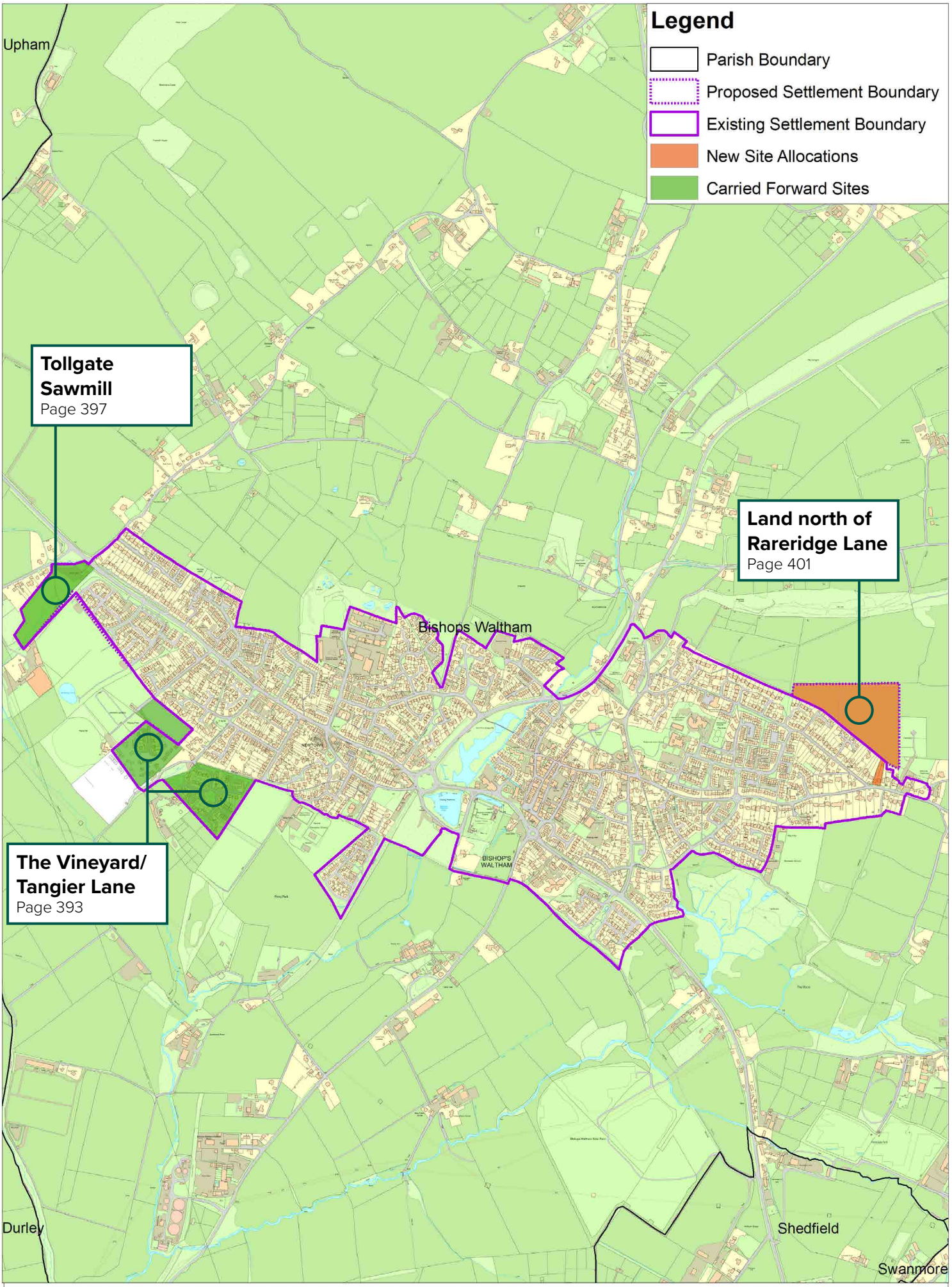


N

Bishops Waltham

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# HOUSING ALLOCATIONS: THE VINEYARD/TANGIER LANE

**Area:**
Bishop's Waltham

**Name of Site:**
The Vineyard/Tangier Lane

**Location:**
Tangier Lane

**Size:**
7.4 hectares

**SHELAA site Reference:**
N/A

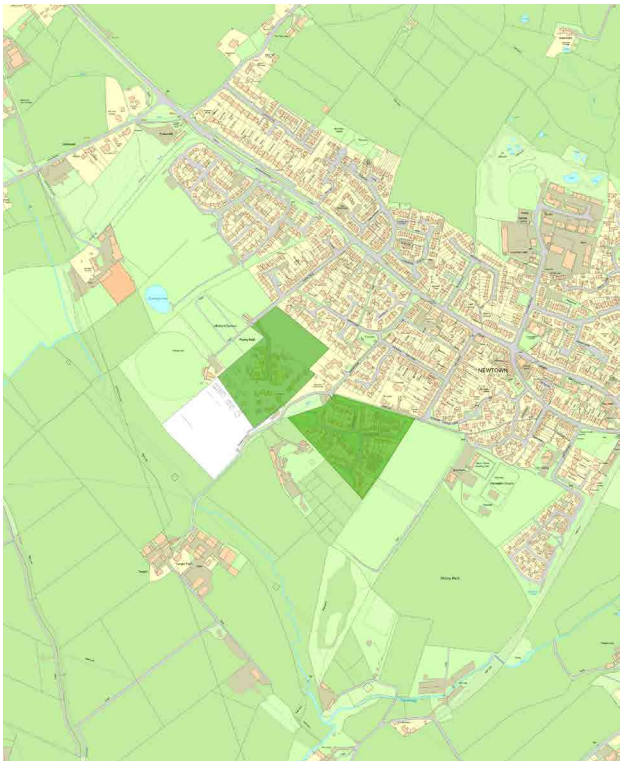
**Allocated Use:**
Housing

**Indicative number of homes:**
120 dwellings

**Existing use:**
Part developed

**Site Plan**

**Wider context**



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14.11

**Supporting text:**

Land at The Vineyard/Tangier Lane (totalling 7.4 hectares (including the SINC) covers two parcels of land to be accessed from two access points. The impact of the 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.

14.12

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 Policy NE3, 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 Bishop's 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.

14.13

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

**Policy overleaf**

# HOUSING ALLOCATIONS: THE VINEYARD/TANGIER LANE

**Policy BW1**

The Vineyard/Tangier Lane

POLICY

Land at The Vineyard and land east of Tangier Lane, as shown on the Policies Map, is allocated in the adopted Local Plan 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

i. 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

ii. Provide two points of access via Albany Road and Tangier Lane or The Avenue, including traffic management measures to address any potential problems at the junctions with Winchester Road and with on-street parking;

iii. 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 and the Albany Farm site (Policy BW4).

Environmental

iv. Provide a substantial landscape framework to create a new settlement edge to the south and west;

v. Protect, retain and reinforce existing treed boundaries;

vi. Provide on-site open space (Informal Open Space and Local Equipped Area for Play);

vii. Minimise the impact of the access points on the Site of Importance for Nature Conservation (SINC) and Priory Park;

**Policy BW1**

The Vineyard/Tangier Lane - continued

POLICY

viii. Improve/manage the SINC as a Natural Green Space and ensure no net detriment to biodiversity (including habitat isolation and fragmentation) through on-site and, if necessary, off-site measures;

ix. Create a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links.

Infrastructure

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

xi. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

xii. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

CARRIED FORWARD SITE

# HOUSING ALLOCATIONS: TOLLGATE SAWMILL

**Area:**
Bishop's Waltham

**Name of Site:**
Tollgate Sawmill

**Location:**

**Size:**
2.6 hectares

**SHELAA site Reference:**
N/A

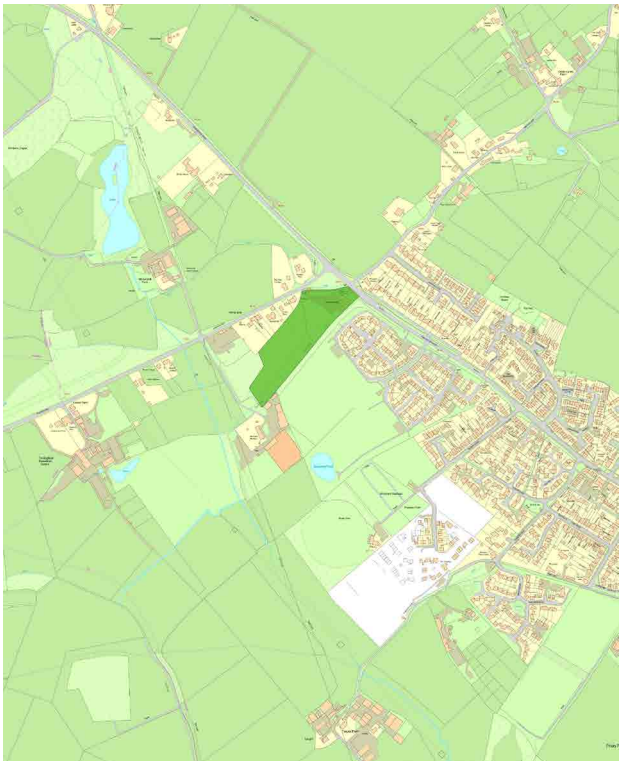
**Allocated Use:**
Employment, residential

**Indicative number of homes:**
10 dwellings

**Existing use:**
Commercial

**Site Plan**

**Wider context**



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14.14

**Supporting text:**

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. 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.

14.15

The existing GP Surgery in Bishop's Waltham requires additional space to deliver services. Work is underway to deliver a temporary extension but in the longer term it is understood that a larger site is sought. The GP practice is considering the potential for relocating to another site in Bishop's Waltham and it may be that if the need can be demonstrated, this may be an acceptable use for part of this allocated employment site.

14.16

Vehicular access should be via the existing access into Winters Hill, along with any necessary improvements to this access or the Winters Hill junction. Proposals should test the feasibility of linking the site 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.

14.17

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy overleaf**

# HOUSING ALLOCATIONS: TOLLGATE SAWMILL

**Policy BW3**

Tollgate Sawmill

POLICY

Land at Tollgate Sawmill, as shown on the Policies Map, is allocated in the adopted Local Plan 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

i. Provide employment uses falling within 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 southwest corner of the site, with other business uses limited to ancillary elements. A medical and health facility in Use Class E(e) would also be acceptable should it be demonstrated that there is a local need for a relocated GP Practice. A masterplan establishing principles for the disposition of housing, employment, open space, access points and potential 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;

ii. 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;

iii. Limit any residential development to the minimum needed (up to 10 dwellings) to secure a viable employment development on at least 2.2ha (gross) of the site and the restoration of Tollgate House.

**Policy BW3**

Tollgate Sawmill - continued

POLICY

Access

iv. Provide improvements as necessary to the existing access onto Winters Hill;

v. Provide a pedestrian/cycle link to the adjacent Albany Farm development as part of a route linking the site with other sites allocated for housing and open space.

Environmental

vi. 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;

vii. 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 reflect this in the proposals;

viii. Protect, retain and reinforce existing treed boundaries and hedgerows;

ix. Retain sufficient space to support trees and tree belts, particularly along the Park Lug.

x. Ensure that the groundwater Source Protection Zone is protected.

CARRIED FORWARD SITE

# HOUSING ALLOCATIONS: LAND NORTH OF RARERIDGE LANE

**Area:**
Bishop's Waltham

**Name of Site:**
Land north of Rareridge Lane

**Location:**
Hoe Road, Bishop's Waltham

**Size:**
5.231 hectares

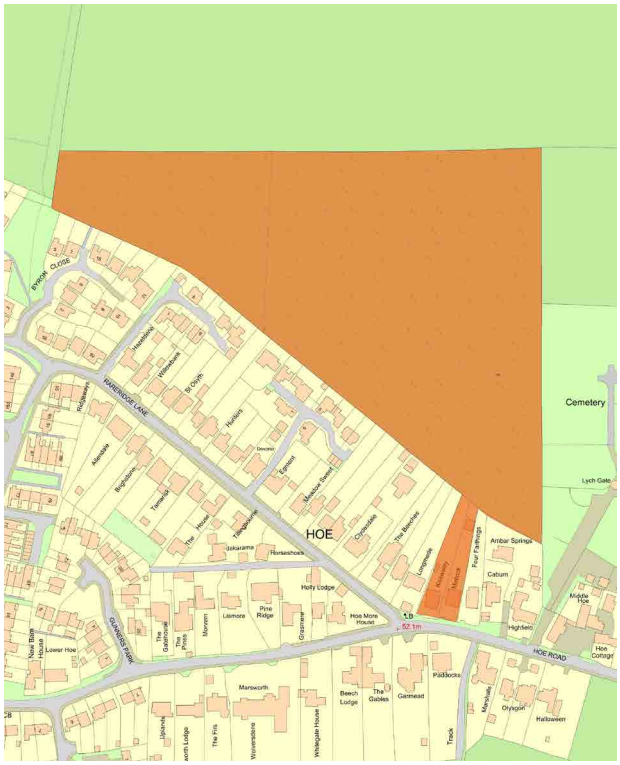
**SHELAA site Reference:**
BW17

**Allocated Use:**
Residential

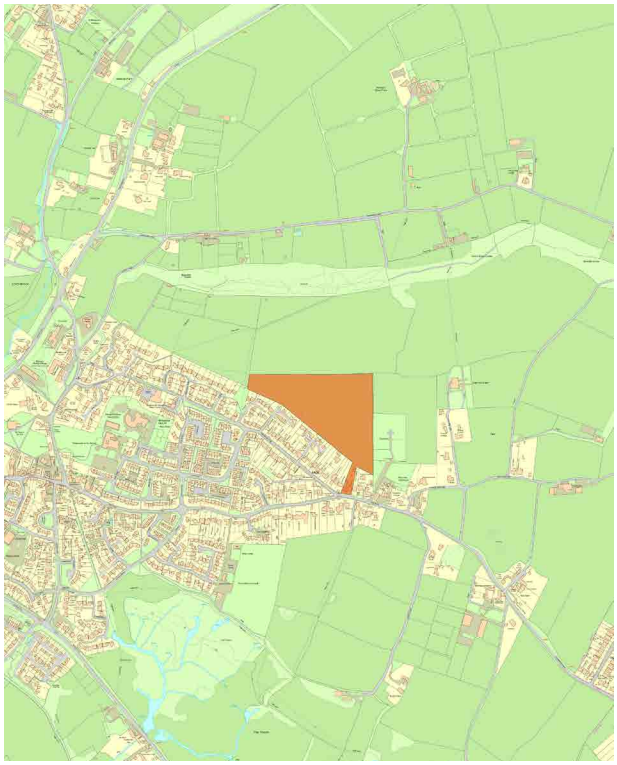
**Indicative number of homes:**
100 dwellings

**Existing use:**
The site is currently undeveloped and has been used for growing trees.

**Site Plan**




**Wider context**



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14.18

**Supporting text:**
The site is located north of Bishop's Waltham, and is immediately to the south of the South Downs National Park.

14.19

The site is currently undeveloped and has been used for growing trees. West Hoe Cemetery lies immediately to the east of the site.

14.20

The South Downs National Park lies immediately to the north. The development of the site will need to be sensitively designed and managed in order to minimise any potential adverse impacts on the National Park and ensure the quality of the dark skies in line with Policy NE8 (South Downs National Park). To do this, a landscape-led masterplan – which is informed by the existing built form, contours, heritage assets, landscape character, topography, and key public views – will need to be prepared and submitted to support any future development

14.21

A number of listed buildings are in the vicinity, including a group of buildings to the south and a cottage to the east. Consideration will need to be given through the design process to minimise harm to the setting of those heritage assets.

14.22

The vehicular access to the site will need to be appropriate, characteristic and safe in terms of design, highway operation, and visibility splays on the approach to, and when turning into and out of, the site. To access the site a standard T junction onto Hoe Road would be required and potentially a reduction in the speed limit on Hoe Road to 30 mph. This proposed access would be subject to appropriate visibility splays being achieved. General traffic vehicular access onto Byron Close will not be acceptable however pedestrian/ cycle and emergency services access should be retained. There is an opportunity to link to the existing Public Right of Way (PROW) network, to provide access to the wider countryside and the South Downs National Park. A pedestrian crossing would be needed on Hoe Road as there is no footpath on the north side of the road.

14.23

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from, and within the site have been connected to the Public Rights of Way (PROW) network and to the nearest public transport stop in accordance with Policy T4.

14.24

As the result of a landscape led approach required for this location, development of the site is expected to avoid the highest part of the site, leaving the northern area for amenity space, landscape screening and biodiversity net gain. The exact layout of this site is expected to be determined in a landscape led masterplan fully justified through a design process in accordance with policy D1 and supported by appropriate evidence. In light of the site's location and characteristics, the masterplan should address ridgelines and roof heights, the siting and layout of development in response to key views, and managing vegetation to focus on native species. The proposals will need to include significant landscaping to mitigate the impacts to the adjacent footpath, countryside, the National Park, and nearby listed buildings. Overall these are considered likely to reduce the capacity of the site and it is therefore allocated for 100 dwellings as a prudent estimate of what can be achieved.

14.25

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy overleaf**

# HOUSING ALLOCATIONS: LAND NORTH OF RARERIDGE LANE

**Policy BW4**

Land north of Rareridge Lane

POLICY

Land at Rareridge Lane, as shown on the Policies Map, is allocated for about 100 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature & Phasing of Development

i. The development must be informed by a landscape-led masterplan which considers the existing built form, contours, heritage assets, landscape character, topography and key public views. As part of the masterplan, built development should be sited in the southern area of the site, leaving the northern area for landscape screening, amenity space, and biodiversity net gain;

ii. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

Access

iii. Provide an appropriate, safe, vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties and complies with Hampshire County Council technical guidance documents;

iv. Provide satisfactory attractive and legible pedestrian and cycle links to Bishop's Waltham centre;

v. Provide improved access to the existing PROW network and new crossing facility on Hoe Road to link routes to the east of the village with those to the north;

vi. Provide or contribute to improved bus stop waiting facilities for new residents including footway extension, new seating and if appropriate a covered shelter to support public transport usage;

vii. Provide or contribute to the reduced speed limit to 30mph and a new village gateway on Hoe Road to the east of the site.

Environmental

viii. Provide appropriate landscaping to create a new settlement edge which is informed by the site contours and minimises any adverse impacts upon the South Downs National Park;

ix. Adoption of a design and landscaping approach which respects existing residential amenity with regard to outlook and privacy;

x. Assess and mitigate the impact upon the nearby listed buildings to the east and south;

**Policy BW4**

Land north of Rareridge Lane

POLICY

xi. Mitigate any potential adverse impacts upon the South Downs National Park in accordance with Policy NE8, including the impact on Dark Skies;

Other Infrastructure

xii. Provide open space to serve the development in accordance with policy NE3; and

xiii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

# MARKET TOWNS
# NEW ALRESFORD

### 14.26

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.

### 14.27

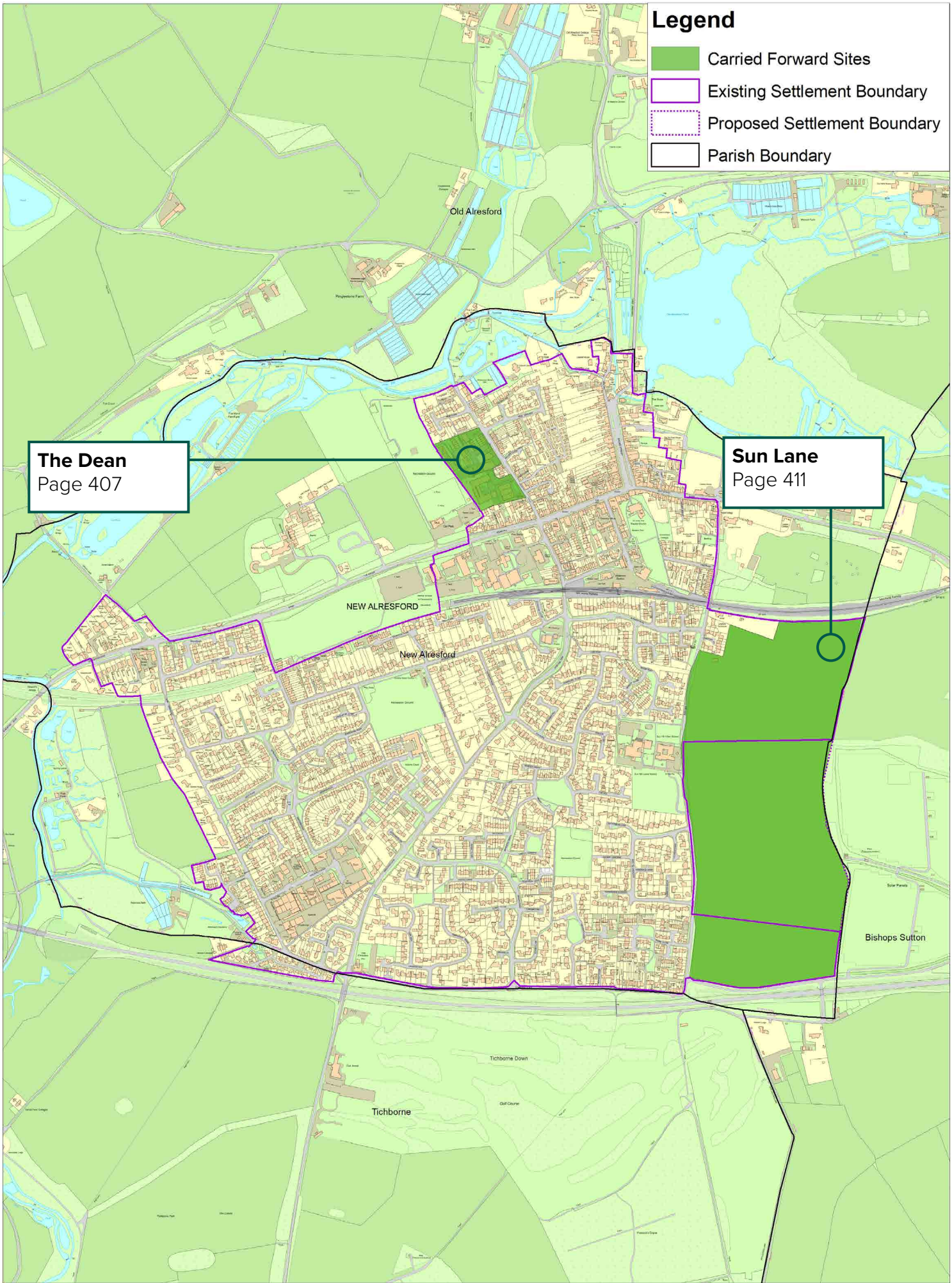
Alresford Town Council is at the early stages of producing a Neighbourhood Plan, so the housing target for New Alresford will be provided by carrying forward the unimplemented development allocations of the existing Local Plan and through the allocation of additional sites in the new Neighbourhood Plan.

### 14.28

It is expected that there is capacity for the development of about 610 dwellings in New Alresford, which can be achieved as follows:

| New Alresford Housing Sources | No. of dwellings |
|---|---|
| Net Completions in or adjoining settlement (2020 - 2023) | 78 |
| Outstanding permissions (at 2023) including Local Plan allocations car¬ried forward (Policies NA1 (part), NA2) | 330 |
| Remaining Local Plan allocations (at 2023) carried forward (Policy NA1 (part)) | 10 |
| Windfall allowance | 90 |
| New Sites to be allocated in Neighbourhood Plan (Policy NA3) | 100 |
| **Total Provision 2020 – 2040** | **608** |

CLICK ON MAP ALLOCATION TO SKIP TO PAGE




New Alresford

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# HOUSING ALLOCATIONS: THE DEAN

**Area:**
New Alresford

**Name of Site:**
The Dean

**Location:**
Land west of The Dean, Alresford

**Size:**
2.1 hectares

**SHELAA site Reference:**
N/A

**Allocated Use:**
Residential, commercial, parking

**Indicative number of homes:**
130 dwellings

**Existing use:**
Commercial

**Site Plan**

**Wider context**

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14.29

**Supporting text:**

Land is allocated in the current Local Plan for redevelopment of land on the western side of The Dean. Part of area has now been completed and most of the remainder has consent for residential development. The existing allocation in the adopted Local Plan is carried forward, updated as necessary.

14.30

There is a need to maintain and increase employment levels in Alresford in order to reflect the strategy for the market towns (Policy SP2) and 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 uses at The Dean and to accommodate additional businesses.

14.31

The southern part of the allocated area (land occupied by Units 1-3 The Dean) is closest to the town centre and therefore intended for the development of additional public car parking. The allocated area is also suitable for housing, care accommodation for the elderly, or 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.

14.32

The Dean Masterplan has been produced to help coordinate development across the various sites within the allocated area and to show how the necessary uses can be accommodated, have regard to their surroundings, and allow for the incorporation of subsequent developments. Development should 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 land in the southern part of the area for office use will be permitted, in addition to public car parking, provided the same principles are followed and a suitable mix of uses is achieved.

14.33

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 Policy NE3. 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. The development should also contribute to any improvements to drainage infrastructure which may be necessary.

14.34

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

**Policy overleaf**

CARRIED FORWARD SITE

14.29 - 14.34

# HOUSING ALLOCATIONS: THE DEAN

**Policy NA1**

The Dean

POLICY

Land at The Dean, as shown on the Policies Map, is allocated for the development of about 130 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

i. Development should reflect the principles established in the Masterplan for Land West of The Dean 2017. 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;

ii. 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;

iii. Development may include the provision of offices to meet local needs and should include additional public car parking, as well as housing suitable to help meet local housing needs in a highly accessible location.

Access

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

Environmental

v. 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;

vi. 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;

vii. On-site open space (Informal Open Space and Local Equipped Area for Play).

Other Infrastructure

viii. Include provision for a public car park of about 50 spaces within the south-eastern part of the allocated area;

ix. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;

x. Contribute to the expansion of Sun Hill Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

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# HOUSING ALLOCATIONS: SUN LANE

**Area:**
New Alresford

**Name of Site:**
Sun Lane

**Location:**
Land east of Sun Lane, Alresford

**Size:**
30 hectares

**SHELAA site Reference:**
N/A

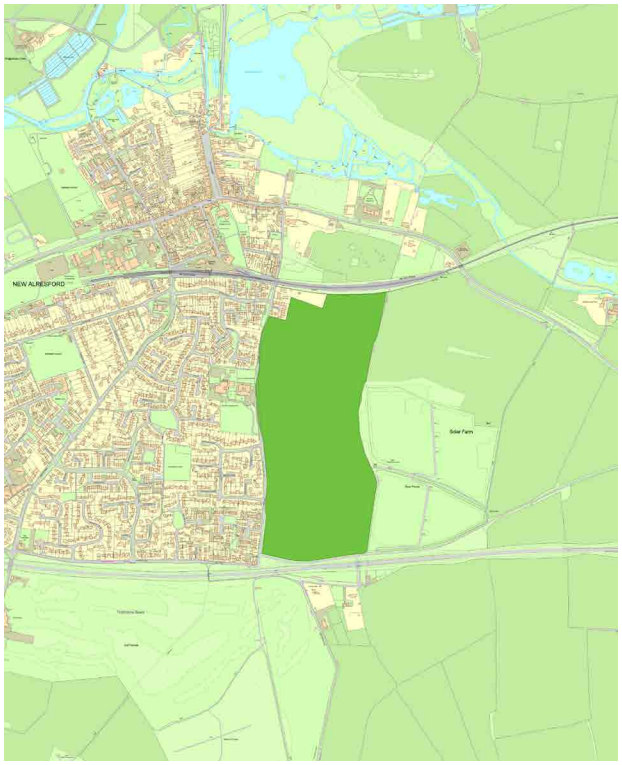
**Allocated Use:**
Residential, business, open space, burial ground

**Indicative number of homes:**
320 dwellings

**Existing use:**
Agricultural land

**Site Plan**

**Wider context**

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14.35

**Supporting text:**

The Sun Lane site is an existing allocation in the adopted Local Plan which has been carried forward, updated as necessary. It 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.

14.36

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. 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 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.

14.37

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. 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. Planning permission has been granted for development of the site, with legal agreements to ensure that all of the proposed open space area is provided and retained in open uses, provide appropriate phasing and secure various other matters.

14.38

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. 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 an assessment to define the extent and significance of any archaeological remains and reflect these in the proposals prior to the commencement of development.

**Supporting text continued overleaf**

# HOUSING ALLOCATIONS: SUN LANE

## 14.39

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 may 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. A roundabout junction will best meet the Highway Authority's requirements, although other arrangements may also achieve this, and 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.

## 14.40

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 E(g), 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 E(g)). 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.

14.41

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

**Policy overleaf**

# HOUSING ALLOCATIONS: SUN LANE

**Policy NA2**

Sun Lane

POLICY

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 (E(g), 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

i. 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.

ii. 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;

iii. 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;

iv. 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.

**Policy NA2**

Sun Lane - continued

POLICY

Access

v. 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;

vi. 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;

vii. 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;

viii. 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

ix. Retain and reinforce existing landscaped boundaries around the site, particularly along the eastern edge;

x. Provide suitable boundary treatment on the western edges of the proposed housing and business sites to protect the amenities of existing housing;

xi. 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;

xii. Provide on-site open space within the proposed housing site (Informal Open Space and Local Equipped Area for Play).

Other Infrastructure

xiii. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

xiv. Ensure that the Groundwater Protection Zone is protected;

xv. Contribute to the expansion of Sun Hill Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

# HOUSING ALLOCATIONS: NEIGHBOURHOOD PLAN DESIGNATED AREA

**Area:**
New Alresford

**Name of Site:**
N/A

**Location:**
Neighbourhood Plan Designated Area

**Size:**
N/A

**SHELAA site Reference:**
N/A

**Allocated Use:**
N/A

**Indicative number of homes:**
100 dwellings

**Existing use:**
N/A

14.42

**Supporting text:**

New Alresford Town Council is in the process of producing a Neighbourhood Plan which will make provision for about 100 dwellings and may include other specific policies for Alresford. The policies of this Local Plan will apply to the area covered by the Neighbourhood Plan unless superseded by it.

14.43

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy NA3**
Neighbourhood Plan Designated Area

POLICY

Additional land will be allocated for development in the New Alresford Neighbourhood Plan for about 100 dwellings, including any amendments to the settlement boundary.

Development will be expected to:

i. Show how it contributes towards the Vision and Objectives of the Plan in Policy SP1 and is in general conformity with its strategic approach;

ii. Have regard to information on local needs for new homes, jobs and facilities, for the Neighbourhood Plan area; and

iii. Be phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.

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# LARGER RURAL SETTLEMENTS
# COLDEN COMMON

14.44

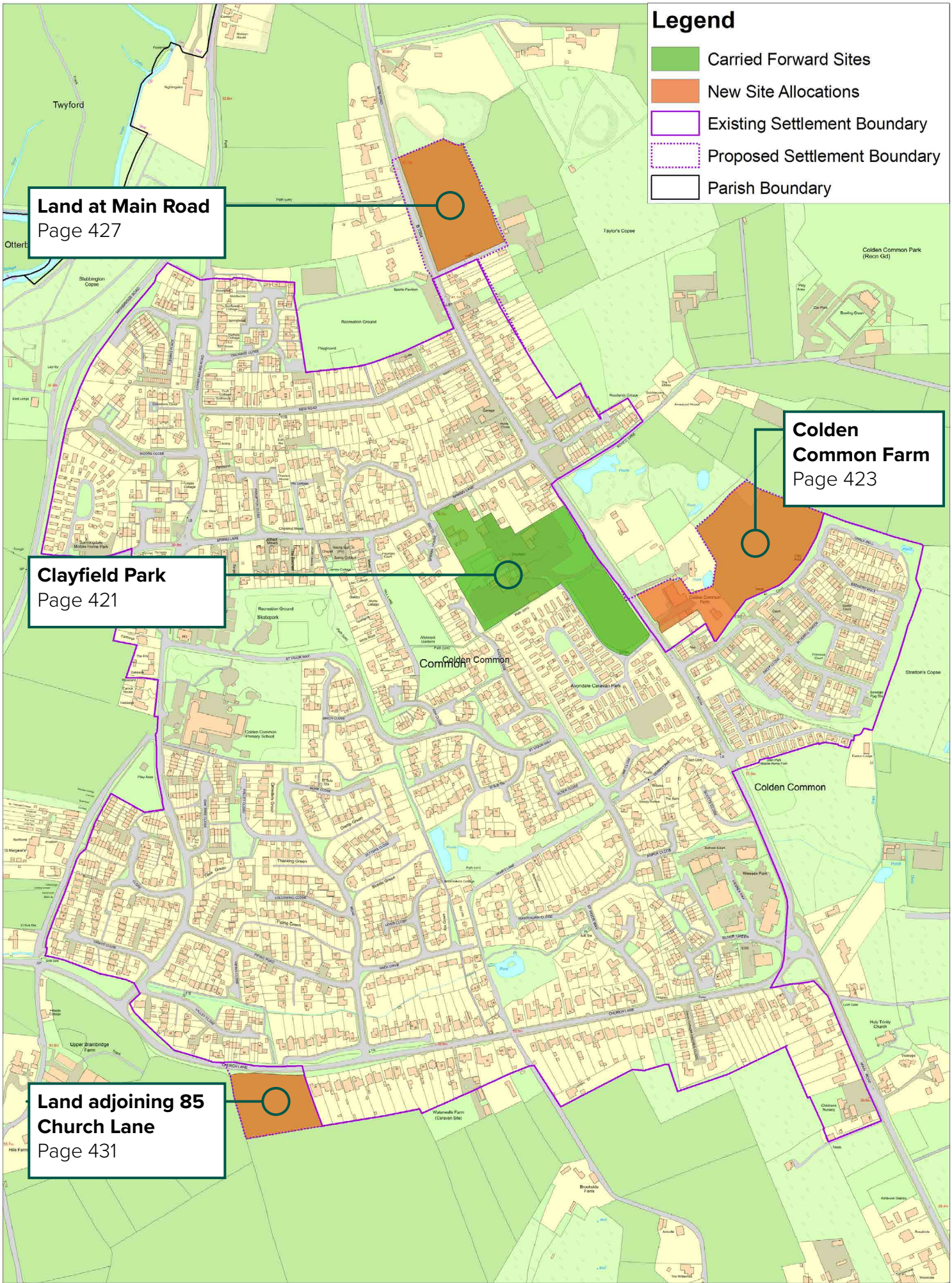
Colden Common is a thriving village located to the south of Winchester on the outskirts of the South Downs National Park. It has a mix of housing, including mobile home parks, and employment development such as Wessex Business Park. It is close to many remnants of ancient woodland, originally part of 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 (Grade II* listed), 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 (2022).

14.45

It is expected that there is capacity for the development of about 300 dwellings in Colden Common, which can be achieved as follows:

| Colden Common Housing Sources | No. of dwellings |
|---|---|
| Net Completions in or adjoining settlement (2020-2023) | 116 |
| Outstanding permissions (at 2023) | 0 |
| Remaining Local Plan allocations (at 2023) carried forward (Policy CC1) | 48 |
| Windfall allowance | 50 |
| New Site allocated in this Plan (Policy CC2) | 45 |
| New Site allocated in this Plan (Policy CC3) | 35 |
| New Site allocated in this Plan (Policy CC4) | 10 |
| **Total Provision 2020 – 2040** | **304** |

CLICK ON MAP ALLOCATION TO SKIP TO PAGE




Colden Common

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# HOUSING ALLOCATIONS: CLAYFIELD PARK

**Area:**
Colden Common

**Name of Site:**
Clayfield Park

**Location:**
Main Road

**Size:**
2.174 hectares

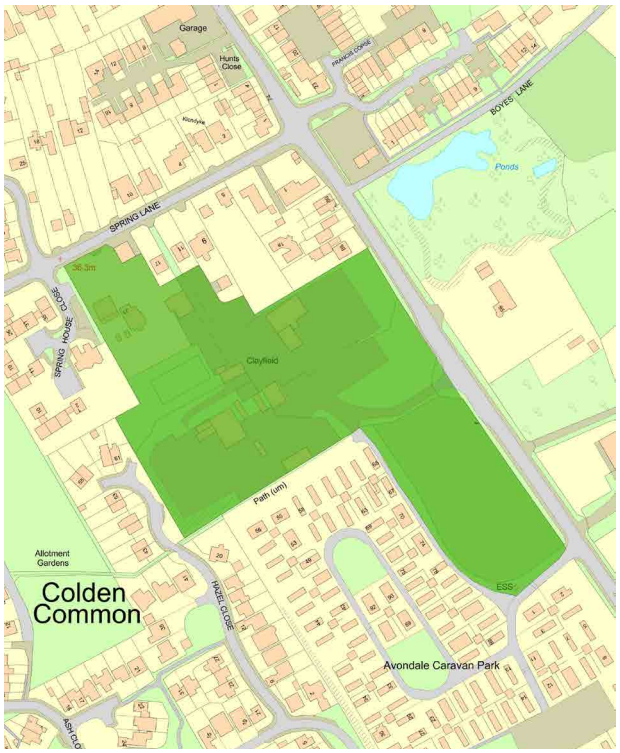
**SHELAA site Reference:**
N/A

**Allocated Use:**
Residential

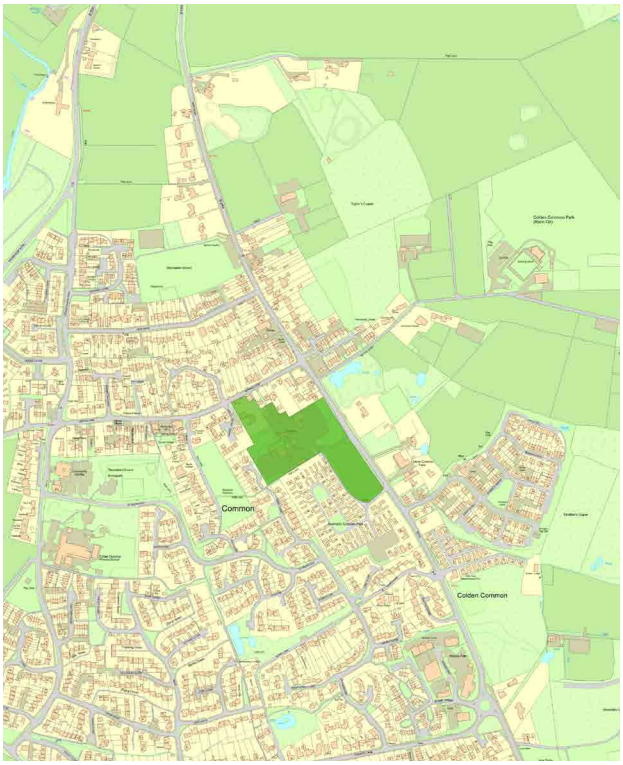
**Indicative number of homes:**
48 dwellings

**Existing use:**
Commercial

**Site Plan**




**Wider context**

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14.46

**Supporting text:**
The Clayfield Park housing allocation is an existing allocation in the adopted Local Plan which has been carried forward, updated as necessary.

14.47

The number of expected dwellings on the site has been amended to 48 to take account of recent permission for commercial development on a small part of the site.

14.48

The allocation comprises two adjoining plots of land totalling 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.

### 14.49

The site is on a secondary aquifer and within a source protection zone and it is important that the groundwater quality is protected. Ground conditions resulting from current and historic uses of the Clayfield site as a brick works will require assessment to determine the extent of any remedial measures prior to redevelopment. Flooding issues have been identified to the northwest of the site and surface water attenuation features should be incorporated into the scheme to mitigate against surface water flooding in the Spring Lane area

### 14.50

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, which should be improved whilst having due regard to adjacent protected trees. Open space on site should be flexible to provide amenity space, support informal recreation and other functions including tree planting and sustainable urban drainage.

### 14.51

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy CC1**

Clayfield Park

POLICY

Land at Clayfield Park and adjoining Avondale Park, Main Road, as shown on the Policies Map, is allocated for the development of about 48 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Access

i. Provide safe vehicle, pedestrian and cycle access from Main Road along with any wider traffic management and mitigation measures necessary;

ii. Provide suitable footpath and cycleway links through the site from Main Road to Spring Lane.

Environmental

iii. Retain and reinforce planting around the site boundaries;

iv. Provide on-site open space (Informal Open Space and Local Equipped Area for Play).

Other Infrastructure

v. Provide surface water attenuation via SUDS features and ensure that the groundwater Source Protection Zone is protected.

vi. Contribute to infrastructure needed to make the development acceptable in planning terms.

CARRIED FORWARD SITE

14.46 - 14.51

# HOUSING ALLOCATIONS: COLDEN COMMON FARM

**Area:**
Colden Common

**Name of Site:**
Colden Common Farm

**Location:**
99 Main Road

**Size:**
2.3 hectares

**SHELAA site Reference:**
CC02

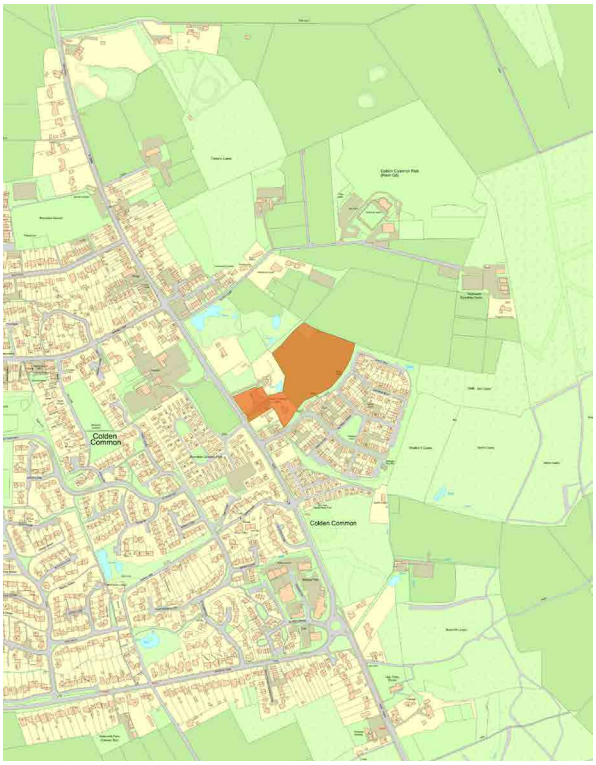
**Allocated Use:**
Residential

**Indicative number of homes:**
45 dwellings

**Existing use:**
Agricultural

**Site Plan**

**Wider context**

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14.52

**Supporting text:**

The site at Colden Common consists of area of land which is 2.3 hectares. The site is located along Main Road and there is existing access to the site, which currently comprises Colden Common farm and its buildings. The site is in the countryside and extends some distance from the Main Road toward the South Downs National Park area further to the east.

14.53

The site abuts open fields from the north-east boundary around to its northern and western boundaries. The recently completed Sandyfields development abuts the site to the east and part of the south. To the west of the site are three listed buildings (Manor House, barn and grain store) abutting the western boundary.

14.54

The design and layout of the scheme is subject to various permutations, depending upon the location of key access points and the extent of integration with the adjacent Sandyfields development. Aside from preserving the setting of the listed buildings, the location and design of these access points is likely to have an effect on the wider pattern of development, taking into account the character of the immediate surroundings.

14.55

The details of the access arrangements will need to be developed and tested at the planning application stage. The existing access is not appropriate in its current form. Suitable access will need to be provided taking into account the adjacent Sandyfields development and the access for that site and other nearby vehicular access points onto Main Road.

14.56

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been connected to the Main Road, adjacent development, the Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

14.57

Arrangements should be made for safe crossing points over Main Road, following discussions with the local highway authority.

Other measures that support the development and use of sustainable travel options, such as active travel and public transport, or contribute to highway safety may be sought following discussions with the local highway authority, where justified as a result of the proposed development.

14.58

The proposals will need to respect the wider rural setting of the surrounding countryside and the South Downs National Park further to the east.

14.59

The proposals will need to include landscaping to retain and reinforce the containment of the site and to create a new settlement edge.

14.60

The adjacent listed buildings consist of a manor-style farmhouse and two associated buildings. These currently have a rural setting. The development will need to preserve the integrity of the listed buildings and not harm their setting.

**Supporting text and policy continued overleaf**

# HOUSING ALLOCATIONS: COLDEN COMMON FARM

### 14.61

Flooding issues have been identified in the vicinity of the site and surface water attenuation features should be incorporated into the scheme to mitigate against surface water flooding in the surrounding area. Due to the past farming activity on the site, any contamination issues will also need to considered as part of the design process to ensure the protection of the local groundwater. There is existing sewerage infrastructure across the site, which will have to be taken account of as part of the design process, in liaison with the service provider.

### 14.62

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy CC2**

Colden Common Farm

POLICY

Land at Colden Common Farm, as shown on the Policies Map, is allocated for about 45 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature & Phasing of Development

i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

Nature of development

ii. Provide an overall site plan establishing principles for the disposition of development, with broad areas of screening to the listed buildings. The scheme should indicate appropriate locations for vehicular access and pedestrian and cycle routes connecting into the wider area. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

Access

iii. Provide a safe vehicle, pedestrian and cycle access to Main Road;

iv. Provide pedestrian and cycle links across the site and connecting to the new residential area to the south;

v. Provide or contribute to the provision of crossing points to Main Road as appropriate;

vi. Contribute to other necessary highway improvements in the area, that encourage and support sustainable travel opportunities or improve road safety

Environmental

vii. Provide landscaping to create a new settlement edge to the east and north of the site, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site and the open nature of the frontage to Main Road;

viii. Provide landscape buffers to protect the amenities of existing properties to the north and south of the site and any wider views to SDNP;

ix. Provide screening and suitable landscape buffers to preserve the setting of the adjacent Listed Buildings at Manor House;

x. Provide on-site open space in accordance with policy NE3;

Other Infrastructure

xi. Provide surface water attenuation via SUDS features and ensure that the groundwater Source Protection Zone is protected. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;

xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

14.61 - 14.62
Policy CC2

# HOUSING ALLOCATIONS: LAND AT MAIN ROAD

**Area:**
Colden Common

**Name of Site:**
Land at Main Road

**Location:**
Main Road

**Size:**
1.448 hectares

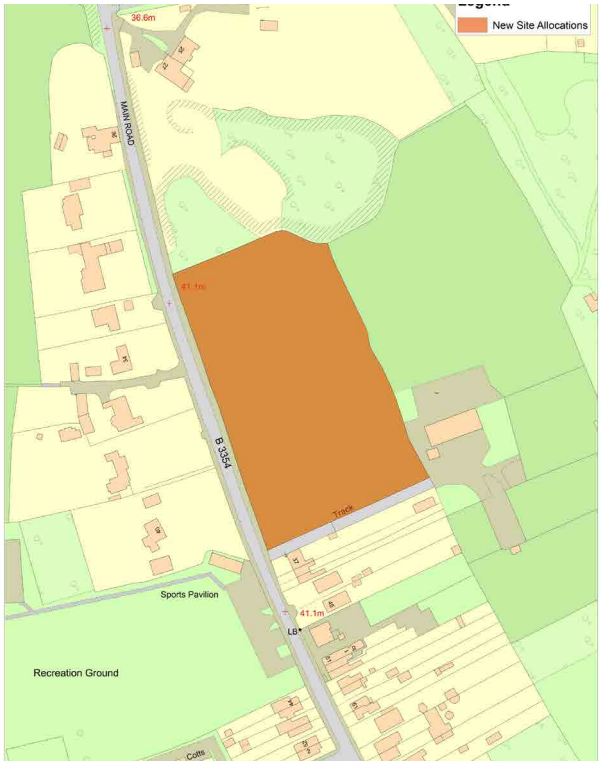
**SHELAA site Reference:**
CC04

**Allocated Use:**
Residential

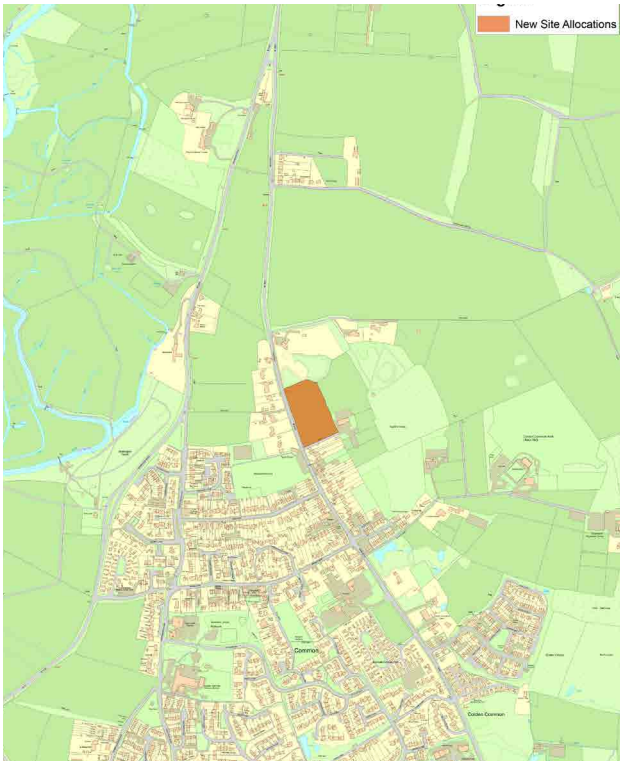
**Indicative number of homes:**
35 dwellings

**Existing use:**
Agricultural

**Site Plan**




**Wider context**

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14.63

**Supporting text:**

The site at Main Road consists of an area of land which is 1.448 hectares and fronts directly onto the road. The site is adjacent to the settlement, with residential development to the south and to the west on the other side of Main Road. The north and east of the site is open countryside. The site is opposite Colden Common Recreation Ground to its south-west.

14.64

Flooding issues have been identified in the vicinity of the site and surface water attenuation features should be incorporated into the scheme to mitigate against surface water flooding in the surrounding area. Due to the past farming activity on the site, any contamination issues will also need to be considered as part of the design process to ensure the protection of the local groundwater. There is existing sewerage infrastructure across the site, which will have to be taken account of as part of the design process, in liaison with the service provider.

14.65

The site itself comprises a field currently used for grazing. The land rises gently to the east, where there are trees and the SDNP beyond. There is no planting to the frontage, however, there is a substantial wooded area immediately north which is covered by a group TPO. The eastern boundary is marked by a strong line of trees and there are also some trees along the southern boundary before the adjacent residential development. Some of these trees are covered by Tree Preservation Orders.

14.66

Opposite the site a PROW runs alongside the Recreation Ground to Main Road. This is marked as key footpath in the Colden Common VDS 2022 and views from this area are highlighted. Open views across the site to the east towards the South Downs National Park are valued by the local community and referred to in the VDS.

14.67

The site is prominent in the landscape, providing a visual break to the nearby village of Twyford and marks the entrance to the village. Any new development should therefore be set well back from the road and should be buffered or separated from the road by a belt of landscaping which should include both hedges and trees.

14.68

The amount of development on the site will need to be limited to reflect the importance of the open aspect and views and proposals will need to include landscaping to retain and reinforce the containment of the site and to create a new settlement edge

14.69

Communal open space should be provided on site, located at the top of the site to take advantage of the woodland tree cover in this area.

14.70

There are three listed buildings opposite the site. Part of their character is the rural undeveloped nature of their setting and the development will need to respect these buildings.

**Supporting text and policy continued overleaf**

# HOUSING ALLOCATIONS: LAND AT MAIN ROAD

### 14.71

A suitable location for access to the site and any provision for crossing to the recreation ground area will need to be determined and carefully considered to avoid conflicts with existing access. It will be desirable to increase the width of the footpath in this area to improve pedestrian safety. The details of the access arrangements will need to be developed and tested at the planning application stage.

Other measures that support the development and use of sustainable travel options, such as active travel and public transport, or contribute to highway safety may be sought following discussions with the local highway authority, where justified as a result of the proposed development.

### 14.72

As the site is located on a principal aquifer, and within a groundwater Source Protection Zone any proposed development will need to protect the groundwater quality and avoid any contamination to this aquifer. There may be some constraints on activities, design and construction works association with the Source Protection Zone and developers should liaise with the Environment Agency in respect of this.

### 14.73

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy CC3**

Land at Main Road

POLICY

Land at Main Road, as shown on the Policies Map, is allocated for the about 35 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature & Phasing of Development

i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

ii. Provide an overall site plan indicating the general layout of development, open space, landscaping and access points that minimises wider landscape impacts on the setting of Colden Common and impacts on the setting of the SDNP and views to it. Development should be sited away from the site frontage, behind landscape buffers. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

Access

iii. Provide a safe vehicle, pedestrian and cycle access to Main Road;

iv. Provide or contribute to the provision of crossing points to Main Road as appropriate;

v. Contribute to other necessary highway improvements in the area that encourage and support sustainable travel opportunities or improve road safety;

Environmental

vi. Provide landscaping to create a new settlement edge to the north of the site which retains a gap to Twyford village.

vii. Retain and reinforce important trees and hedgerows within and around the edges of the site;

viii. Provide landscape buffers to protect the amenities of existing properties to the south of the site and minimise any harm to wider views and the setting of the SDNP;

ix. Preserve the setting of the nearby Listed Buildings;

x. Provide on-site communal open space (Informal Green Space / Natural Green Space) in accordance with policy NE3 towards eastern top of the site;

Other Infrastructure

xi. Ensure that the groundwater Source Protection Zone is protected.

xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

14.71 - 14.73

Policy CC3

# HOUSING ALLOCATIONS: LAND ADJOINING 85 CHURCH LANE

**Area:**
Colden Common

**Name of Site:**
Land adjoining 85 Church Lane

**Location:**
Church Lane

**Size:**
0.8 hectares

**SHELAA site Reference:**
CC15

**Allocated Use:**
Residential

**Indicative number of homes:**
10 dwellings

**Existing use:**
Agricultural

**Site Plan**

**Wider context**

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14.74

**Supporting text:**
The site is located along Church Lane and directly fronts onto the road.

14.75

There is existing residential development on the other side of Church Lane across from the site, including a listed building at Keepers Cottage 94 Church Lane. The site abuts the existing frontage development along the south side of Church Lane to its eastern boundary. Open fields bound the south and west of the site. There is an existing public footpath to the north of the site, fronting Church Lane that links into the main area of Colden Common, including the school.

14.76

The site itself is currently open fields with some large established trees and some hedgerow planting along its boundaries. There are extensive open views to the south of the village from the road frontage, which are highlighted in the Colden Common VDS 2022.

14.77

The site is suitable for a limited amount of new residential development that will need to respect the existing character and building pattern along Church Road. The proposals will need to retain long range views to the south as much as possible.

14.78

Vehicular access to the new development can be achieved from Church Lane. The location and number of access points will depend upon the agreed layout of the development.

14.79

The site is within a groundwater Source Protection Zone and proposals need to ensure the protection of the quality of the groundwater in liaison with the Environment Agency.

14.80

A new water supply pipeline is being proposed between Havant and Otterbourne, which Southern Water have identified as potentially affecting this site or its surroundings. Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with the development of this site.

14.81

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy overleaf**

# HOUSING ALLOCATIONS: LAND ADJOINING 85 CHURCH LANE

**Policy CC4**

Land adjoining 85 Church Lane

POLICY

Land at Church Lane, as shown on the Policies Map, is allocated for about 10 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature & Phasing of Development

i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

Access

ii. Provide safe vehicle, pedestrian and cycle access from Church Lane and contribute to any off-site junction improvements necessary;

Environmental

iii. Provide landscaping to create a new settlement edge to the west and the south that maintains wider views to the south from Church Lane;

iv. Undertake an arboricultural survey and retain important trees within the site. Particularly fronting Church Lane, except where removal is necessary for access requirements;

v. Ensure that development is designed so as to preserve the setting of Keepers Cottage listed building to the north-west of the site;

vi. Open space to serve the development in accordance with policy NE3.

Other Infrastructure

vii. Ensure that the groundwater Source Protection Zone is protected.

viii. The development should ensure future access to planned water supply infrastructure in the vicinity in coordination with the service provider;

ix. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

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# LARGER RURAL SETTLEMENTS
# DENMEAD

### 14.82

Denmead is a large village of mixed rural and suburban character located to the south east of Winchester district, north of Portsmouth. It lies close to Waterlooville and the largely undeveloped settlement gap between Denmead and Waterlooville is highly valued by residents. A major development area of about 3,000 dwellings is being developed at Newlands (West of Waterlooville), close to Denmead Parish.

### 14.83

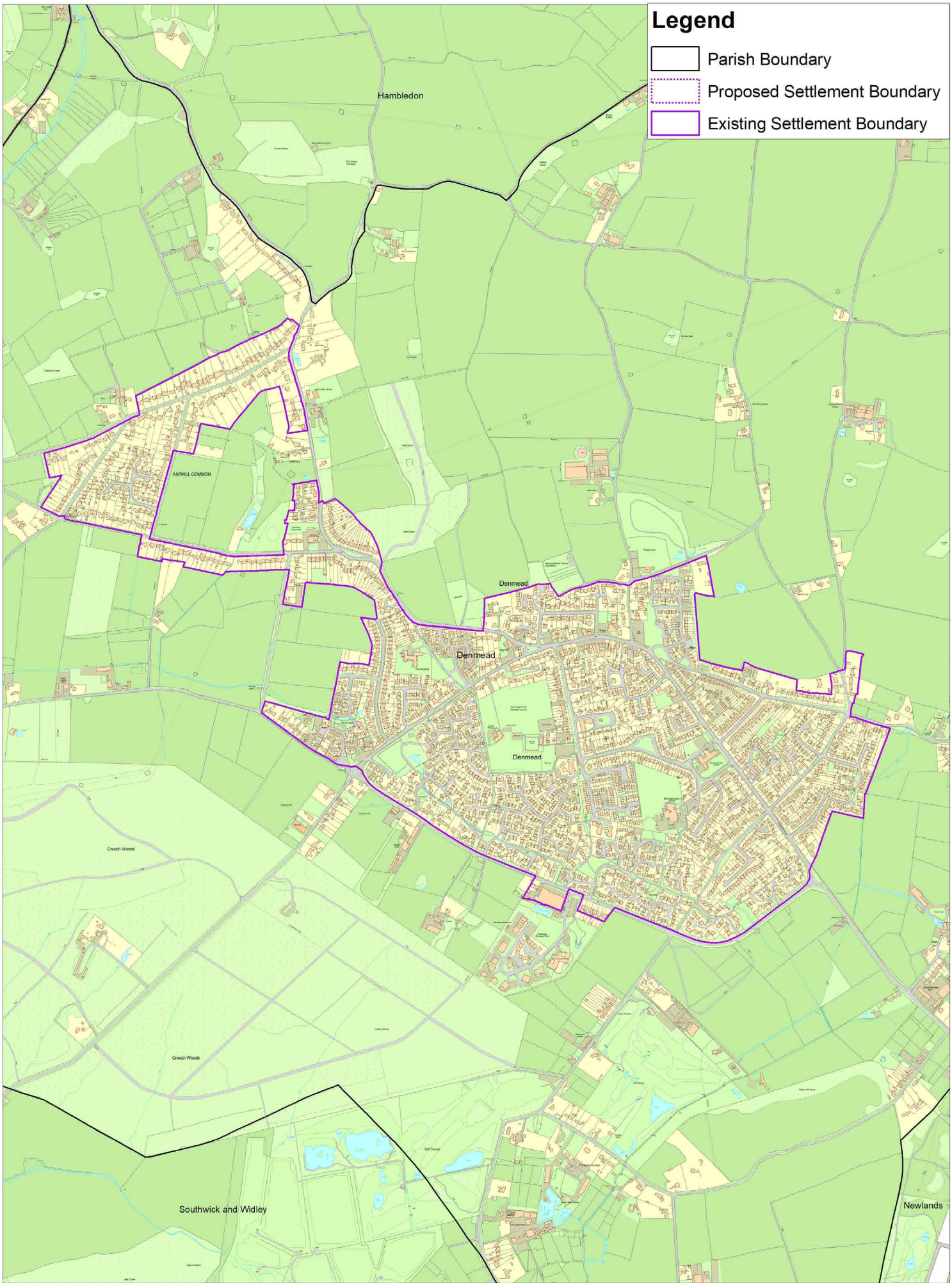
Denmead Parish Council opted to produce a Neighbourhood Plan to achieve the development requirements set out in the current Local Plan. The Denmead Neighbourhood Plan (DNP) was 'made' by the city council in 2015 and remains part of the development plan for Winchester district. The DNP makes site allocations and incorporates a number of specific policies for Denmead. The main housing allocation has recently been completed, with a few smaller sites remaining. Denmead Parish Council has confirmed its intention to review the Neighbourhood Plan, so the housing target for Denmead will be provided through the development allocations of the existing and reviewed Neighbourhood Plan.

### 14.84

The current Neighbourhood Plan allocates a site for a care home that has now been completed and there have been various Prior Notification approvals at the Parkland Business Park. Taking account of these it is expected that there is capacity for the development of about 330 dwellings in Denmead, which can be achieved as follows:

| Denmead Housing Sources | No. of dwellings |
|---|---|
| Net Completions in or adjoining settlement (2020 – 2023)* | 117 |
| Outstanding permissions (at 2023) including Neighbourhood Plan allocation (DNP Policy 2i) | 33 |
| Remaining Neighbourhood Plan allocations (at 2023) (DNP Policies 2ii and 2iv) | 28 |
| Windfall allowance | 50 |
| New Sites to be allocated in DNP Review (Policy D1) | 100 |
| **Total Provision 2020 – 2040** | **328** |

* The 'net completions' include 14 dwelling and 33 communal dwelling equivalent completions at Parklands Business Park. The 'outstanding permissions' include 26 dwellings at Parklands Business Park.




N

# Denmead

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# LARGER RURAL SETTLEMENTS
# DENMEAD

**Area:**
Denmead

**Name of Site:**
N/A

**Location:**
Neighbourhood Plan Designated Area

**Size:**
N/A

**SHELAA site Reference:**
N/A

**Allocated Use:**
N/A

**Indicative number of homes:**
100 dwellings

**Existing use:**
N/A

14.85

**Supporting text:**
Denmead Parish Council is in the process of updating the Denmead Neighbourhood Plan which was made on 1 April 2015. The updated Neighbourhood Plan will make provision for between about 100 dwellings and will include a number of specific policies for Denmead. The development management policies of this plan will apply to the area covered by the Neighbourhood Plan which must also be in accordance with the strategic policies in the plan.

14.86

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy DEN1**
Neighbourhood Plan Designated Area

POLICY

Land will be allocated for development in the Denmead Neighbourhood Plan for about 100 dwellings, including any required amendments to the settlement boundary. Development will be expected to address the following:

i. Show how they are contributing towards the Vision and Objectives of the Plan in Policy SP1 and in general conformity with its strategic approach;
ii. Have regard to information on local need for new homes, jobs and facilities, for their plan area;
iii. Be phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.

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# LARGER RURAL SETTLEMENTS
# KINGS WORTHY

14.87

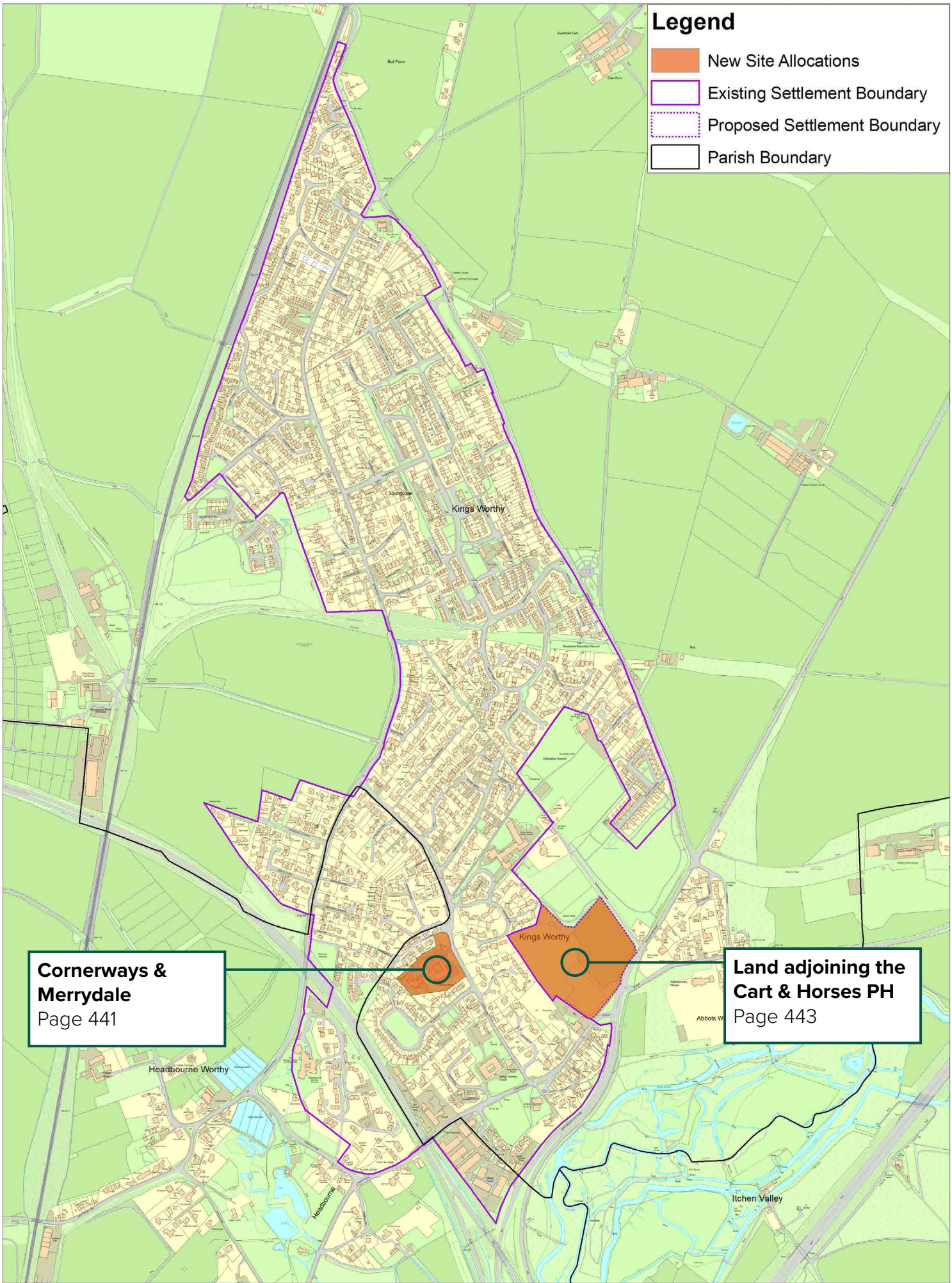
Kings Worthy is bounded generally by the main London-Southampton railway to the west, Lovedon Lane to the north-east and the A34 to the south. The older part of the village lies on a south-east facing slope above the River Itchen, with large areas of modern development to the north. Kings Worthy has 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.

14.88

It is expected that there is capacity for the development of about 220 dwellings in Kings Worthy, which can be achieved as follows:

| Kings Worthy Housing Sources | No. of dwellings |
|---|---|
| Net Completions in or adjoining settlement (2020 - 2023) | 36 |
| Outstanding permissions (at 2023) | 11 |
| Windfall allowance | 50 |
| New Site allocated in this Plan (Policy KW1) | 45 |
| New Site allocated in this Plan (Policy KW2) | 75 |
| **Total Provision 2020 – 2040** | **217** |

CLICK ON MAP ALLOCATION TO SKIP TO PAGE


Legend
New Site Allocations
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N
Kings Worthy
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# HOUSING ALLOCATIONS: CORNERWAYS & MERRYDALE

**Area:**
Kings Worthy

**Name of Site:**
Cornerways & Merrydale

**Location:**
Church Lane

**Size:**
1.3 hectares

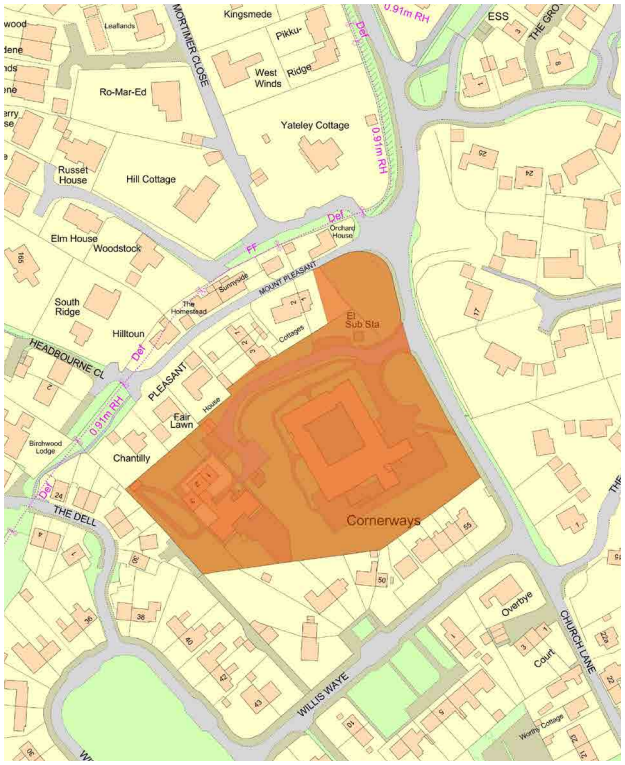
**SHELAA site Reference:**
KW12

**Allocated Use:**
Residential

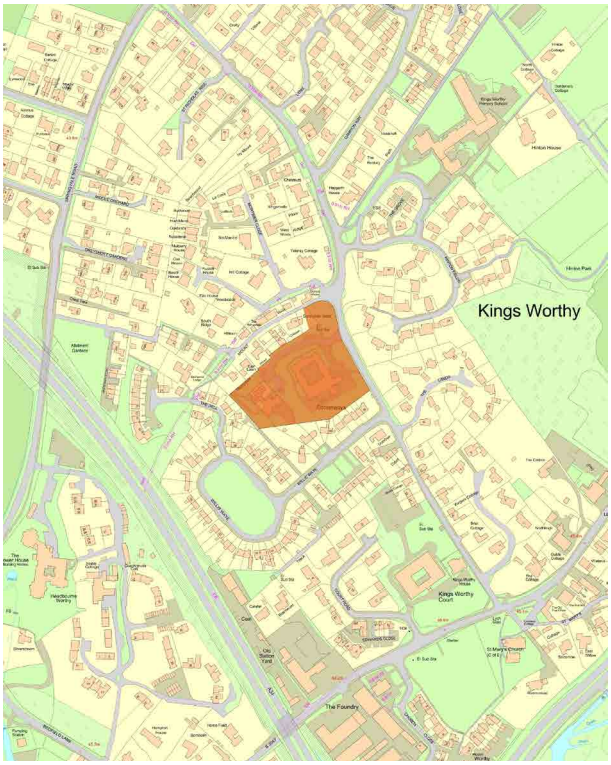
**Indicative number of homes:**
45 dwellings

**Existing use:**
Former children's home

**Site Plan**




**Wider context**

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14.89

**Supporting text:**

This brownfield site is within the built-up area of Kings Worthy and is well-related to local facilities and services. It totals approximately 1.3 hectares and contains some important trees which should be retained, particularly fronting Church Lane. There are also 3 existing dwellings within the site. Hampshire County Council owns the site and proposes to develop it for a 80 – 100 bed nursing home. Taking account of these factors, a net gain of about 45 dwellings or dwelling equivalents is expected

14.90

Kings Worthy conservation area and several listed buildings lie to the south of the site, along Church Lane, and the impact of development on views of these features should be taken into account. There is an existing access to the site from Church Lane and provision should be made to improve pedestrian and cycle links to key facilities and destinations, so far as the constraints of Church Lane and the conservation area allow.

14.91

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

POLICY

**Policy KW1**

Cornerways & Merrydale

Land at Cornerways & Merrydale, Church Lane, as shown on the Policies Map, is allocated for the development of about 45 dwellings or dwelling equivalents (net). 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

i. As a brownfield site, there is no restriction on the phasing of development.

Access

ii. Provide safe vehicle, pedestrian and cycle access from Church Lane and contribute to any off-site junction or other improvements necessary.

Environmental

iii. Undertake an arboricultural survey and retain important trees within the site, particularly fronting Church Lane;

iv. Ensure that development is designed so as to protect the setting and important views of the conservation area and listed buildings along Church Lane, to the south of the site.

Other Infrastructure

v. Open space to serve the development in accordance with policy NE3.

vi. Ensure that the groundwater Source Protection Zone is protected.

vii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

# HOUSING ALLOCATIONS: LAND ADJOINING THE CART & HORSES PH

**Area:**
Kings Worthy

**Name of Site:**
Land adjoining the Cart & Horses PH

**Location:**
West of Basingstoke Road

**Size:**
4.7 hectares

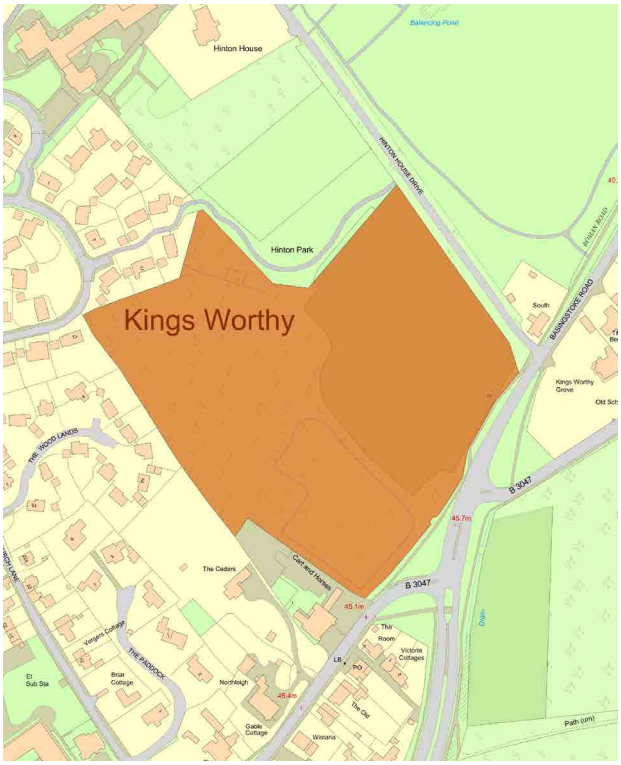
**SHELAA site Reference:**
KW02

**Allocated Use:**
Older person's housing and open space

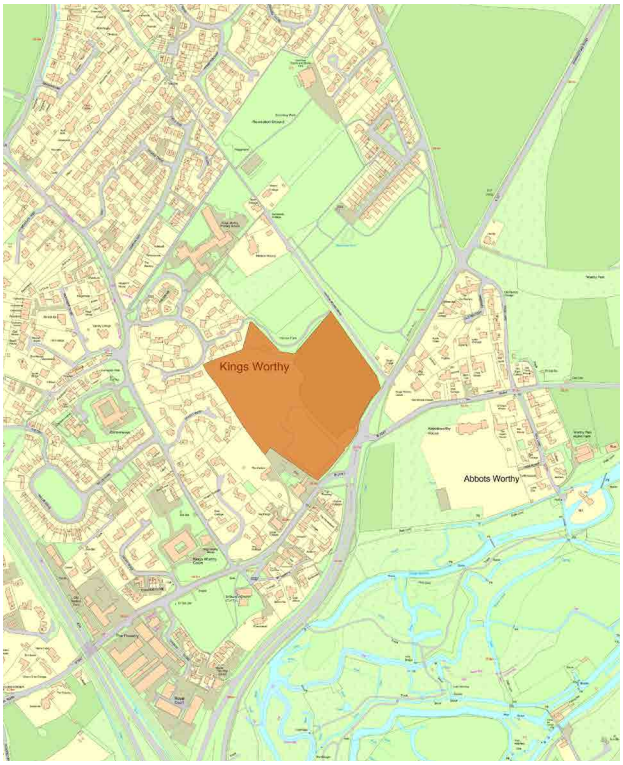
**Indicative number of homes:**
75 (dwelling equivalents)

**Existing use:**
Former country house and grounds

**Site Plan**




**Wider context**

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14.92

**Supporting text:**

This site adjoins the built-up area of Kings Worthy and totals approximately 4.7 hectares. It is well-related to local facilities and services but has several constraints. It is listed in the Hampshire Gardens Trust inventory of Hampshire gardens and parks as the former site of Kings Worthy House and its grounds and is subject to 'blanket' tree preservation orders, although many of the trees are in poor condition. It forms part of the settlement gap between Kings Worthy and Abbots Worthy. The South Downs National Park lies to the east of Basingstoke Road, along with Abbots Worthy conservation area, and Kings Worthy conservation area lies to the south.

14.93

Despite these constraints, the site is well related to the existing built-up area and sensitive development would not intrude significantly into the settlement gap, provided important existing trees are retained. The proposed development should be designed to protect retained trees, create wooded and landscaped open spaces, particularly in the northern and western parts of the site. This will also help retain the openness of the settlement gap and protect the character of the conservation areas and National Park.

14.94

The location and characteristics of the site make it suited to the development of older person's housing. For care units a proportion is used to determine the 'dwelling equivalents' provided (1.8 care units = 1 dwelling). It is expected that the site could accommodate a mix of care accommodation (communal) and assisted living units (independent) which would equate overall to about 75 dwellings. Affordable housing should be provided where this would be consistent with the type of provision proposed and the management arrangements for it.

14.95

Access to the site should be taken from Basingstoke Road and provides the opportunity to rearrange the junction of Basingstoke Road, London Road and the B3047, which has a poor safety record. The tree belt along Basingstoke Road forms an important wooded view and can help reduce the impact of noise from Basingstoke Road, so access should be carefully designed to minimise the loss of healthy trees. Conservation areas and several listed buildings lie to the south and east of the site, in Kings Worthy and Abbots Worthy, and development should be designed to avoid harmful impacts on these and the National Park.

14.96

The site is adjacent to the Hinton Field public open space and a link/connection to this from the site should be facilitated in any development proposal. The required masterplan should establish what degree of public access to the woodland would be appropriate and retained woodland areas should be identified and managed as an asset. A woodland management document will need to be produced, as well as an arboricultural impact assessment and method statement.

14.97

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy overleaf**

# HOUSING ALLOCATIONS: LAND ADJOINING THE CART & HORSES PH

**Policy KW2**

Land adjoining the Cart & Horses PH

POLICY

Land adjoining the Cart & Horses PH, Basingstoke Road, as shown on the Policies Map, is allocated for the development of older person's housing of about 75 dwelling equivalents. 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

i. A masterplan establishing principles for the disposition of housing, retained trees, open space, access and junction arrangements should be submitted. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

ii. As older person's accommodation is a housing priority, there is no restriction on the phasing of development, subject to the need to ensure development does not take place in advance of the rearrangement of the Basingstoke Road, London Road and B3047 junction.

Access

iii. Provide for the rearrangement of the Basingstoke Road, London Road and B3047 junction so as to ensure safe vehicular access from Basingstoke Road, while protecting the important belt of trees on that edge of the site, and improve pedestrian and cycle access;

iv. Provide a pedestrian link to the Hinton Field public open space;

v. Contribute to any other off-site junction improvements necessary.

Environmental

vi. Undertake an arboricultural survey, retain important trees within the site particularly fronting Basingstoke Road and in the northern and western parts of the site, and establish a management plan for areas of woodland to be retained;

vii. Use retained trees to determine the layout of development and provide on-site open space (Informal Open Space) so as to create an attractive and accessible environment and retain the openness of the settlement gap;

viii. Ensure that development is designed so as to protect important views of the conservation areas, listed buildings and South Downs National Park and minimise harm to their setting.

**Policy KW2**

Land adjoining the Cart & Horses PH

POLICY

Other Infrastructure

ix. Open space to serve the development in accordance with policy NE3.

x. Ensure that the groundwater Source Protection Zone is protected. The layout of development should ensure access to existing sewerage infrastructure for maintenance and upsizing purposes.

xi. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

# LARGER RURAL SETTLEMENTS SWANMORE

14.98

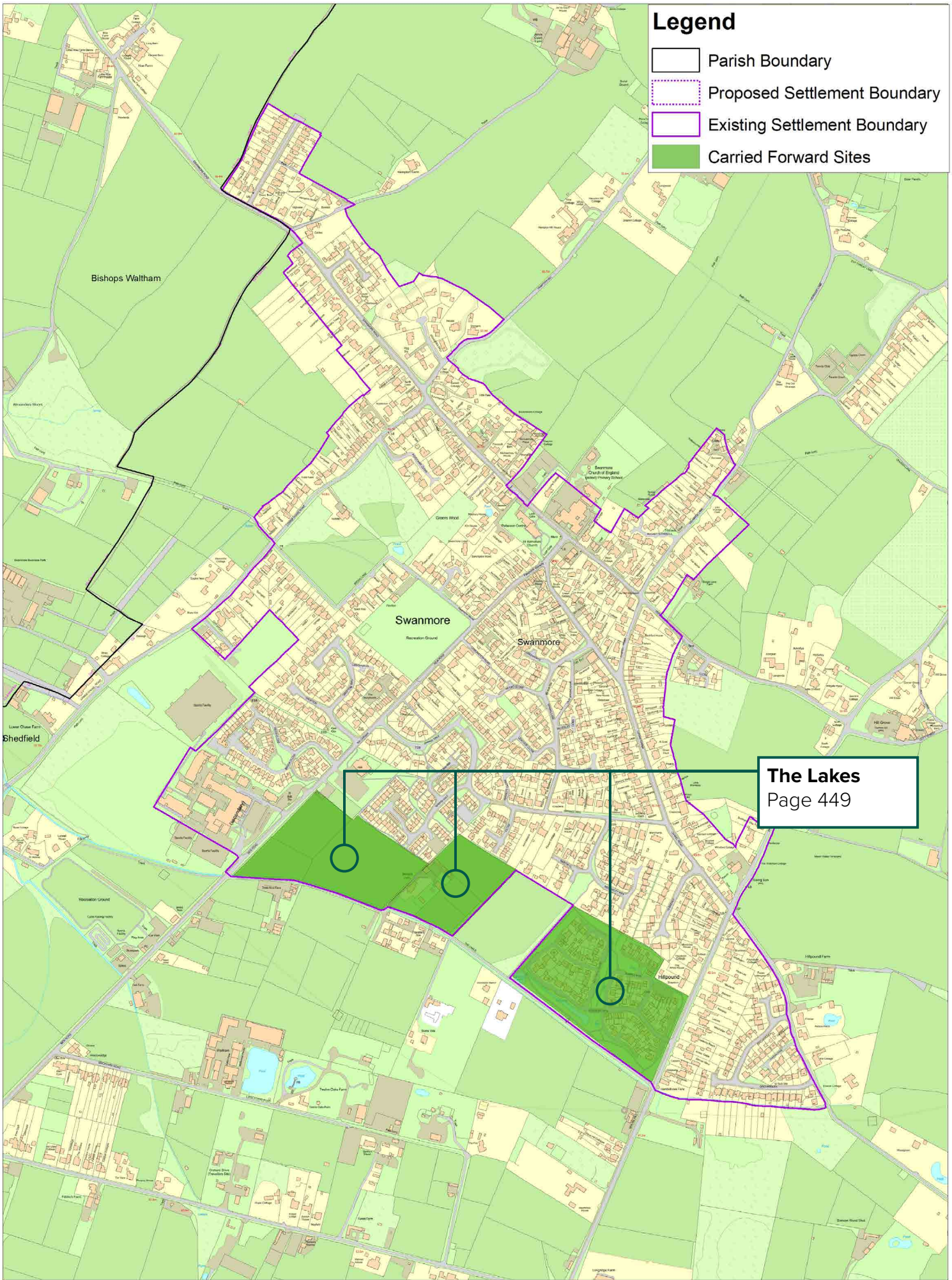
Swanmore is roughly equidistant between Winchester, Portsmouth and Southampton. The village has retained its essentially rural character and setting despite the relatively large scale of development that has taken place there over the past 50 years or so. The South Downs National Park borders its north-eastern 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. The Swanmore Village Design Statement identifies the important features and character of the village in more detail.

14.99

It is expected that there is capacity for the development of about 160 dwellings in Swanmore, which can be achieved as follows:

| Swanmore Housing Sources | No. of dwellings |
|---|---|
| Net Completions in or adjoining settlement (2020-2023) | 13 |
| Outstanding permissions (at 2023) | 65 |
| Remaining Local Plan allocation (at 2023) carried forward (Policy SW1) | 36 |
| Windfall allowance | 50 |
| Total Provision 2020 - 2040 | 164 |

CLICK ON MAP ALLOCATION TO SKIP TO PAGE




Swanmore

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# HOUSING ALLOCATIONS: THE LAKES

**Area:**
Swanmore

**Name of Site:**
The Lakes

**Location:**
Off The Lakes

**Size:**
11.6 hectares

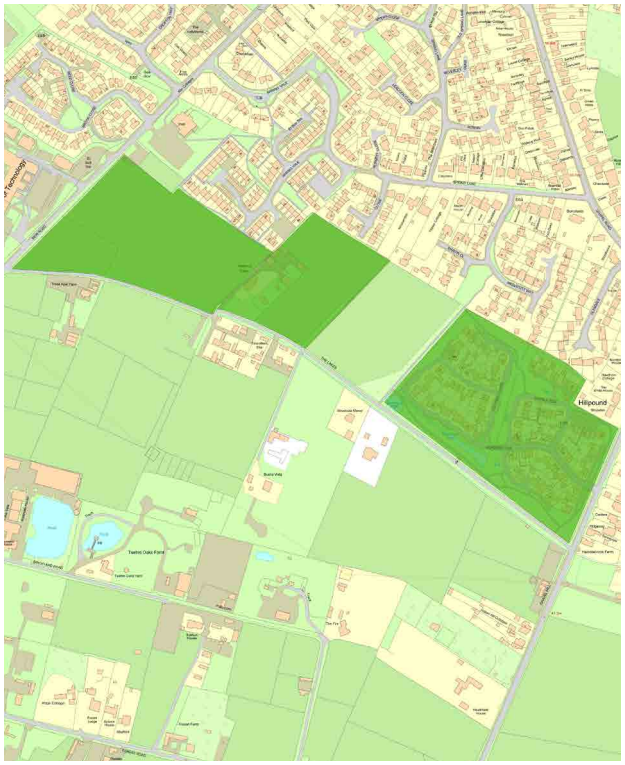
**SHELAA site Reference:**
N/A

**Allocated Use:**
Residential, open space

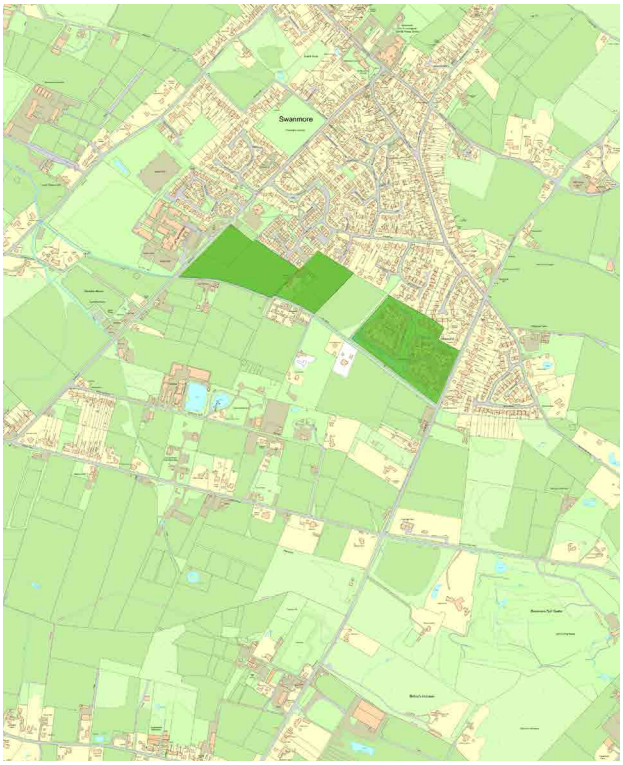
**Indicative number of homes:**
100 dwellings

**Existing use:**
Agricultural/Residential

**Site Plan**



**Wider context**

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14.100

**Supporting text:**
The Lakes housing allocation is an existing allocation in the adopted Local Plan (Ref SW1) which has been carried forward, updated as necessary.

14.101

Land on the eastern part of the allocation has now been developed, so the number of expected dwellings on the site has been amended to reflect the capacity of the land that remains to be developed; estimated at about 100 dwellings.

14.102

The allocation at The Lakes extends between New Road and Hillpound (totalling 11.6 hectares). 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.

14.103

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 was approved as part of the first stage of development. This indicates 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.

14.104

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. The site lies within an area of archaeological potential, the preparation of an archaeological assessment will be needed to define the extent and significance of any archaeological remains and reflect these in the proposals, in accordance with Policy DM26, prior to the commencement of development.

14.105

Part of the land covered by policy SW1 is potentially liable to flood and measures will be needed to be implemented as necessary to prevent this. Development should be avoided within Flood Zones 2 and 3.

14.106

The development of this site needs to refer to the Winchester district Stage 2 Strategic Flood Risk Assessment and a site specific Flood Risk Assessment will demonstrate the development will be safe over its lifetime. Access and egress will need to be considered and should be addressed in consultation with the emergency planners. A SuDS scheme should provide mitigation and opportunities to achieve a reduction in overall flood risk.

**Supporting text and policy continued overleaf**

# HOUSING ALLOCATIONS: THE LAKES

### 14.107

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

**Policy SW1**

The Lakes

POLICY

Land to the north of The Lakes, as shown on the Policies Map, is allocated for the development of about 100 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

i. Development proposals should follow the principles established in the masterplan approved with the planning application for the first stage of development.

Access

ii. 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;

iii. 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

iv. 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;

v. Retain, improve and manage the Sites of Importance for Nature Conservation (SINCs) where possible 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;

vi. Avoid development in areas potentially liable to flooding.

Other Infrastructure

vii. Contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms;

viii. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe over its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development. Measures identified in the FRA should be part of proposals, including provision of suitable SUDS scheme;

ix. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

CARRIED FORWARD SITE

14.107

Policy SW1

# LARGER RURAL SETTLEMENTS
# WICKHAM

### 14.108

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. 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.

### 14.109

It is expected that there is capacity for the development of about 360 dwellings in Wickham, which can be achieved as set out in the table below. In addition, there is an opportunity to bring forward a site which has community support for 200 dwellings at Knowle, which has some facilities and services.

| Wickham Housing Sources | No. of dwellings |
|---|---|
| Net Completions in or adjoining settlement (2020 - 2023) | 118 |
| Outstanding permissions (at 2023) including Local Plan allocations car¬ried forward (Policies WK1, WK2) | 88 |
| Windfall allowance | 50 |
| New Sites allocated in this Plan (Policies WK5, WK6) | 100 |
| **Total Provision 2020 – 2040** | **356** |

| Knowle Housing Sources | No. of dwellings |
|---|---|
| New Sites allocated in this Plan (Policy KN1) | 200 |
| **Total Provision 2020 - 2040** | **200** |

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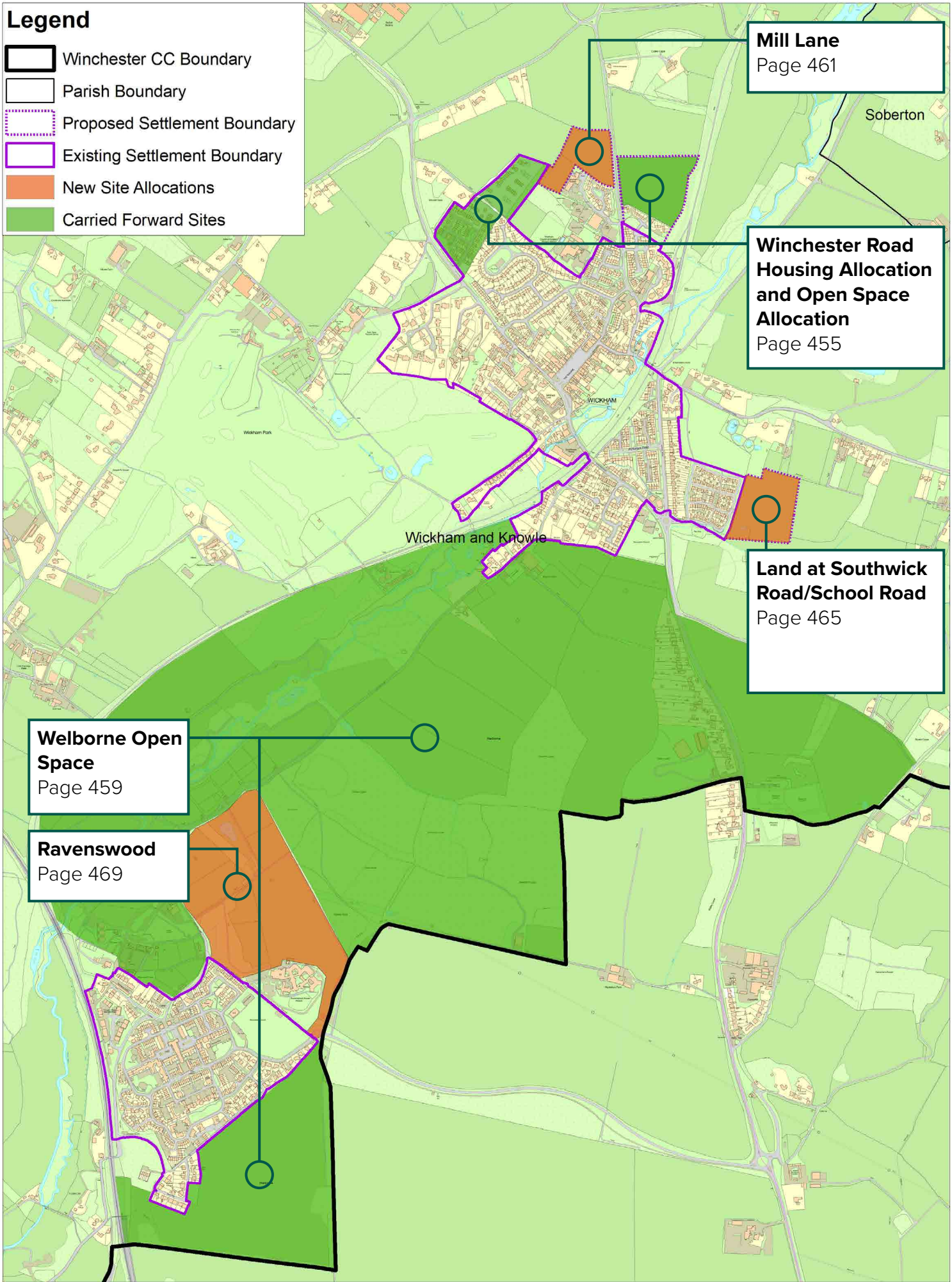
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Wickham and Knowle
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# HOUSING ALLOCATIONS:

## WINCHESTER ROAD HOUSING ALLOCATION AND OPEN SPACE ALLOCATION

**Area:**
Wickham

**Name of Site:**
Winchester Road Housing Allocation and Open Space Allocation

**Location:**
Winchester Road and Mill Lane

**Size:**
4.2 hectares

**SHELAA site Reference:**
N/A

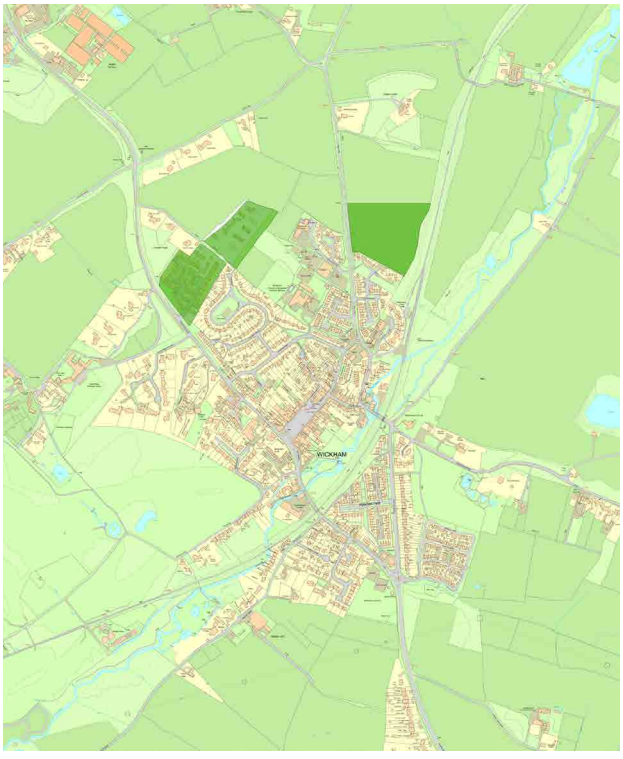
**Allocated Use:**
Residential and Open Space

**Indicative number of homes:**
125 dwellings

**Existing use:**
Agricultural

**Site Plan**

**Wider context**



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14.110

**Supporting text:**

The Winchester Road housing area consists of two adjoining sites (totalling 4.2 hectares) which form 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.

14.111

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.

14.112

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. It may be appropriate for the required allotment provision to be on land adjoining the allocated site.

14.113

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

**Policy overleaf**

**Policy WK1**

Winchester Road Housing and Open Space Allocation

POLICY

Sites at Winchester Road and Mill Lane, as shown on the Policies Map, are allocated in the adopted Local Plan 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

i. 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;

ii. 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

iii. 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 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;

iv. 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;

**Policy WK1**

Winchester Road Housing and Open Space Allocation - continued

POLICY

v. 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

vi. 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;

vii. Provide and lay out 3.5 hectares of land at Mill Lane for public sports pitches, suitable changing facilities and associated access, parking, drainage and landscaping;

viii. 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);

ix. Measures as necessary to protect groundwater.

Other Infrastructure

x. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider;

xi. Include surface water management measures to ensure the risk of flooding is not increased.

CARRIED FORWARD SITE

# WELBORNE OPEN SPACE

**Area:**
Wickham

**Name of Site:**
Welborne Open Space

**Location:**
Located between Knowle and Wickham to the north of the FBC boundary

**Size:**
210 hectares

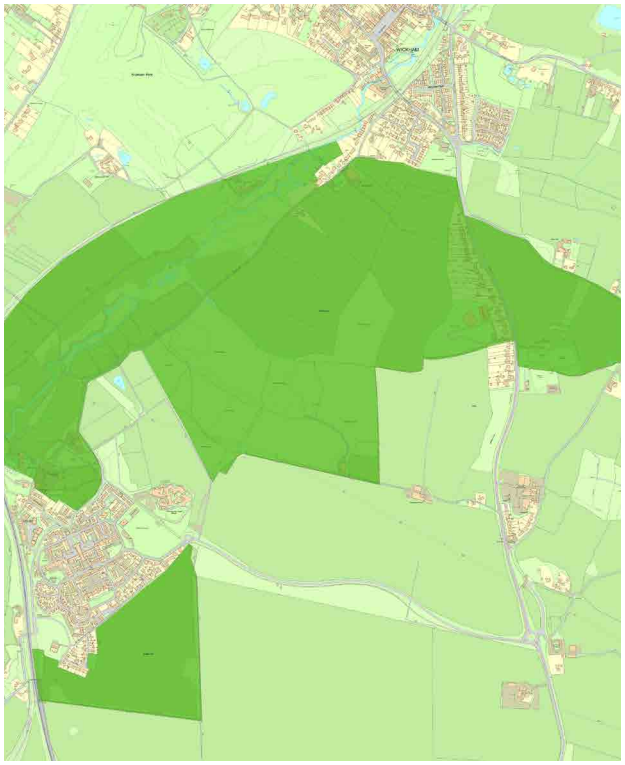
**SHELAA site Reference:**
N/A

**Allocated Use:**
Open Space/Settlement Gap

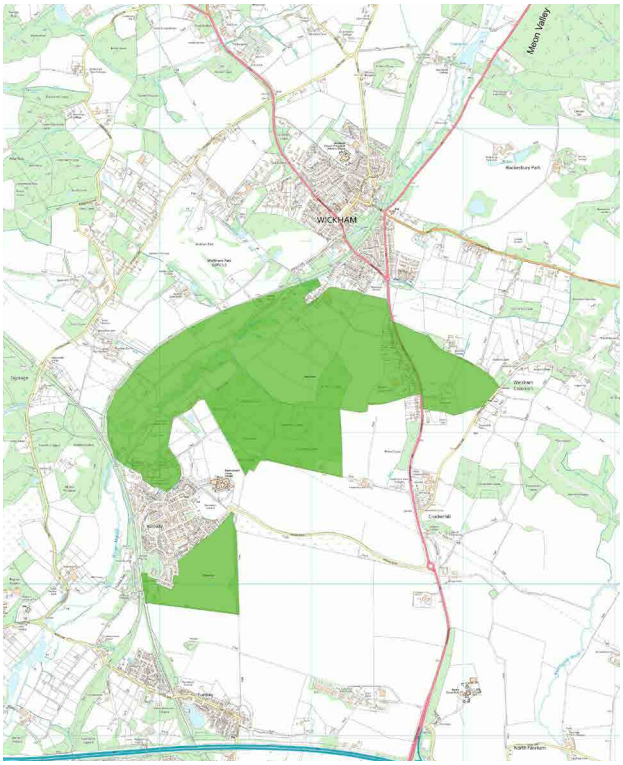
**Indicative number of homes:**
0

**Existing use:**
Agricultural / woods

**Site Plan**



**Wider context**

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14.114

**Supporting text:**

The Welborne development to be located to the North of Fareham will comprise approximately 6,000 new homes and associated uses. The adopted Fareham Local Plan (2023) and Welborne Plan (2015) set out the planning framework for the development.

14.115

Although none of the built element of the SDA will be within Winchester district, the SDA is a strategic issue which the Winchester District Local Plan needs to address. Green buffers are provided to ensure that Welborne does not coalesce with Wickham or Knowle. Some of the land involved will be within Fareham Borough, and the city council would encourage its location adjoining areas of new green infrastructure, so as to reinforce the buffer between Welborne and Knowle and Wickham. It is also necessary for this Plan to define the general extent of open land within Winchester district which should be retained as a gap between Welborne and these settlements. It may be possible to accommodate some natural green infrastructure on land within Winchester district, provided it does not include buildings and maintains the open and rural character of the land and enables its long-term management to be secured. The overriding requirement is to retain the open rural nature of this land and to prevent changes which would urbanise its undeveloped character. The uses and management of the area must help to secure an effective, viable and long-term gap between Welborne and the separate settlements of Knowle and Wickham.

14.116

Policy WK3 below sets out the planning framework for the areas within Winchester district.

**Policy WK3**

Welborne Open Space

The city council will cooperate with Fareham Borough Council to help develop a Strategic Development Area of about 6,000 dwellings together with supporting uses, centred immediately to the north of Fareham. Land within Winchester district (as shown on the plan below) will form part of the open areas, to ensure separation between the SDA and the existing settlements of Knowle and Wickham. The open and undeveloped rural character of this land will be retained through the application of Policy NE7 – Settlement Gaps.

POLICY

CARRIED FORWARD SITE

# HOUSING ALLOCATIONS: MILL LANE

**Area:**
Wickham

**Name of Site:**
Mill Lane

**Location:**
Land west of Mill Lane, Wickham

**Size:**
2.44 hectares

**SHELAA site Reference:**
WI02

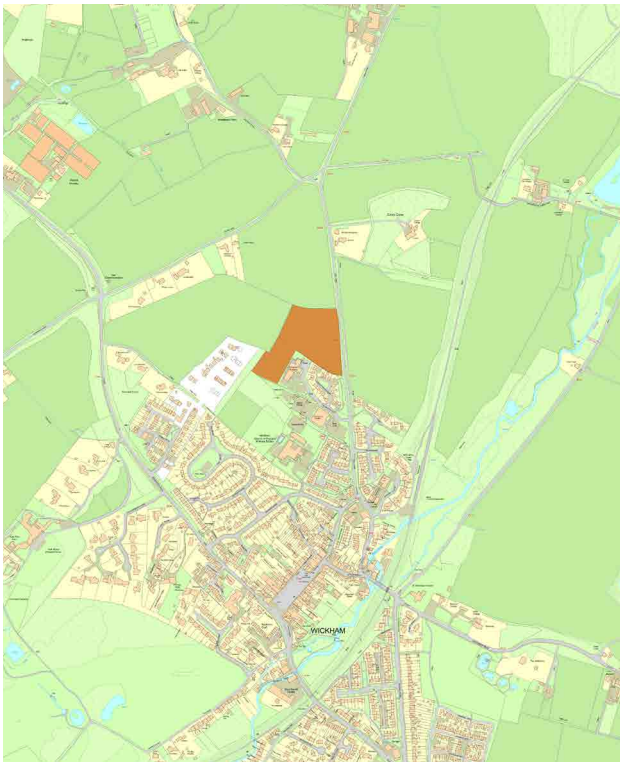
**Allocated Use:**
Residential

**Indicative number of homes:**
40 dwellings

**Existing use:**

**Site Plan**

**Wider context**

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14.117

**Supporting text:**

The site is located to the north of the recently completed housing development at Houghton Way and the Wickham Surgery which in turn are located to the north of Wickham Community Centre. The land rises northward. The landscape to the north of the village makes a significant contribution to the distinctive character and rural setting of the village and is likely to be valued for

its intrinsic countryside character, beauty and tranquillity. The boundary of the South Downs National Park lies approximately 100m to the north. However, there is scope to mitigate the impact through careful siting and design. Development could be accommodated without changing landscape character through concentrating development to the south and SW corner of the site, maintaining a buffer to the protected woodland to the west of the site and locating open space on the more elevated parts of the site.

### 14.118

The western boundary of the site is well screened by vegetation which contains trees subject to TPO orders which should be retained where possible. The northern boundary contains trees subject to TPO which should be retained, and the boundary reinforced.

### 14.119

Mill Lane is currently a narrow rural road with relatively low traffic volume. Pedestrian and cycle access should be established at the southern end of the site through to Houghton Way, to link into existing pedestrian facilities.

### 14.120

The site is not highlighted as being at risk of flooding although there is a minor overland flow route to the south west which would need to be maintained. It should also be noted that Mill Lane has a history of flooding so flows during and after construction need to be appropriately managed to ensure this is not exacerbated. Drainage is currently thought to utilise a boundary watercourse to the east edge, adjacent to the highway. It is essential that this is maintained as an open watercourse except for essential access point(s). Culverting is unlikely to receive consent unless required for access. A buffer zone should be provided to allow for ongoing maintenance. The nature of the local drainage systems mean that they are very susceptible to siltation. An appropriate plan should be in place to manage construction silt as well as post construction to manage the risk of any blockages.

### 14.121

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy overleaf**

# HOUSING ALLOCATIONS: MILL LANE

**Policy WK5**

Mill Lane

POLICY

Land at Mill Lane as shown on the Policies Map, is allocated for about 40 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature & and Phasing of Development

i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

Access

ii. The proposals include direct, safe and lit, where appropriate, active travel links as part of a strategy that minimises car journeys from the development by providing opportunities for walking, cycling and public transport that is connected to the surrounding area;

iii. Vehicular access should be located off Mill Lane minimising the removal of hedgerows and ensuring good visibility for vehicles entering and exiting the development;

iv. As part of the design process a transport assessment, should consider any improvements to be provided to Mill Lane, as necessary, to accommodate increase in traffic;

v. Safe and convenient pedestrian access through to Houghton Way and on to Wickham Centre;

Environmental

vi. Provide useable and accessible on-site open space in accordance with the approach set out in policy NE3;

vii. Retain and reinforce landscaping buffers on the north, east, and west boundaries of the site except where their removal is necessary for access;

viii. Retain (or divert if necessary) all open watercourses except for essential access points with an appropriate easement for maintenance.

ix. Retain the surface water overland flow route.

x. Provide Drainage and SuDS provision in accordance with the approach set out in policy NE6

xi. Provide a Construction Environmental Management Plan that includes details of how silt will be managed during construction and post occupation.

Other infrastructure

xii. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

xiii. Contribute to infrastructure needed to make the development acceptable in planning terms.

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# HOUSING ALLOCATIONS: LAND AT SOUTHWICK ROAD/SCHOOL ROAD

**Area:**
Wickham

**Name of Site:**
Land at Southwick Road/School Road

**Location:**
Off the A32 (School Road)

**Size:**
3.3 hectares

**SHELAA site Reference:**
WI03

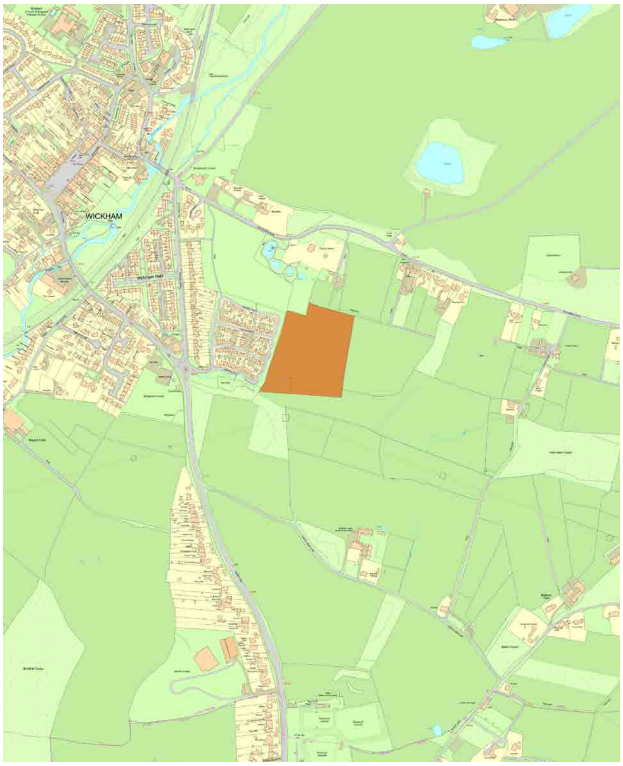
**Allocated Use:**
Residential

**Indicative number of homes:**
60 dwellings

**Existing use:**

**Site Plan**

**Wider context**

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14.122

**Supporting text:**

The site lies to the east of the recently developed site at The Glebe. The site is not prominent from public viewpoints and well concealed within the wider landscape due to topography and trees.

14.123

Development could be accommodated on this site without changing landscape character. There are existing mature hedgerows and tress subject to TPOs which should be retained wherever possible.

14.124

Motor vehicle access to the site WI03 site would need to be gained via Grindall Field. Development proposals will need to demonstrate that this access is able to serve the additional; development or provide sufficient improvements. Proposals will need to ensure there are appropriate walking and cycling links through The Glebe, and on to Wickham village centre and beyond.

14.125

As part of the design process, any development proposals for this site should assess and incorporate pedestrian/ child safety improvements that would be needed as a result of any increase in traffic movements around the existing children's play area in Grindall Field. In order to encourage active travel, as part of the design process, the proposals should assess and consider the need to provide a pedestrian and cycle crossing on the A32 (School Road) which would have the added advantage of slowing down vehicular speeds.

14.126

The nearby site at The Glebe contained to the north west significant archaeological remains. Further archaeological evaluation of the site will be needed prior to development to ascertain the full nature of the archaeological resource within the site.

14.127

The site is not considered to be at significant risk of flooding although there is a minor overland flow route to the south west which would need to be maintained. It should also be noted that School Road has a history of flooding so flows during and after construction need to be appropriately managed to ensure this is not exacerbated. Drainage is currently thought to utilise a boundary watercourse to the southern edge. It is essential that this is maintained as an open watercourse except for essential access point(s). Culverting is unlikely to receive consent unless required for access. A buffer zone should be provided to allow for ongoing maintenance. The nature of the local drainage systems mean that they are very susceptible to siltation. An appropriate plan should be in place to manage construction silt as well as post construction to manage the risk of any blockages.

14.128

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy overleaf**

NEW SITE

# HOUSING ALLOCATIONS: LAND AT SOUTHWICK ROAD/SCHOOL ROAD

**Policy WK6**

Land at Southwick Road/School Road

POLICY

Land at Southwick Road / School Road as shown on the Policies Map, is allocated for about 60 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature & and Phasing of Development

i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.

Access

ii. The proposals include direct, safe and lit, where appropriate, active travel links as part of a strategy that minimises car journeys from the development by providing opportunities for walking, cycling and public transport that is connected to the surrounding area;

iii. Vehicular access should be through Grindall Field to the west, minimising the removal of hedgerows and ensuring good visibility for vehicles entering and exiting the development;

iv. Provide safe and convenient pedestrian and cycle access through to The Glebe including assessing the need for the provision of a pedestrian and cycle crossing on the A32 (School Road) and the incorporation of pedestrian/ child safety improvements around the existing children's play area in Grindall Field as a result of any increase in traffic movements.

Environmental

v. Provide useable and accessible on-site open space accordance with the approach set out in policy NE3;

vi. Retain and reinforce landscaping buffer on the north, east, and southern boundaries of the site;

vii. Minimise impacts on the setting of the two listed buildings to the north, through appropriate design and landscape buffering;

viii. Investigate the archaeology of the 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;

ix. Retain (or divert if necessary) all open watercourses except for essential access points with an appropriate easement for maintenance;

x. Retain the surface water overland flow route;

xi. Provide drainage and SuDS provision in accordance with the approach set out in policy NE6; and

xii. Provide a Construction Environmental Management Plan that includes details of how silt will be managed during construction and post occupation.

**Policy WK6**

Land at Southwick Road/School Road

POLICY

Other infrastructure

xiii. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider;

xiv. Contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

# HOUSING ALLOCATIONS: RAVENSWOOD, KNOWLE

**Area:**
Knowle

**Name of Site:**
Ravenswood

**Location:**
North and south of Knowle

**Size:**
65.78 hectares

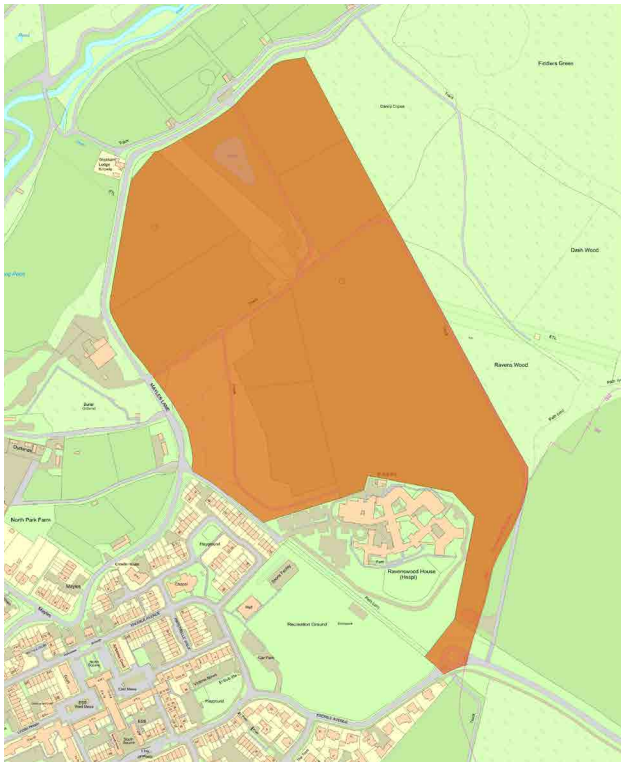
**SHELAA site Reference:**
WI18

**Allocated Use:**
Housing and agriculture, open space and recreation, nature conservation

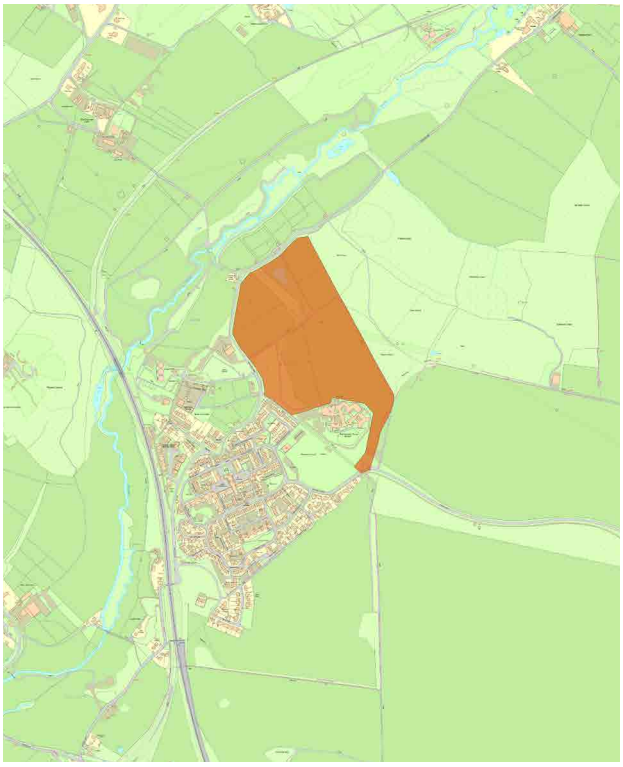
**Indicative number of homes:**
200 dwellings

**Existing use:**
Currently undeveloped

**Site Plan**



**Wider context**



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14.129

**Supporting text:**

The site is located north of the Ravenswood Hospital adjacent to the settlement of Knowle.

14.130

The site is formed of three parcels of land. Together they have been the basis of a proposal to develop part of one of the sites, with the other two parcels being made over to the parish council. This proposal was the subject of a planning application 18/01612/OUT which has delegated approval, subject to the signing of a 106 agreement. It was promoted as a community led proposal under adopted Local Plan policy MTRA3.

14.131

The main parcel north of Ravenswood House Hospital takes access from Knowle Road. In total is it 17.58ha of land. The material supporting the planning application demonstrates that 5.98 could be the focus of residential development. The site wraps around the outer tree lined boundary of the hospital from Knowle Road and occupies the land to the boundary to the northern side with Dash Wood, a wooded area.

14.132

The second parcel of 27.25ha is accessed via Mayles Lane, to the west of the main site. It encompasses an open circulatory strip of land either side of the River Meon with a large man-made lake at the north-eastern end.

14.133

The third parcel of 20.95ha is known as the Knowle Triangle and falls between the settlement of Knowle and the proposed new community of Welborne, which falls within Fareham Borough to the south.

14.134

It is envisaged that the development will be accessed via a new arm from the existing Knowle Road / Knowle Avenue roundabout.

14.135

Dash Wood lies immediately to the north east of the development site. It is ancient woodland, and is subject to potential pressures from the development envisaged at Welborne. Therefore, development should minimise the potential impact upon the woodland and not provide for additional footpath entries to the woods and provide buffering in line with appropriate buffering in line with the ancient woodland standing advice.

14.136

This application is in close proximity to Botley Wood and Everett's and Mushes Copses SSSI. Development proposals must demonstrate that they will not damage or destroy the interest features for which the site has been notified.

14.137

The site falls within what is currently designated as a settlement gap under adopted LPP1 Policy SHUA4. However, the planning application, and associated technical evidence, has demonstrated that development of this site will secure a much larger part of the Gap to be safeguarded for the longer term, and in that context the loss of this part of the gap is acceptable.

**Supporting text and policy continued overleaf**

NEW SITE

14.129 - 14.137

# HOUSING ALLOCATIONS: RAVENSWOOD

### 14.138

There are a number of nearby heritage assets within the existing settlement of Knowle, including the Grade II listed former hospital building, chapel, and farm cottages. The topography and existing development means that it is not envisaged these will prevent development of the site – but proposals should demonstrate that any impacts upon these assets are considered.

### 14.139

The site falls within the Solent catchment for nitrates (Policy NE16) and within the 5.6 Kilometre Zone of Influence for the Solent and Southampton Water Special Protection Area (SPA) within which additional recreational disturbance must be addressed.

### 14.140

Advice from the Local Education Authority has indicated that it is likely that the development could be accommodated within the existing primary provision but a contribution towards a secondary expansion may be required.

### 14.141

Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with development.

### 14.142

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been connected to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

### 14.143

A key aim on the council and the community has been to secure a link from the existing Meon Valley Trail through to Knowle.

### 14.144

Considerable discussions have been held with the community regarding this proposal, and with the Wickham Community Land Trust regarding the provision of affordable dwellings.

### 14.145

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy KN1**

Ravenswood

POLICY

Land at Ravenswood House, is allocated for the development of about 200 homes. Land at the Meon Water Meadows, and Knowle Triangle is allocated for amenity, open space and recreation , agricultural uses and nature conservation. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Access

i. Provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties;

ii. Provide satisfactory pedestrian and cycle links to Knowle centre ,

iii. Provision of a satisfactory link from the Meon Valley Trail through to Knowle.

Environmental

iv. Appropriate buffering of Ravenswood Hospital and Dash Wood;

v. Ensure impacts upon Dash Wood are appropriately managed;

vi. Demonstrate how groundwater will be protected.

Other Infrastructure

vii. Provision of Knowle Triangle and Meon Water Meadows as green infrastructure;

viii. Open space to serve the development in accordance with policy NE3;

ix. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider; and

x. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

14.138
-
14.145

Policy WK4

# INTERMEDIATE RURAL SETTLEMENTS
# HURSLEY

### 14.146

Hursley is located in the west of Winchester district, between Winchester and Romsey. The village is largely linear in layout with some housing developed in more depth to the rear of properties on the main road. The village has an historic centre containing many listed buildings and the conservation area covers most of the built-up area. To the west is Hursley Park, containing listed buildings within a parkland setting, occupied by IBM which is a major local employer.

### 14.147

Following the reassessment and updating of the settlement hierarchy, Hursley is now within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings. However, the parish council has commenced production of a Neighbourhood Plan and it would not be appropriate to identify a new housing target at this stage. Even so, the Neighbourhood Plan is able to identify local housing needs and allocate any sites that may be appropriate as it is developed.

### 14.148

It is expected that there is capacity for the development of about 20 dwellings in Hursley, either through allocations in the emerging Neighbourhood Plan or windfall, which can be achieved as follows

| Hursley Housing Sources | No. of dwellings |
|---|---|
| Net Completions in or adjoining settlement (2020 - 2023) | 0 |
| Outstanding permissions (at 2023) | 0 |
| New Sites to be provided by allocations in Hursley Neighbourhood Plan or windfall (Policy HU1) | 20 |
| **Total Provision 2020 - 2040** | **20** |

Legend
Proposed Settlement Boundary
Existing Settlement Boundary
Hursley
Cromwell House
El Sub Sta
Tudor Cottages
Bourne House
The Cottage
Tennis Court
War Memorial
Recreation Ground
Play Area
D Block
G Block
Galileo Centre
Playing Field
Tennis Court
HURSLEY PARK ROAD
Path
Park Pole
Keble Close
PORT LANE
Sussex House
Catways
HEATHCOTE PLACE
Hawthorn Cottage
Allotment Gardens
Cemetery
King's Head (Inn)
Stream
Hall
The Old Vicarage
All Saints' Church
Lych Gate
Mausoleum
Lychgate Cottage
TCB (dis)
PO
Courthouse
Mews Cottage
Pelican Court
MERDUN
Delphin Inn (PH)
SOUTH END CLOSE
Pcp Sta
A 3090
Hall
45.7m
Lodge House
Cedars
Southampton
El Sub Sta
War Memrl
46.6m
46.9m
POLES LANE
GP
MS
John Keble C of E Primary School
Path (um)
Lay-by
N
Hursley
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# INTERMEDIATE RURAL SETTLEMENTS
# HURSLEY

**Area:**
Hursley

**Name of Site:**
N/A

**Location:**
Neighbourhood Plan Designated Area

**Size:**
N/A

**SHELAA site Reference:**
N/A

**Allocated Use:**
N/A

**Indicative number of homes:**
N/A

**Existing use:**
N/A

14.149

**Supporting text:**
Hursley Parish Council is in the process of producing a Neighbourhood Plan which may make provision for housing to meet local needs and could include other specific policies for Hursley. The policies of this Local Plan will apply to the area covered by the Neighbourhood Plan unless superseded by it.

14.150

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy HU1**
Neighbourhood Plan Designated Area

POLICY

Additional land will be allocated as necessary to meet local housing and other needs in the Hursley Neighbourhood Plan, including provision through site allocations or windfall for about 20 dwellings and any amendments to the settlement boundary. Development will be expected to:

i. Show how it contributes towards the Vision and Objectives of the Plan in Policy SP1 and is in general conformity with its strategic approach;

ii. Have regard to information on local needs for new homes, jobs and facilities, for the Neighbourhood Plan area.

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# INTERMEDIATE RURAL SETTLEMENTS
# OTTERBOURNE

### 14.151

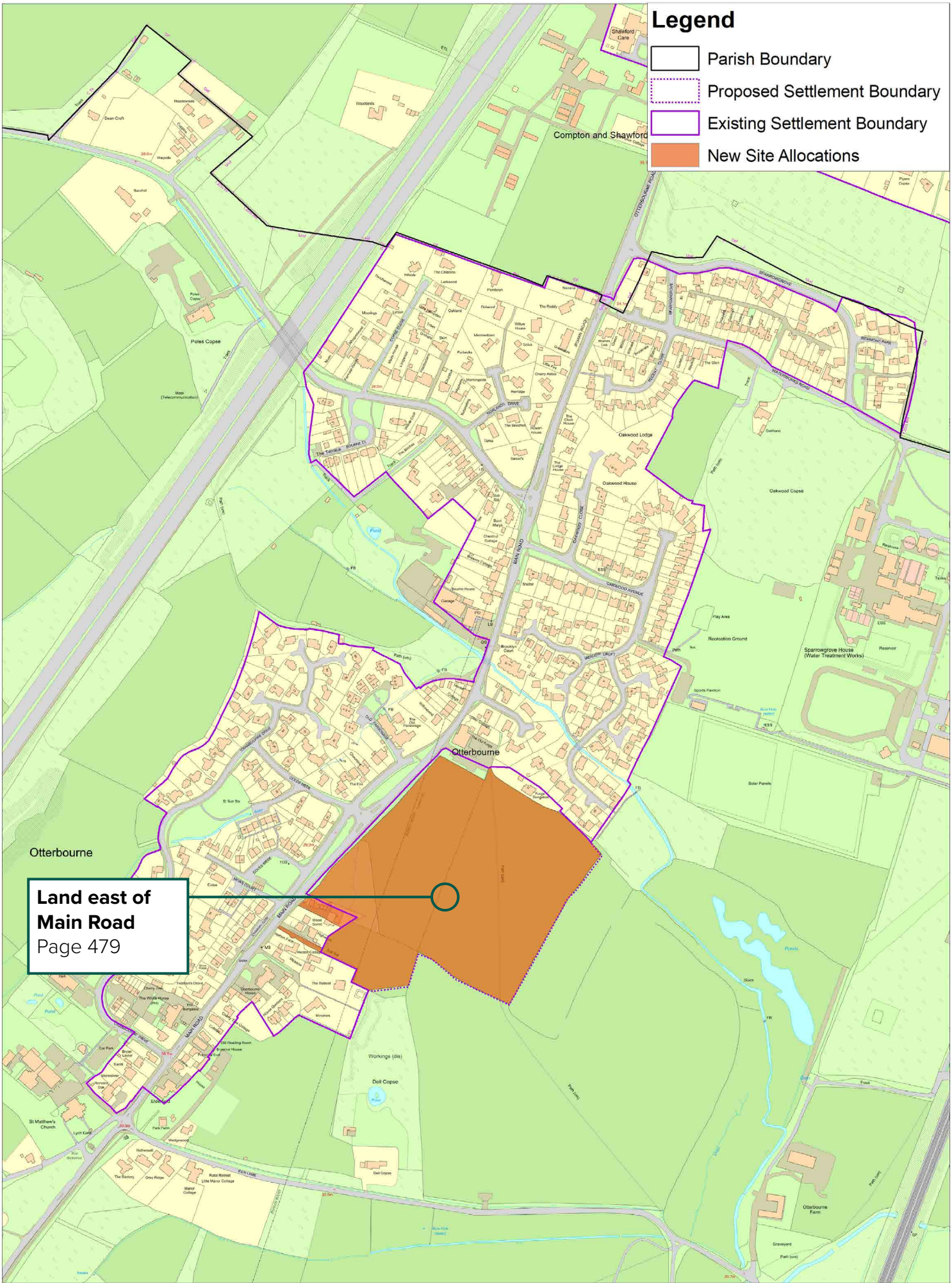
Otterbourne is located in the river Itchen valley which developed as a key transport route in this area, initially for navigation, then rail and now the M3 motorway. The village appears largely linear in layout though newer housing has been developed in more depth to the rear of properties on the main road. There are a number of scattered buildings of historic interest although there is no conservation area. The setting of the village in the Itchen valley, with various wooded areas, is important to its character. The Otterbourne Village Design Statement identifies these features in more detail.

### 14.152

It is expected that there is capacity for the development of about 75 dwellings in Otterbourne, which can be achieved as follows:

| Otterbourne Housing Sources | No. of dwellings |
|---|---|
| Net Completions in or adjoining settlement (2020 - 2023) | 2 |
| Outstanding permissions (at 2023) | 0 |
| Windfall allowance | 20 |
| New Site allocated in this Plan (Policy OT1) | 55 |
| **Total Provision 2020 - 2040** | **77** |

CLICK ON MAP ALLOCATION TO SKIP TO PAGE




Otterbourne

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# HOUSING ALLOCATIONS: LAND EAST OF MAIN ROAD

**Area:**
Otterbourne

**Name of Site:**
Land east of Main Road

**Location:**
Land off Main Road

**Size:**
6.4 hectares

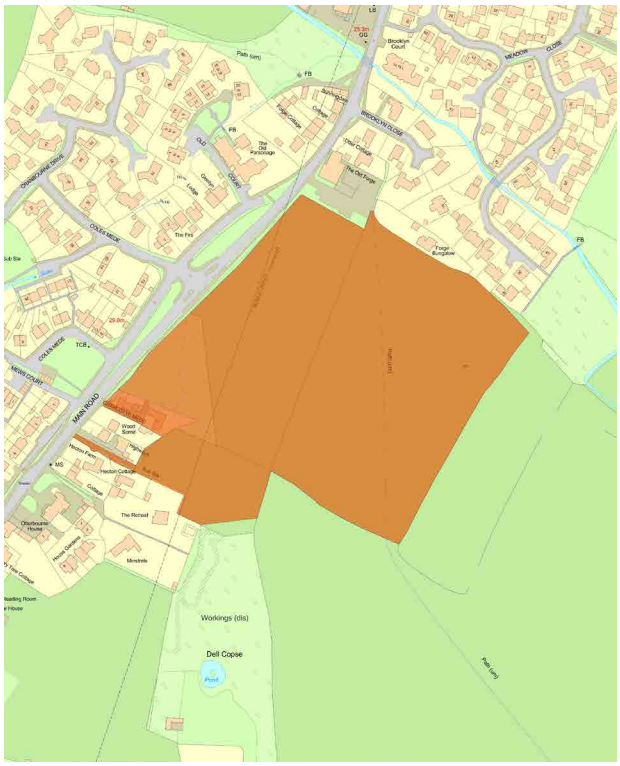
**SHELAA site Reference:**
OT03

**Allocated Use:**
Residential and Open Space

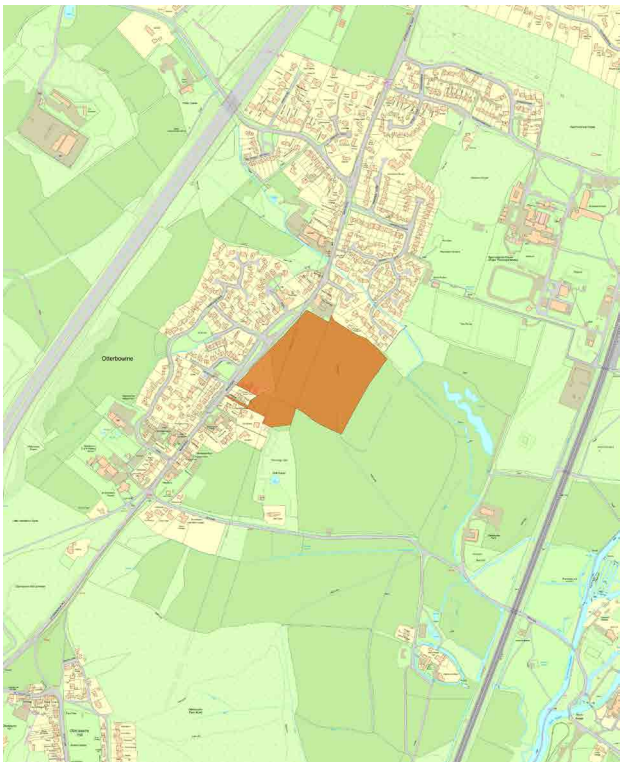
**Indicative number of homes:**
55 dwellings

**Existing use:**
The site is currently vacant but was formerly in agricultural use

**Site Plan**




**Wider context**

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14.153

**Supporting text:**

The site at Otterbourne consists of an area of land that measures about 6.4 hectares with about 2.8 hectares of open space and about 3.5 hectares of developable area. The site is located to the east of Main Road and there is existing access to the site.

14.154

The development of this site needs to refer to the Winchester district Stage 2 Strategic Flood Risk Assessment and a site specific Flood Risk Assessment will demonstrate how flood risk will be managed over the lifetime of the development.

14.155

The site lies adjacent to the existing residential area and is within 10 minutes walking distance to shops, pubs, primary school, football pitch and open space. Existing residential properties lie to the north, west and south with countryside to the east.

14.156

The details of the access arrangements will need to be developed and tested at the planning application stage. It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been connected to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

14.157

Only part of the site is being promoted for development of about 55 dwellings. It is anticipated that the developable area of the site would comprise only that area consisting of the field bordering the length of Main Road, infilling only as far back as the current building line between 'The Old Forge restaurant' and the houses further up Main Road as far as Charlotte Mede, bounded by the hedgerows and tree line to north/south/east (all for retention) and the potential fourth access spur off the Coles Mede roundabout.

14.158

The parish council have requested that the settlement boundary only be extended to include the developable part of the site.

14.159

The site is accessed off a road with a 30mph speed limit and there are options for the point of connection from the site to the existing road. The first option includes modifying the existing roundabout on Main Road directly in front of the site, to include a fourth arm or upgrading it to a compact roundabout to provide motor vehicle access to the site . Further work (including monitoring traffic flows in this location) is needed to establish the most appropriate roundabout access solution. The costs associated with upgrading the existing roundabout would be high.

**Supporting text and policy continued overleaf**

# HOUSING ALLOCATIONS: LAND EAST OF MAIN ROAD

### 14.160

A second option could be to establish a new motor vehicle access point (simple "T" junction) further north of the site, onto Main Road away from the existing roundabout (subject to visibility splays being achieved). The costs associated with this option would be medium.

### 14.161

There is a footway on both sides of Main Road at this point and an existing pedestrian crossing point. There is limited existing cycling infrastructure in this location to link in to. The development must provide new and improved footpath and cycleway links both within the site and connecting to the existing network.

### 14.162

The proposals must include landscaping to retain and reinforce the containment of the site and to create a new settlement edge and open space. About 2.8 hectares of formal and informal open space will be provided on site which will be transferred to the parish council (details to be agreed via S106 agreement) and must include a local equipped area for play.

### 14.163

There may be potential for the 2.8 hectares of open space to contribute towards biodiversity offsetting for the developable part of the site. This will need further investigation and may be agreeable in principle provided it does not interfere with the overall aim that the area remains open and green and mainly publically accessible.

### 14.164

There are no Heritage assets within the site but directly opposite the site is the Grade II Listed Parsonage, Meadow Cottage to the South, Milestone and Otterbourne House to the South. In order to ensure that the proposals do not adversely impact on these assets the scale of development must take them into account.

### 14.165

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy OT01**

Land east of Main Road

POLICY

Land at Main Road Otterbourne, as shown on the Policies Map, is allocated for the about 55 dwellings and 2.8 hectares of open space. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature & Phasing of Development

i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

Access

ii. Provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3;

iii. Provide a new and improved footpath and cycleway links within the site with connections to the existing public rights of way network;

Environmental

iv. Provide 2.8 hectares of formal and informal open space including a local equipped area for play on the eastern part of the site;

v. Provide new structural landscaping to the boundaries of the site;

vi. Identify and protect the existing key landscape features and TPO'd trees on the site;

vii. Special regard must be had to conserving the setting of The Parsonage, Otterbourne House and Meadow Cottage;

viii. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how development will be safe over its lifetime, taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development.

Other Infrastructure

ix. Open space to serve the development in accordance with policy NE3;

x. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;

xi. Ensure that the groundwater Source Protection Zone is protected. The layout of development should ensure access to existing sewerage infrastructure for maintenance and upsizing purposes;

xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

# INTERMEDIATE RURAL SETTLEMENTS
# SOUTH WONSTON

14.166

South Wonston is situated on a chalk ridge to the north of Winchester. It developed initially as plots along Downs Road, which have now been infilled and redeveloped with development in more depth taking place to the rear. There are no buildings listed as of historic interest within the built-up area of the village and no conservation area. The setting of the village is very open, with downland to the north and south, the latter accommodating the Worthy Down defence establishment. The South Wonston Village Design Statement identifies the important features and character of the village in more detail.

14.167

It is expected that there is capacity for the development of about 70 dwellings in South Wonston, which can be achieved as follows:

| South Wonston Housing Sources | No. of dwellings |
|---|---|
| Net Completions in or adjoining settlement (2020-2023) | 4 |
| Outstanding permissions (at 2023) | 2 |
| Windfall allowance | 20 |
| New Site allocated in this Plan (Policy SW1) | 40 |
| **Total Provision 2020 – 2040** | **66** |

CLICK ON MAP ALLOCATION TO SKIP TO PAGE

South Wonston

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# SETTLEMENT BOUNDARY ADJUSTMENT

**Area:**
South Wonston

**Name of Site:**

**Location:**
Chaucer Close

**Size:**

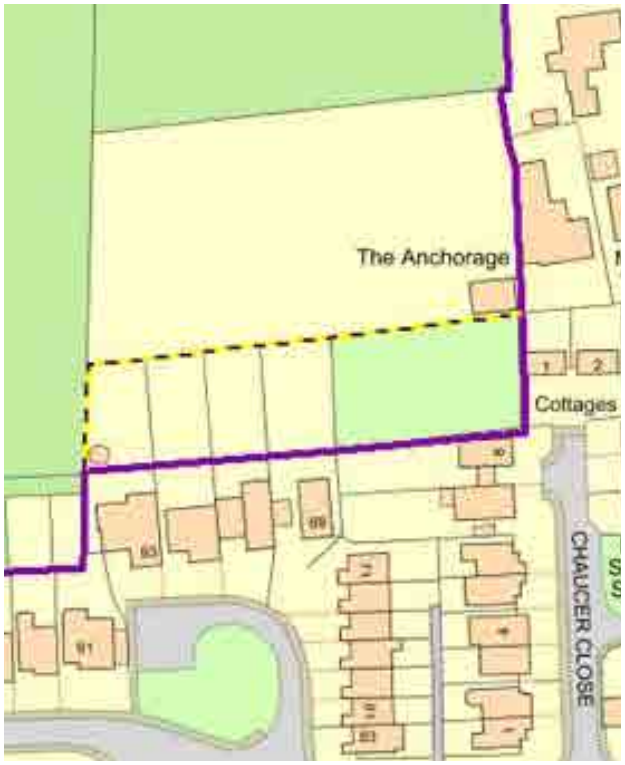
**SHELAA site Reference:**

**Allocated Use:**

**Indicative number of homes:**

**Existing use:**

**Site Plan**




**Wider context**

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14.168

**Supporting text:**

A minor adjustment is to be made to the settlement boundary to accommodate a limited amount of development, as shown above.

NEW SITE

14.168

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# HOUSING ALLOCATIONS: LAND AT WEST HILL ROAD NORTH

**Area:**
South Wonston

**Name of Site:**
Land at West Hill Road North

**Location:**
West Hill Road North

**Size:**
1.8 hectares

**SHELAA site Reference:**
SW07

**Allocated Use:**
Residential

**Indicative number of homes:**
40 dwellings

**Existing use:**
Agricultural

**Site Plan**

**Wider context**

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14.169

**Supporting text:**

The site at South Wonston consists of an area of land located at the northern end of the village, at the corner formed by The Drove and West Hill Road North. The site is within the countryside, with its south-eastern corner abutting the settlement boundary. There is existing residential development to the south and east of the site and open countryside to the north and west.

14.170

The site itself is flat consisting of open fields, with some established trees and hedgerows along the boundaries to The Drove Road restricted byway and Public Right of Way (PROW) and parts of West Hill Road. The site is characteristic of the visually open and expansive arable landscape of the Wonston Downs Landscape Character Area, as identified in the Winchester LCA 2022.

14.171

South Wonston village itself is on a slightly elevated ridge and the site is within the area of open views to the north which extend for some distance towards the Dever Valley, punctuated by historic drove roads and tracks. The wider views to the north are valued by the local community and referred to in the South Wonston VDS 2016. It is therefore important that the site is developed in such a way as to minimise visual intrusion into the wider landscape with close attention given to the selection of materials for roofs and elevations.

14.172

As part of the design process, proposals for this site will need to demonstrate that they can provide safe and suitable access for all users and address highway safety issues on Alresford Drove.

The site boundary to West Hill Road North is the most suitable location for achieving access into the site. The junction with Drove Road has poor visibility and the access will need to be located at a safe distance away from this junction with suitable visibility splays.

14.173

As part of the design process, proposals for this site will need to provide active travel links across the site and links to the surrounding network of PROW and other active travel routes

Pedestrian footpath and street lighting currently extends along the eastern side of West Hill Road as far as La Frenaye Place. Proposals should demonstrate how safe pedestrian access can be provided to link to the site, whilst minimising the loss of existing screening to the site.

**Supporting text and policy continued overleaf**

# HOUSING ALLOCATIONS: LAND AT WEST HILL ROAD NORTH

### 14.174

As the site is located on a principal aquifer, any proposed development will need to avoid any contamination to this aquifer. The site lies within the catchment areas of South Wonston Primary and Henry Beaufort Secondary School. Advice from the Local Education Authority has indicated that it is likely that the development could be accommodated within the existing primary provision but a contribution towards a secondary expansion may be required.

### 14.175

Parts of South Wonston do not currently have adequate mains sewage and drainage provision. Development of this site will need to ensure that this is adequately provided for.

### 14.176

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

POLICY

NEW SITE

**Policy SW01**

Land at West Hill Road North

Land at West Hill Road North, as shown on the Policies Map, is allocated for the about 40 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature & Phasing of Development

i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

ii. Provide an overall site plan indicating the general siting of development, open space, landscaping and access points that minimises wider landscape impacts, provides vehicular and pedestrian and cycle access to the site and indicates linkages to The Drove Road PROW/existing footpaths around the site. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

Access

iii. Provide a vehicular access to the site from West Hill Road North at a safe distance from Alresford Drove;

iv. Provide new footpath/cycleway links at the south-eastern edge of the site to connect with existing routes into the village centre;

v. Provide pedestrian/cycle links through or around the site to the Drove Road PROW;

Environmental

vi. Retain and enhance existing planting/trees/hedgerows around the borders of the site except where their removal is necessary for access and visibility purposes and increase screening with additional planting;

vii. Provide landscape buffers to protect the amenities of existing properties to the south of the site and any wider views from South Wonston village to the north;

viii. Provide on-site, informal green space and children's play space in accordance with the approach set out in policy NE3;

ix. Provide a lighting scheme to enable a secure environment for residents and users of the site and minimises light pollution and visual intrusion into the wider countryside area;

Other Infrastructure

x. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network and/or make arrangements for appropriate water drainage/disposal in collaboration with the service provider;

xi. Ensure that the groundwater Source Protection Zone is protected;

xii. Contribute to infrastructure needed to make the development acceptable in planning terms including addressing any need for education provision (Primary and Secondary) to meet the needs of the development.

14.174 - 14.176

Policy SW01

# INTERMEDIATE RURAL SETTLEMENTS
# SUTTON SCOTNEY

14.177

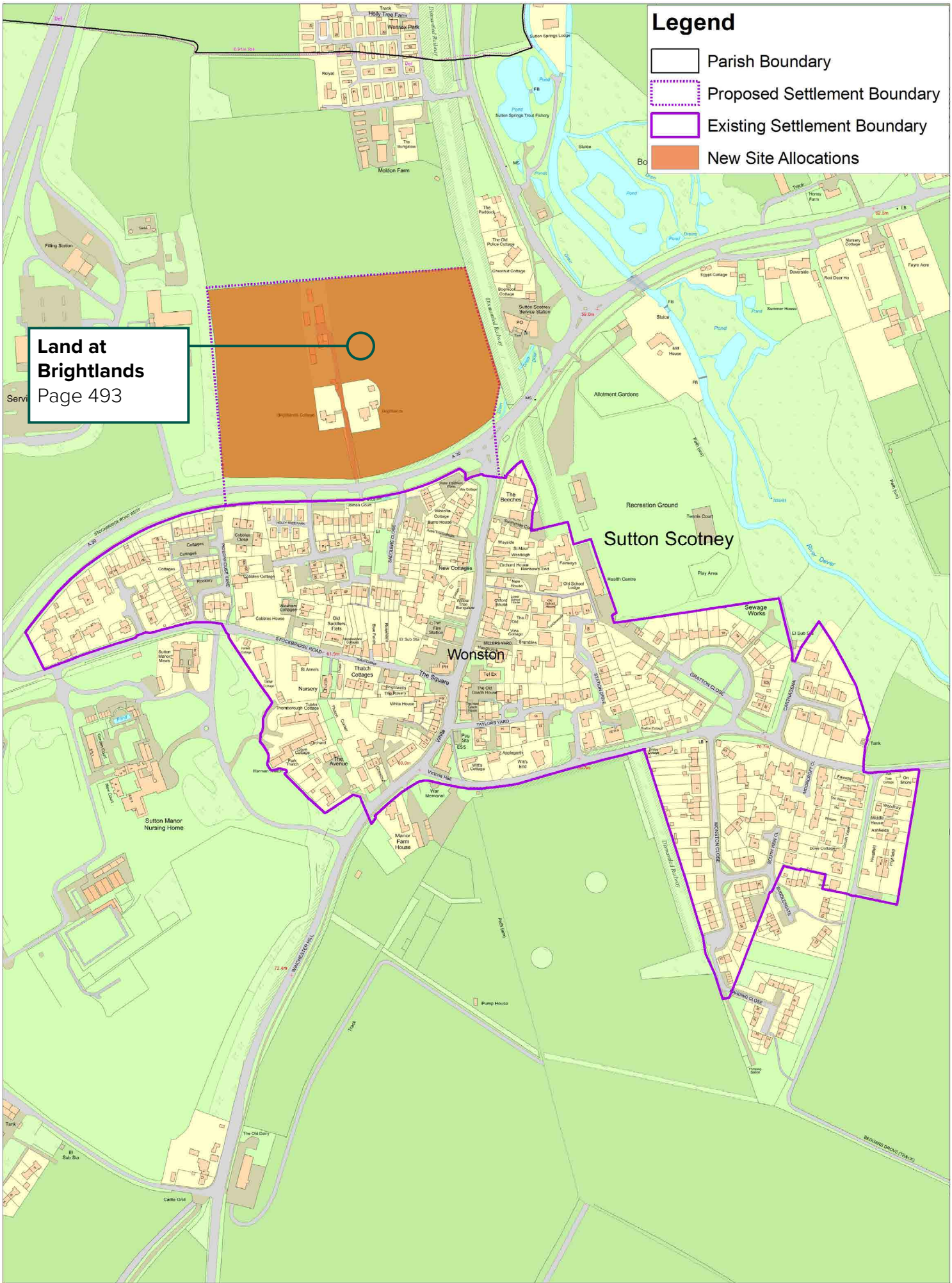
Sutton Scotney is located on the northern edge of Winchester district, in the River Dever valley. The village has an historic centre containing several listed buildings and the conservation area covers much of the built-up area. There are various more recent developments, mainly on the northern and eastern edges of the village.

14.178

Sutton Scotney is within the group of 'intermediate' settlements, with an aim to identify new sites for 50-60 dwellings. There are currently foul drainage issues but these are due to be resolved by Southern Water in March 2025. It is expected that there is capacity for the development of about 80 dwellings in Sutton Scotney, which can be achieved as follows:

| Sutton Scotney Housing Sources | No. of dwellings |
|---|---|
| Net Completions in or adjoining settlement (2020-2023) | 0 |
| Outstanding permissions (at 2023) | 0 |
| Windfall allowance | 20 |
| New Site allocated in this Plan (Policy xx) | 60 |
| **Total Provision 2020 - 2040** | **80** |

CLICK ON MAP ALLOCATION TO SKIP TO PAGE


Legend
Parish Boundary
Proposed Settlement Boundary
Existing Settlement Boundary
New Site Allocations
Land at Brightlands
Page 493
Sutton Scotney
Wonston
Recreation Ground
Sutton Manor Nursing Home
Sewage Works
Allotment Gardens
Moldon Farm
Sutton Springs Trout Fishery
Sutton Scotney Service Station
Manor Farm House
Pump House
Health Centre
Play Area
Tennis Court
River Dever
Dunwoodford Bailiwick
STOCKBRIDGE ROAD
WINCHESTER HILL
The Square
The Avenue
New Cottages
Thatch Cottages
Cobbles Close
Cobbles Cottage
Cobbles House
Old Saddlers Flats
Sutton Manor Mews
Nursery
Victoria Hall
War Memorial
Filling Station
Holly Tree Farm
Weston Park
Royal
The Bungalow
The Paddock
The Old Police Cottage
Chestnut Cottage
Brightland Cottage
Brightlands Cottage
Brightlands
Egypt Cottage
Deverside
Rod Door Ho
Fayre Acre
Summer House
Mill House
Sluice
Pond
Drains
Track
Path (um)
Tank
Cattle Grid
The Old Dairy
BEGGARS GROVE (TRACK)
N
Sutton Scotney
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# HOUSING ALLOCATIONS: LAND AT BRIGHTLANDS

**Area:**
Wonston (Sutton Scotney)

**Name of Site:**
Land at Brightlands

**Location:**
Land at Brightlands, North of A30, Sutton Scotney

**Size:**
5.28 hectares

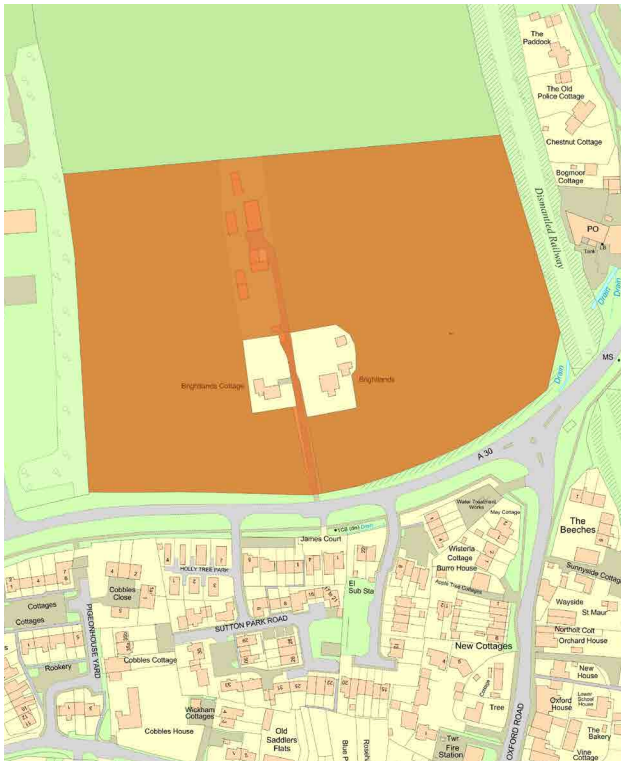
**SHELAA site Reference:**
SU01

**Allocated Use:**
Residential

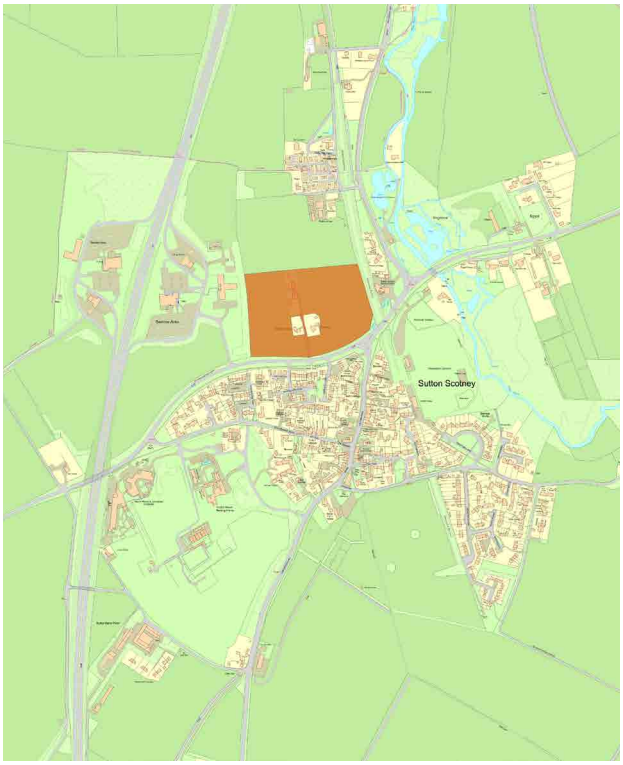
**Indicative number of homes:**
50-60 dwellings

**Existing use:**
Agricultural

**Site Plan**




**Wider context**

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14.179

**Supporting text:**

Sutton Scotney is located on the northern edge of Winchester district, in the River Dever valley. The village has an historic centre containing several listed buildings and the conservation area covers much of the built-up area. There are various more recent developments, mainly on the northern and eastern edges of the village.

The site is located to the north of the village outside of the settlement boundary and consists of an area of land located along the A30 and is located in the countryside. There is a disused railway line to the east, countryside to the north, the A34 southbound services to the west.

14.180

The site is approximately 5 hectares in extent and is currently largely in arable use, with some outbuildings at the north of the site. There are two residential properties at the centre of the site, but these are outside of the site boundary. The site is bounded by hedgerows on all sides, although the hedgerows to the west (adjacent to Sutton Scotney Services) and to the east (along the disused railway line) are much thicker than normal hedgerows having been augmented with additional trees and shrubs.

14.181

The majority of the site is within an area where noise levels at night from roads and railways are above 50 dB or the noise levels as recorded for the 16-hour period between 0700 – 2300 are above 55 dB. Due to the proximity of the site to the services and major roads a noise assessment will be required in accordance with policy D7. It is envisaged that the guidance contained within the Professional Practice Guidance on Planning and Noise (ProPG) would be most appropriate when carrying out the noise assessment.

14.182

The roundabout on Stockbridge Road West provides the most suitable location for achieving access into the site. Pedestrian access will need to be located at a safe distance away from this junction with suitable visibility splays. Proposals should demonstrate how safe pedestrian access can be provided to link to the site from the village of Sutton Scotney, whilst minimising the loss of existing screening to the site. As part of the design process the development will need to consider how the proposed development can link with existing public right of way.

14.183

The area in general has a high archaeological potential and it is likely that archaeological remains will be encountered. Records show that a Roman building of some status was reported at or near this location. It is possible that an archaeological issue will emerge.

14.184

The village of Sutton Scotney has experienced high levels of groundwater flooding and infiltration drainage issues. Due to historic flooding events, it is advised to engage early with the Lead Flood Authority. Additionally, engagement with the Environment Agency is encouraged because of the site's proximity to flood zones 2 and 3. Given the historical presence of silt in the area, as part of the design process, it will need to be demonstrated how this issue is dealt with during construction and post occupation. As there can be high levels of groundwater which have the potential to restrict drainage outfalls for a considerable period, surcharging will need to be considered with appropriate SuDS / land uses considered to manage flood risk in a groundwater flood event scenario. In order to be able to manage groundwater flood risk, the use of open space and SUDS should be considered to create a buffer between the site and the main road to the south.

14.185

Improvements are currently underway to improve the mains sewerage and drainage provision. This is in the form of a new sewerage pipeline from Sutton Scotney to South Wonston.

14.186

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

**Supporting text and policy overleaf**

# HOUSING ALLOCATIONS: LAND AT BRIGHTLANDS

### 14.187

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion.

**Policy SU01**

Land at Brightlands

POLICY

Land at Brightlands, Sutton Scotney as shown on the Policies Map, is allocated for about 50-60 dwellings and an area of informal open space. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Nature & Phasing of Development

i. A masterplan establishing principles for the disposition of housing, open space, access and archaeological considerations should be submitted. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

ii. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

iii. Provide an overall site plan indicating the general siting of development, open space, landscaping, above grounds SUDS system to mitigate the risk of siltation and access points that minimises wider landscape impacts. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

Access

iv. Provide safe vehicle, pedestrian and cycle access links to the site and across the A30 in accordance with Policy T3;

v. Vehicular access should be located off the existing roundabout to the southeast of the site minimising the removal of hedgerows and ensuring good visibility for vehicles entering and exiting the development;

vi. A new pedestrian crossing to be located at the A30 linking the site to the village of Sutton Scotney;

vii. The proposals include direct, safe and lit, where appropriate, active travel links as part of a strategy that minimises car journeys from the development by providing opportunities for walking, cycling and public transport that is connected to the surrounding area/ PROW;

viii. Provide safe and convenient pedestrian access on to the adjacent PROW;

**Policy SU01**

Land at Brightlands

POLICY

Archaeological constraints

ix. Prior to the design process, archaeological assessment and investigations will be required to assess the sites archaeological potential;

x. Such investigations should comprise geophysical survey and evaluation trenching, the results of which should inform the design process for the proposed development at the site and appropriate mitigation options, in accordance with policy HE2, HE5 & HE7;

Environmental

xi. A Hydrogeological Risk Assessment should be undertaken to determine ground conditions and groundwater levels in proximity to the site, and to identify whether the proposed development will impact on groundwater, either from subsurface construction or from changes to surface water drainage;

xii. A site-specific Flood Risk Assessment and drainage strategy will need to be prepared and agreed that demonstrates how development will be safe over its lifetime, taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development;

xiii. A Construction Environmental Management Plan that includes details of how silt will be managed during construction and post occupation;

xiv. Provide useable and accessible on-site open space in accordance with the approach set out in policy NE3;

xv. Retain and reinforce landscaping buffers on the east, west and south boundaries of the site except where their removal is necessary for access;

xvi. Undertake a noise assessment and provide appropriate mitigation to prevent excessive disturbance to the planned residential development from the nearby service station and major roads, in accordance with policy D7;

Other infrastructure

xvii. Occupation of development will be phased to align with and drain to the new sewerage pipeline between Sutton Scotney and South Wonston, the delivery of sewerage infrastructure, in consultation with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes; and

xviii. Contribute to infrastructure needed to make the development acceptable in planning terms.

NEW SITE

14.187

Policy SU01

# INTERMEDIATE RURAL SETTLEMENTS
# WALTHAM CHASE

### 14.188

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. The Shedfield Village Design Statement identifies the important features and character of the village in more detail.

### 14.189

Following the reassessment and updating of the settlement hierarchy, Waltham Chase is now within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings. However, given the constraints around the village, particularly the narrow settlement gap with Swanmore, and the substantial level of allocated land remaining to be developed, no new sites are allocated in this Plan. Even so, it is expected that there is capacity for the development of about 120 dwellings in Waltham Chase, which can be achieved as follows:

| Waltham Chase Housing Sources | No. of dwellings |
|---|---|
| Net Completions in or adjoining settlement (2020-2023) | 8 |
| Outstanding permissions (at 2023) | 9 |
| Remaining Local Plan allocations (at 2023) carried forward (Policy WC1) | 80 |
| Windfall allowance | 20 |
| Total Provision 2020 – 2040 | 117 |

CLICK ON MAP ALLOCATION TO SKIP TO PAGE

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Waltham Chase

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# HOUSING ALLOCATIONS: MORGANS YARD

**Area:**
Waltham Chase

**Name of Site:**
Morgans Yard

**Location:**
Winchester Road/Soloman's Lane

**Size:**
2.8 hectares

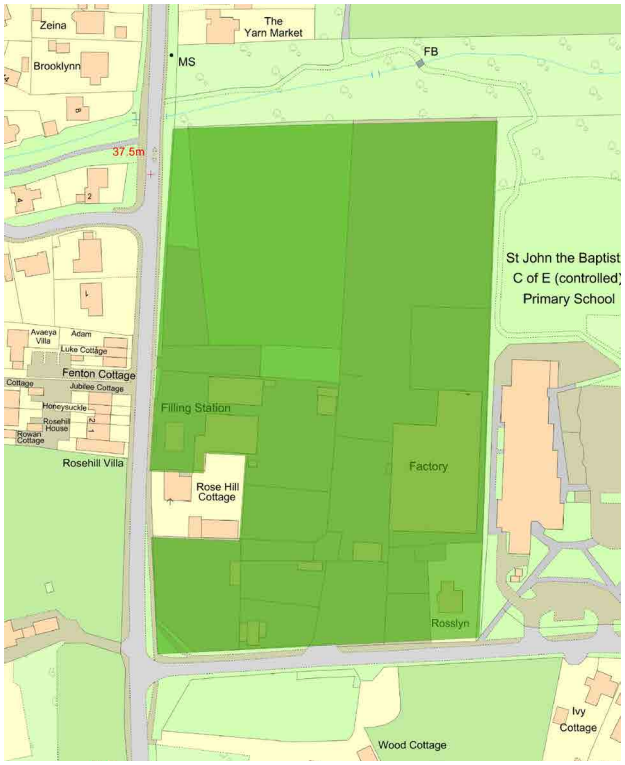
**SHELAA site Reference:**
N/A

**Allocated Use:**
Residential, employment

**Indicative number of homes:**
80 dwellings

**Existing use:**
Employment, showroom/sales facilities

**Site Plan**




**Wider context**

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14.190

**Supporting text:**

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 the site is contaminated and this will need to be fully investigated and remedied before the site can be developed.

14.191

The site is currently used for a number of employment uses and showroom/ sales facilities. Although it is one of the few significant employment sites in the village, in terms of its site area rather than the number of jobs created, it is not fully developed and the disposition of the various uses does not make for the most effective use of the site. Therefore, given the high costs of developing the site including the costs of decontamination, and the fact that this is not a prime employment location, it would not be realistic to expect all the existing floorspace/areas 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 include commercial uses to at least partly compensate for the loss of existing employment floorspace, taking account of the viability of the development.

14.192

Development of this site can make a contribution towards housing, public open space, biodiversity, and footpath links to the primary school adjacent to the site. Proposals should include public open space on site. The Open Spaces Assessment identifies shortfalls in certain types of open space in Shedfield Parish, and much of the open space in the parish is located to the south and not in Waltham Chase. The Waltham Chase SSSI is immediately to the north and any development proposals should include measures to avoid harm to the SSSI including the use of buffers where appropriate.

14.193

Development proposals should include appropriate footpath links to the adjacent St John the Baptist Primary School. It should also demonstrate how it has considered if there is a need to improve road crossings.

14.194

This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council's Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.

**Policy overleaf**

# HOUSING ALLOCATIONS: MORGANS YARD

**Policy WC1**

Morgans Yard

POLICY

Land at Morgan's Yard, as shown on the Policies Map, is allocated for the development of about 80 dwellings and employment generating uses to replace some of the 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

i. A site plan showing the disposition of housing, employment and 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 contribute towards the form of development intended by this allocation as a whole;

ii. The 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 including to groundwater.

Access

iii. Provide safe vehicle, pedestrian and cycle access;

iv. Provide adequate parking for residents and visitors;

v. Include footpath/cycle access onto Winchester Road and through the site to provide a safe pedestrian link with the School.

Environmental

vi. 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), to ensure there will not be harm to the integrity of the SSSI;

vii. Provide suitable boundary treatment with the neighbouring school and adjoining countryside;

viii. Provide for on-site open space.

Other Infrastructure

ix. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider; and

x. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

# LOCAL PLAN MONITORING FRAMEWORK

YOUR PLACE YOUR PLAN.
Winchester District Local Plan

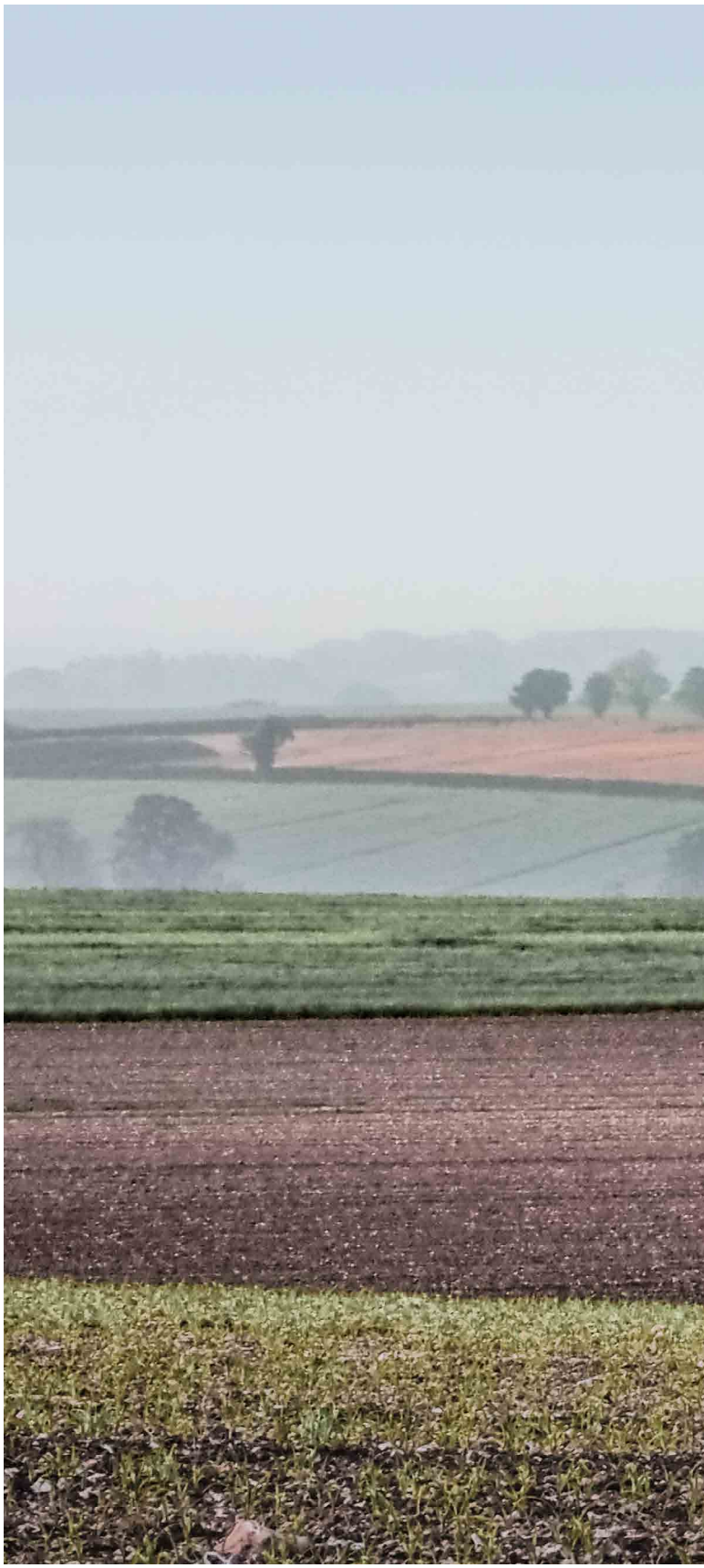
# BACKGROUND

It is essential that the policies that are included in the Local Plan are effective and more importantly, they are delivering the Plan's vision and objectives. Every December the council publishes a Authorities Monitoring Report (AMR). The AMR plays an important role in monitoring the existing Local Plan.

As it currently includes a range of indicators relating to housing (which covers a range of housing matters including;

- housing completions, the existing adopted housing requirement;
- five-year housing land supply, projected long term housing trajectory;
- monitoring the policy performance of range of other existing policies including the delivery of affordable housing;
- Employment and retail floorspace are also regularly monitored in terms of completions, requirement and predicted supply; and
- The council also monitors the amount of money collected and spent through the Community Infrastructure Levy (CIL).

The Monitoring Framework which is set out below outlines how the council intends to monitor the policies that have been included in this Local Plan in the AMR once the Local Plan has gone through all of its formal stages and been adopted. The AMR will use a wide range of data and indicators in order to assess whether the objectives of the policy are being met. By undertaking this monitoring it will provide an early indication of whether certain policies could be improved or are not effective which may trigger the need for the council to consider a partial or full review of the Local Plan.



# MONITORING FRAMEWORK:

| **Strategic Policy SP1**<br>Vision and Objectives | |
|---|---|
| How will it be monitored? | Data source |
| This policy will be monitored through;<br>• Number of planning applications that are refused planning permission that do not meet the vision and objectives of the Plan. | Planning application and appeals. |

STRATEGIC POLICY

| **Strategic Policy SP2**<br>Spatial Strategy and Development Principles | |
|---|---|
| How will it be monitored? | Data source |
| This policy will be monitored through;<br>• Number of planning applications including those refused for not being in accordance with the spatial strategy and development principles and whether any subsequent appeals are upheld.<br>• Completions data for housing and economic development. | Planning application and appeals.<br>HCC annual returns |

STRATEGIC POLICY

**Strategic Policy SP3**

Development in the Countryside

| How will it be monitored? | Data source |
|---|---|
| • This policy will be monitored through;<br>• Net additional dwellings allowed in the countryside.<br>• Number of affordable housing exception schemes that are granted planning permission.<br>• New developments allowed contrary to this policy or allowed on appeal. | Planning application and appeals.<br>HCC annual returns |

STRATEGIC POLICY

**Strategic Policy CN1 -** Mitigating and Adapting to Climate Change
**Policy CN2 -** Energy Hierarchy

STRATEGIC POLICY

| How will it be monitored? | Data source |
|---|---|
| These policies will be monitored through:<br>• Number of planning applications that are refused planning permission/granted at appeal at not meeting the requirements of this policy. | Planning application and appeals. |

**Policy CN3**

Energy Efficiency Standards to Reduce Carbon Emissions

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br><br>Number of new residential developments that are granted planning permission/refused planning permission/granted at appeal in relation to meeting/not meeting the energy standards that are set out below:<br><br>1. The predicted space heating demand of the homes based on predicted energy modelling showing that the target of <15 kWh/m²/year is met.<br>2. The total kWh/yr of energy consumption of the buildings based on predicted energy modelling tools showing that the target of <35 kWh/m²/year is met.<br>3. The total kWh/yr of energy consumption of the buildings on the site and the total kWh/yr of energy generation by renewables to show that the balance is met.<br>4. Onsite renewables to provide 100% of the energy consumption that is required by residential buildings, for example through the installation of photovoltaic solar panels or other suitable forms of renewable energy generating schemes that are appropriate for the location or the setting.<br><br>**Non-residential development**<br><br>This policy will be monitored through:<br><br>• Number of non-residential completions which achieve 'BREAAM Excellent' standard. | Planning application and appeals.<br><br>HCC annual returns<br><br>It is envisaged there will be an electronic form to complete post-completion to monitor. This will be prepared once the Plan is adopted. |

POLICY

# CARBON NEUTRALITY AND LOW CARBON INFRASTRUCTURE

**Policy CN4**

Water Efficiency Standards in New Developments

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through:<br>• Number of residential developments that are approved/refused planning permission/upheld at appeal for achieving a maximum water capacity use of 100 litres/person/day.<br>• Number of refurbishments and other non-domestic development meeting BREEAM water efficiency credits. | Planning application and appeals. |

**Policy CN5**

Renewable and Low Carbon Energy Schemes

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through:<br>• Number of planning applications granted/refused planning/ upheld at appeal for renewable and low carbon schemes. | Planning application and appeals. |

**Policy CN6**

Mirco Energy Generation Schemes

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through:<br>• Number of planning applications approved/refused/upheld at appeal for micro energy generation schemes. | Planning application and appeals. |

# CARBON NEUTRALITY AND LOW CARBON INFRASTRUCTURE

**Policy CN7**

Energy Storage

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through:<br>• Number of planning applications approved/refused/upheld at appeal for energy storage. | Planning application and appeals. |

**Policy CN8**

Embodied Carbon

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through:<br>• Number of planning applications that submit an embodied carbon assessment. | Planning application and appeals. |

**Strategic Policy D1**

High Quality, Well Designed and Inclusive Places

STRATEGIC POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Number of applications refused for not being in accordance with this policy and whether appeals are upheld.<br>• Number of schemes that are awarded or have been put forward for design awards. | Planning application and appeals.<br>Design awards such as Civic Trust awards, Building for Life awards, RTPI awards and others. |

**Strategic Policy D2** (Design Principles for Winchester Town)

**Strategic Policy D3** (Design Principles for the South Hampshire Urban Areas)

**Strategic Policy D4** (Design Principles for Market Towns and Rural Villages)

STRATEGIC POLICY

| How will it be monitored? | Data source |
|---|---|
| These policies will be monitored through;<br>• Number of applications refused on these grounds are upheld on appeal.<br>• Number of schemes that are awarded or have been put forward for design awards. | Planning application and appeals.<br>Design awards such as Civic Trust awards, Building for Life awards, RTPI awards and others. |

**Strategic Policy D5**

Masterplans

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Number of schemes that are refused planning permission/ upheld at appeal for not complying with this policy.<br>• Number of planning applications that are submitted with a masterplan. | Planning application and appeals. |

STRATEGIC POLICY

**Policy D6**
Previously Developed Land and making best use of Land

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Number of planning applications that are located on brownfield land. | Planning application and appeals.<br>HCC annual returns. |

**Policy D7** Development Standards
**Policy D8** Contaminated Land

POLICY

| How will it be monitored? | Data source |
|---|---|
| These policies will be monitored through;<br>• Number of application that are refused with objections from Environmental Protection and subsequent appeals allowed. | Planning application and appeals. |

**Policy D9** Shop Fronts
**Policy D10** Signage

POLICY

| How will it be monitored? | Data source |
|---|---|
| These policies will be monitored through;<br>• Number of applications permitted that are in accordance with the policy.<br>• Number of applications refused for not being in compliance with the policy and subsequent appeal upheld. | Planning application and appeals. |

# PROMOTING SUSTAINABLE TRANSPORT AND ACTIVE TRAVEL

STRATEGIC POLICY

**Strategic Policy T1**
Sustainable and Active Transport and Travel

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Number of applications permitted in accordance with the policy/ refused not being in compliance with the policy and subsequent appeal upheld. | Planning applications and appeals. |

POLICY

**Policy T2** Parking for New Developments
**Policy T3** Promoting Sustainable Travel Modes of Transport and the Design Layout and Parking for New Developments
**Policy T4** Access for New Developments

| How will it be monitored? | Data source |
|---|---|
| These policies will be monitored through;<br>• Number of applications refused on these grounds and appeals upheld. | Planning applications and appeals. |

STRATEGIC POLICY

**Strategic Policy NE1**

Protecting and Enhancing Biodiversity and the Natural Environment in the District

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Number of planning applications delivering biodiversity net gain or those refused for not achieving it and appeals upheld. | Planning applications and appeals.<br>HBIC data reported through the AMR |

POLICY

**Policy NE2** Major Commercial, Educational and MOD Establishment in the Countryside (MRTA5)
**Policy NE6** Flooding, Flood Risk and the Water Environment
**Policy NE7** Settlement Gaps
**Policy NE9** Landscape Character
**Policy NE10** Protecting Open Areas
**Policy NE13** Leisure and Recreation in the Countryside
**Policy NE14** Rural Character

| How will it be monitored? | Data source |
|---|---|
| These policies will be monitored through;<br>• Number of applications refused on these grounds and appeals upheld. | Planning applications and appeals. |

**Policy NE3**

Open Space, Sport & Recreation

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Number of planning applications that have entered into a S106 agreement to make contributions to open space facilities.<br>• Number of new areas dedicated to open spaces uses in conjunction with development.<br>• How financial contributions are spent.<br>• Any losses of open space or sport and recreation facilities as a result of development. | Planning Permissions and appeals.<br>WCC – Open Space Assessment<br>Facilities survey.<br>Sport England and HCC data. |

**Policy NE4**

Green and Blue Infrastructure

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Number of planning applications delivering green and blue infrastructure via a S106 Agreement?<br>• Number of applications refused and appeals upheld. | Planning applications.<br>S106 agreements.<br>WCC and PfSH reports. |

**Policy NE5**

Biodiversity

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Amount of loss of areas of biodiversity importance.<br>• Delivery of BAP targets.<br>• Condition of SSSIs and SINCs, extent of BAP priority habitats and trends for BAP priority species. Register of where offsetting is provided including financial contributions and land. | HBIC, Natural England, planning applications and appeals.<br>S106 agreement information. |

**Policy NE8**

South Downs National Park

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Number of planning applications which receive objections from SDNP authority or are subsequently permitted with amendments to overcome the objections.<br>• Recommendations made by WCC which are not supported by the SDNP authority. | Planning applications and appeals. |

**Policy NE11**

Open Space Provision for New Developments

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Amount and type of open space provided with new developments.<br>• Number of planning applications that involve the loss of open space through development. | Planning applications and appeals.<br>Open Space Assessment<br>S106 agreements and CIL contributions. |

**Policy NE12**

Equestrian Development

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Number of applications for equestrian development that are granted planning permission that are in accordance with the policy or refused and subsequent appeal being upheld. | Planning applications and appeals. |

**Policy NE15**

Special Trees, Important Hedgerows and Ancient Woodlands

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Number of applications that are refused planning permission for not preserving ancient woodlands, important hedgerows, special trees and distinctive ground flora and subsequent appeal being upheld.<br>• The condition of SSSI, SINC, LNR etc. being maintained and improved. | Planning applications and appeals.<br>HBIC data reported in the AMR |

**Policy NE16**

Nutrient Neutrality, Water Quality Effect on the Special Protection Areas (SPA's), Special Areas of Conservation (SAC's) and Ramsar Sites of The Solent and The River Itchen

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Amount and type of open space provided with new developments.<br>• Number of planning applications that involve the loss of open space through development. | Planning applications and appeals.<br>Natural England data. |

**Policy NE17**

Rivers, Watercourses and their Settings

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through;<br>• Number of planning applications that receive objections from Natural England or are subsequently permitted with amendments or offsetting to overcome the objections.<br>• Improved public access to waterways for recreational opportunities where appropriate. | Planning applications and appeals.<br>Natural England data.<br>European Water Framework Directive |

# CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

**Strategic Policy HE1** Historic Environment
**Policy HE2** All Heritage Assets (Both Designated and Non-Designated)
**Policy HE3** Designated Heritage Assets
**Policy HE4** Non-Designated Heritage Assets
**Policy HE7** Non-Designated Archaeological Assets
**Policy HE8** Applications Affecting Listed Buildings
**Policy HE9** Change of Use to Listed Buildings
**Policy HE10** Development in Conservation Areas
**Policy HE11** Demolition in Conservation Areas
**Policy HE12** Registered Historic Parks and Gardens
**Policy HE13** Non-Designated Historical Rural and Industrial Heritage Assets
**Policy HE14** Improvements or alterations to improve the energy efficiency of historic assets

STRATEGIC POLICY

| How will it be monitored? | Data source |
|---|---|
| These policies will be monitored through:<br>• Number of planning applications that are approved/refused/ upheld at appeal for not being in accordance with these policies. | Planning application and appeals. |

**Policy HE5**
Protecting the significance of heritage assets (designated and non-designated heritage assets) and mitigating unavoidable harm

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through:<br>• Number of planning applications approved/refused/upheld at appeal for not being compliant with this policy.<br>• Number of legal agreements that have been entered into which would indicate whole/part loss of a heritage asset. | Planning applications and appeals. |

POLICY

**Policy HE6**

Scheduled Monuments and Nationally Important Non-Designated Assets

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through:<br>• Number of planning applications approved/refused/upheld at appeal for not being compliant with this policy.<br>• Number of Schedule Monument consents approved/refused. | Planning applications and appeals. |

**Strategic Policy H1** Housing Provision
**Strategic Policy H2** Housing Phasing and Supply
**Strategic Policy H3** Spatial Housing Distribution

STRATEGIC POLICY

| How will it be monitored? | Data source |
|---|---|
| These policies will be monitored through:<br>• Number of new homes that have been granted planning permission and whether the housing provision, distribution and phasing targets that are set out in these policies are being achieved. | Planning applications and appeals information and HCC monitoring information. |

**Policy H4**
Development within Settlements

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through:<br>• Number of new homes granted planning permission/refused/ appeals upheld that are located outside of the settlement boundaries / infilling. | Planning applications and appeals and HCC monitoring information. |

**Policy H5**
Meeting Housing Needs

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through:<br>• Number, size and type of homes that are granted planning permission/refused/appeals upheld in relation to the policy requirements for dwelling size and type. | Planning applications and appeals and HCC monitoring information. |

**Policy H6**
Affordable Housing

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through:<br>• Number and tenure of affordable housing homes that are granted planning permission/refused/appeals upheld in relation to the requirements for affordable provision. | Planning applications and appeals and HCC monitoring information. |

**Policy H7**
Affordable Housing Exception Sites to Meet Local Need

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through:<br>• Number, type and tenure of affordable dwellings delivered on rural exception sites. | Planning applications and appeals and HCC monitoring information. |

**Policy H8**
Small Dwellings in the Countryside

POLICY

| How will it be monitored? | Data source |
|---|---|
| This policy will be monitored through:<br>• Number of planning application refused/upheld at appeal that are not in accordance with the policy requirements. | Planning applications and appeals. |

**Policy H9** Purpose Built Student Accommodation
**Policy H10** Houses in Multiple Occupation (HMO's)
**Policy H11** Housing for Essential Rural Workers

POLICY

| How will it be monitored? | Data source |
|---|---|
| These policies will be monitored through:<br>• Number of planning applications approved/refused/upheld at appeal in relation to the requirements of these policies. | Planning applications and appeals and HCC monitoring information. |

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## HOMES FOR ALL

POLICY

**Policy H12** Provision for Gypsies, Travellers and Travelling Show People
**Policy H13** Safeguarding Traveller Sites
**Policy H14** Authorised Traveller Site Intensification
**Policy H15** New/Expanded Traveller Sites
**Policy H16** The Nurseries, Shedfield
**Policy H17** Tynefield, Whiteley

| How will it be monitored? | |
|---|---|
| These policies will be monitored through:<br>• Number of applications approved/refused/upheld at appeal in relation to these policies. | Planning applications and appeals. |

## CREATING A VIBRANT ECONOMY

STRATEGIC POLICY

**Strategic Policy E1** Vibrant Economy
**Strategic Policy E2** Spatial Distribution of Economic Growth
**Strategic Policy E3** Town Centres Strategy and Hierarchy
**Policy E4** Main Town Centre Uses Out of Centre
**Policy E5** Enhancing Employment Opportunities
**Policy E6** Retaining Employment Opportunities
**Policy E7** Maintaining the Vitality and Viability of the Town Centres
**Policy E8** Local Shops, Services and Facilities
**Policy E9** Economic Development in the Rural Area
**Policy E10** Farm Diversification
**Policy E11** Visitor Related Development Within the Countryside

| How will it be monitored? | Data source |
|---|---|
| These policies will be monitored through:<br>• Number of planning apps approved/refused against this policies.<br>• Change of use/loss of employment land/gain of employment floorspace. | Planning Permissions and HCC |

# APPENDIX

APPENDIX I EVIDENCE BASE
APPENDIX II EXISTING AND NEW POLICY NUMBERS
APPENDIX III LOCAL PLAN GLOSSARY
APPENDIX IV ACKNOWLEDGEMENTS

YOUR PLACE YOUR PLAN.
Winchester District Local Plan

# APPENDIX - EVIDENCE BASE

- Biodiversity Action Plan *(2021)*
- Census *(2021)*
- Development Strategy and Site Selection 2022
- Embodied Carbon Policy Options *(Jun 2023)*
- Employment and Retail Assessment *(2020)*
- Employment Land Study *(2020)*
- Employment and Town Centre Uses Study *(2024)*
- Environment Agency - Solent and South Downs Position on Water Efficiency and Planning *(Aug 2023)*
- Focused Strategic Housing Market Assessment update *(2024)*
- Future Local Housing Need and Population profile assessment *(Jan 2020)*
- Green Economic Development Strategy *(2021)*
- Green Infrastructure Framework – Natural England
- A guide to making your historic building more energy efficient *(2023)*
- Gypsy and Traveller Accommodation Needs Assessment (GTAA) *(Oct 2022)*
- Habitats Regulation Assessment (HRA) *(Oct 2022)*
- HCC Air Quality Framework *(Mar 2021)*
- HCC Home Movers Survey *(2023)*
- HCC Local Transport Plan 4 *(2024)*
- Infrastructure Delivery Plan *(2024)*
- Integrated Impact Assessment *(2022)*
- Integrated Impact Assessment *(2024)*
- Interim Position Statement of student accommodation in Winchester to inform local plan *(2038)*
- Landscape Character Assessment *(2022)*
- Local Cycling and Walking Infrastructure Plans (LCWIP)
- Local Plan Design South East workshop reports 1,2 & 3 *(2021)*
- Local Plan Viability Study – interim stage 1 report *(Oct 2022)*
- Local Plan Viability Report – final report *(2024)*
- Master Planning Approach to Concept Master Plans *(Jun 2023)*
- Net Zero Carbon Target Report *(Aug 2023)*
- Net Zero Energy Target Report *(Sep 2022)*
- Partnership for South Hampshire Green Belt/ Green Infrastructure Design Study (*May 2023)*
- Pitch Delivery assessment (PDA) *(Oct 2022)*
- PfSH Spatial Position Statement *(Dec 2023)*
- Renewable Energy Study for Winchester District Development Framework *(Dec 2008)*
- Results from Regulation 18 Public consultation
- Windfall Assessment report *(Feb 2021)*
- Retail, Leisure and Town Centre Study *(Aug 2020)*
- Review of the need for nutrient neutral development in the Budds Farm Wastewater treatment works *(Jun 2020)*
- Settlement Gap Review *(2024)*
- Settlement Hierarchy Review *(2021, 2022 and 2024)*
- Strategic Green and Blue Infrastructure Opportunities in South Hampshire (Part 2) *(Sep 2023)*
- Strategic Flood Risk Assessment *(Jun 2023)*
- Strategic Flood Risk Sequential and Exception Test Statement *(2024)*
- Strategic Housing and Employment Land Availability Assessment *(Dec 2021)*
- Strategic Housing and Employment Land Availability Assessment *(2023)*
- Strategic Transport Assessment *(2024)*
- Transport Assessment stage 1 report *(Sep 2020)*
- WinACC Renewable Energy in Winchester District *(Feb 2022)*
- Winchester Town Centres Study partial refresh *(2024)*
- Winchester City Council Open Space Assessment *(2022)*
- Winchester City Council Playing Pitch Strategy and Action Plan *(Apr 2018)*
- Winchester District Strategic Housing Market Assessment (*Feb 2020)*
- Winchester Movement Strategy *(2019)*

# EXISTING AND NEW POLICY NUMBERS

The following tables set out the proposed policies and allocations in the draft Local Plan, and list the policy or policies which covered the same site or some of the issue in the adopted Development Plan (Local Plan parts one and two and the Gypsy, Traveller & Travelling Showpersons Development Plan Document). In many cases the approach and detailed wording has changed significantly. It is important that the draft Local Plan should be read as a whole.

| New Local Plan policy number | Subject | Policy number replaced/ updated/ New LP Policy |
|---|---|---|
| Strategic Policy SP1 | Vision and Objectives | LPP1 Vision & Objectives |
| Strategic Policy SP2 | Spatial Strategy and Development Principles | DS1 |
| Strategic Policy SP3 | Development in the Countryside | DM10 & MTRA4 |
| **CARBON NEUTRALITY AND DESIGNING FOR LOW CARBON INFRASTRUCTURE** | | |
| Strategic Policy CN1 | Mitigating and adapting to climate change | NEW |
| Policy CN2 | Energy Hierarchy | NEW (part of CP11) |
| Policy CN3 | Energy efficiency standards to reduce carbon emissions | NEW (part of CP11) |
| Policy CN4 | Water efficiency standards in new developments | NEW |
| Policy CN5 | Renewable and low carbon energy schemes | CP12 |
| Policy CN6 | Micro energy generation schemes | NEW |
| Policy CN7 | Energy Storage | NEW |
| Policy CN8 | Embodied Carbon | NEW |

| New Local Plan policy number | Subject | Policy number replaced/ updated/ New LP Policy |
|---|---|---|
| **HIGH QUALITY WELL-DESIGNED PLACES AND LIVING WELL** | | |
| Strategic Policy D1 | High Quality, well designed and inclusive places | CP13, DM16 and DM17 |
| Strategic Policy D2 | Design Principles for Winchester Town | WT1 |
| Strategic Policy D3 | Design Principles for the South Hampshire Urban Areas | SH1 |
| Strategic Policy D4 | Design Principles for Market Towns and Rural Villages | MTRA1 |
| Strategic Policy D5 | Masterplans | DM14 |
| Policy D6 | Previously Developed Land and Making Best Use of Land | CP14 |
| Policy D7 | Development standards | DM16/DM17 |
| Policy D8 | Contaminated land | DM21 |
| Policy D9 | Shopfronts | DM33 |
| Policy D10 | Signage | DM34 |
| **SUSTAINABLE TRANSPORT AND ACTIVE TRAVEL** | | |
| Strategic Policy T1 | Sustainable and active transport and travel | NEW (part of CP10 & DM18) |
| Policy T2 | Parking for new developments | DM18 |
| Policy T3 | Enabling Sustainable Travel Modes of Transport and the Design and Layout of Parking for New Developments | NEW (CP10, & DM18) |
| Policy T4 | Access for new developments | DM18 |

## EXISTING AND NEW POLICY NUMBERS - CONTINUED

| New Local Plan policy number | Subject | Policy number replaced/ updated/ New LP Policy |
|---|---|---|
| **BIODIVERSITY AND THE NATURAL ENVIRONMENT** | | |
| Strategic Policy NE1 | Protecting and enhancing biodiversity and the natural environment in the district | NEW & CP16 |
| Policy NE2 | Major commercial, educational and MOD establishments in the countryside | MTRA5 |
| Policy NE3 | Open space, sport and recreation | CP7 |
| Policy NE4 | Green and blue infrastructure | NEW & CP15 |
| Policy NE5 | Biodiversity | CP16 |
| Policy NE6 | Flooding, Flood Risk and the Water Environment | CP17 |
| Policy NE7 | Settlement gaps | CP18 |
| Policy NE8 | South Downs National Park | CP19 |
| Policy NE9 | Landscape character | CP20 Landscape only |
| Policy NE10 | Protecting open areas | DM5 |
| Policy NE11 | Open space provision for new developments | DM6 |
| Policy NE12 | Equestrian development | DM12 |
| Policy NE13 | Leisure and recreation in the countryside | DM13 |
| Policy NE14 | Rural character | DM23 |
| Policy NE15 | Special trees, important hedgerows and ancient woodlands | DM24 |
| Policy NE16 | Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and The River Itchen | NEW |
| Policy NE17 | Rivers, watercourses and their settings | NEW |

| New Local Plan policy number | Subject | Policy number replaced/ updated/ New LP Policy |
|---|---|---|
| **THE HISTORIC ENVIRONMENT** | | |
| Strategic Policy HE1 | Historic Environment | NEW |
| Policy HE2 | All heritage assets (both designated and non-designated) | NEW |
| Policy HE3 | Designated heritage assets | DM29 |
| Policy HE4 | Non-designated heritage assets | NEW |
| Policy HE5 | Protecting the Significance of Heritage Assets (designated and non-designated heritage assets) and Mitigating Unavoidable Harm | NEW |
| Policy HE6 | Scheduled monuments and nationally important non-designated assets | NEW |
| Policy HE7 | Non-designated archaeological assets | NEW |
| Policy HE8 | Applications affecting listed buildings | NEW |
| Policy HE9 | Change of use to listed buildings | DM30 |
| Policy HE10 | Development in conservation areas | DM27 |
| Policy HE11 | Demolition in conservation areas | DM28 |
| Policy HE12 | Registered historic parks and gardens | DM25 |
| Policy HE13 | Non-designated historic rural and industrial heritage assets | DM32 |
| Policy HE14 | Improvements or Alterations to Improve the Energy Efficiency of Historic Assets | NEW |

# EXISTING AND NEW POLICY NUMBERS - CONTINUED

| New Local Plan policy number | Subject | Policy number replaced/ updated/ New LP Policy |
|---|---|---|
| **HOMES FOR ALL** | | |
| Strategic Policy H1 | Housing provision | DS1/DM1/CP1 |
| Strategic Policy H2 | Housing phasing and supply | NEW |
| Strategic Policy H3 | Spatial housing distribution | DS1, (and parts WT1, SH1, MTRA1, MTRA2) |
| Policy H4 | Development within settlements | DS1/DM1 |
| Strategic Policy H5 | Meeting housing needs | CP2/DM2 |
| Policy H6 | Affordable housing | CP3 |
| Policy H7 | Affordable housing exception sites to meet local needs | CP4 |
| Policy H8 | Small dwellings in the countryside | DM3 |
| Policy H9 | Purpose built student accommodation | NEW |
| Policy H10 | Houses in Multiple Occupation (HMOs) | WIN9 |
| Policy H11 | Housing for Essential Rural Workers | DM11 |
| Policy H12 | Provision for gypsies, travellers and travelling showpeople | CP5/DM4/ TR6/TR7 |
| Policy H13 | Safeguarding traveller sites | TR1 |
| Policy H15 | Authorised New/Expanded Traveller Sites | TR6 |
| Policy H16 | The Nurseries, Shedfield | TR4 |
| Policy H18 | Tynefield, Whiteley | TR1 |

| New Local Plan policy number | Subject | Policy number replaced/ updated/ New LP Policy |
|---|---|---|
| **CREATING A VIBRANT ECONOMY** | | |
| Strategic Policy E1 | Vibrant Economy | DS1 (and parts WT1, SH1, MTRA1, MTRA2) |
| Strategic Policy E2 | Spatial distribution of economic growth | DS1 (and parts WT1, SH1, MTRA1, MTRA2) |
| Strategic Policy E3 | Town centres strategy and hierarchy | DS1/ DM7 (parts of) |
| Strategic Policy E4 | Main Town Centre Uses Out of Centre | DS1/ DM7 (parts of) |
| Policy E5 | Enhancing employment opportunities | CP8 |
| Policy E6 | Retaining employment opportunities | CP9 |
| Policy E7 | Maintaining the vitality and viability of town centres | DM7/DM8 |
| Policy E8 | Local shops, services and facilities | CP6/DM10 |
| Policy E9 | Economic development in the rural area | MTRA4 (part) |
| Policy E10 | Farm diversification | NEW & MTRA4 (part) |
| Policy E11 | Visitor-related development within the countryside | NEW & MTRA4 (part) |

# LOCAL PLAN GLOSSARY

| Term | Explanation |
|---|---|
| 20 minute neighbourhoods | 20-minute neighbourhoods is based around the concept of providing people access to most, if not all, of their 'daily needs' within a 20 minute walk or bike ride from their home. |
| Active travel | Active travel refers to modes of travel that involve a level of activity. The term is often used interchangeably with walking and cycling, but active travel can also include trips made by wheelchair, mobility scooters, adapted cycles, e-cycles, scooters, as well as cycle sharing schemes (adapted from the definition in the Future of Mobility: urban strategy. Active travel: local authority toolkit - GOV.UK (www.gov.uk) |
| Adoption | The final confirmation of the approval of the Local Plan by a local planning authority. |

| Term | Explanation |
|---|---|
| Affordable Housing | Affordable housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:<br>(a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).<br>(b) Starter homes: is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.<br>(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.<br>(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement. |

| | Term | Explanation |
|---|---|---|
| | Affordable Rented Homes | Rented housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing with rents set at a level agreed with the Council, having regard to local incomes, to ensure homes are affordable to eligible households, but in any event not more than 80 per cent of the local market rent (including service charges). |
| AQMA | Air Quality Management Area | Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. |
| | Allowable Solutions | A range of measures available for achieving zero carbon beyond the minimum carbon compliance requirements. These could include the development of energy-saving measures nearby to the site, the off-site provision of renewable energy generation, or a financial contribution to carbon reduction measures. |
| | Amenity | A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility. |
| | Ancient woodland | An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS). |
| AMR | Annual Monitoring Report | Part of the Local Development Framework, this assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully applied. |
| | Appropriate Assessment | An Appropriate Assessment (AA) forms part of a Habitats Regulations Assessment (HRA) and is required under the Habitats Directive (92/43/EEC)142 for any plan or project likely to have a significant effect on European sites designated for nature conservation. It should seek to establish whether the Plan will adversely affect the ecological integrity of European sites. |
| AAP | Area Action Plan | A Development Plan Document which provides a planning framework for a specific geographical area where change is needed or anticipated. Area Action Plans focus on implementation and are a primary means of delivering planned growth areas. |

| | Term | Explanation |
|---|---|---|
| | Article 4 direction | A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order. |
| | Authorities Monitoring Report | Part of the Local Development Framework, this assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully applied. |
| | Biodiversity | The range and diversity of life (including plants, animals and micro-organisms), ecosystems and ecological processes. |
| BAP | Biodiversity Action Plan | The Winchester City Council Biodiversity Action Plan 2021 (Winchester BAP 2021) sets the strategic direction for how Winchester City Council will respond to the need to protect, enhance and restore key biodiversity across the district with a particular focus on the council's own operations. https://www.winchester.gov.uk/planning/landscape-countryside/biodiversity |
| | Biodiversity Net Gain | Biodiversity net gain (BNG) is a strategy to develop land and contribute to the recovery of nature. It is a way of making sure the habitat for wildlife is in a better state than it was before development. |
| | Biomass | A fuel derived from biological material including both plant and animal derived material. A wide range of biomass can be used to generate electricity and/or heat and to produce transport fuel. |
| | Blue/Green Corridors | Describes the seas, rivers, their tributaries and floodplains and can include canals and ponds where they form linked corridors for wildlife or movement through the district. |
| | Broadband | Broadband is a way of connecting to the internet. There are three main types:<br>ADSL – ADSL stands for Asymmetric Digital Subscriber Line and is delivered through copper wires of your phone line.<br>Cable – cable networks use fibre optic and coaxial cables to deliver superfast broadband services direct to homes.<br>Fibre – Fibre broadband is delivered via clusters of fibre optic cables. There are two types Fibre to the cabinet (FTTC) and fibre to the premises (FTTP). |

| | Term | Explanation |
|---|---|---|
| | Brownfield Land/ Sites | See 'Previously Developed Land' |
| | Buildings at Risk | Historic buildings which are included on the Council's Buildings at Risk Register, due to their risk of irreversible damage or loss due to neglect, decay, deliberate or accidental damage. Buildings at risk may be listed, within conservation areas, or not subject to any designation or statutory protection. |
| BREEAM | Building Research Establishment's Environmental Assessment Method | BREEAM is used to assess the environmental performance of new and existing non-residential and mixed use buildings. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management. |
| | Carbon compliance | Improvements in the fabric efficiency of a building taken together with onsite low/zero carbon energy generation to reduce the carbon emissions from a building to a prescribed level. Can cover all types of emissions, but current government definition is for 'regulated' emissions only. |
| | Carbon Energy Opportunity mapping | Carbon energy opportunity mapping uses data about the existing carbon emissions at a Parish or Ward level. Emissions from Parishes/Wards are then colour coded – Red/Amber/Green. Red zones are the highest carbon emissions and where there is the greatest opportunity to do something positive to address carbon emissions. |
| | Carbon neutral | A development that achieves no net carbon emissions from all types (regulated and unregulated) of energy use on an annual basis. The calculation can include carbon offsets to achieve neutrality. |
| | Carbon neutrality | Refers to net zero carbon dioxide emissions. |

| | Term | Explanation |
|---|---|---|
| | Carbon Neutrality Action Plan | The Action Plan focuses on how the council aims to achieve carbon neutrality by setting out;<br>• Actions it will take to reduce/eliminate or offset its own carbon emissions;<br>• Actions it can take to support and help others; individuals, businesses, agencies and organisations, to take action so that the district becomes carbon neutral; and<br>• Actions that promote climate resilience including biodiversity; waste and recycling, planning and development; and commerce and economy.<br>https://www.winchester.gov.uk/no-listing/carbon-neutrality-action-plan |
| | Car clubs | Car clubs allow users to access a vehicle without owning one and can offer a flexible, cost effective alternative to private car ownership or leasing. As car club vehicles are often newer, they tend to have lower emissions than private cars, which helps to reduce carbon emissions and air pollution.<br>Car clubs: local authority toolkit - GOV.UK (www.gov.uk) |
| | Climate change | A change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is, in addition to natural climate variability, observed over comparable time periods. |
| | Climate change mitigation | This describes the range of measures that can be taken to reduce the impact of climate change in terms of locating, designing, constructing and occupying new development. |
| | Climate Emergency | Winchester City Council declared a climate emergency in June 2019. The council has published a Carbon Neutrality Action Plan and is committed to becoming a carbon neutral local authority by 2024, and is aiming for the wider district to be carbon neutral by 2030. |
| CfSH | Code for Sustainable Homes | A national environmental standard which measures the environmental sustainability performance of new homes to ensure they deliver improvements in key areas such as carbon dioxide emissions and water use reduction. |

| | Term | Explanation |
|---|---|---|
| CHP/ CCHP | Combined Heat and Power or Combined Cooling, Heat and Power | CHP is the simultaneous generation of usable heat and power in a single process, therefore producing less waste. |
| CIL | Community Infrastructure Levy | The Community Infrastructure Levy (CIL) is a levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods want. |
| | Comparison Floorspace | Floorspace used to store or sell retail items that tend to be purchased at infrequent intervals, whereby purchasers will 'compare' similar products on the basis of price and quality before making a purchase. Includes, for example, clothing, household goods, leisure goods and personal goods. Sometimes termed durable or non-food goods. |
| | Comparison Shopping | The retailing of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods. |
| | Community energy schemes | 'Community energy' refers to the delivery of demand reduction and energy supply projects that are either wholly owned and/ or controlled by communities or through a partnership with commercial or public sector partners. |
| | Concept Masterplan | A Concept Master Plan will provide a framework within which designers and developers can bring forward more detailed proposals. |
| | Convenience Shopping | The retailing of everyday essential items including food, drinks, newspapers and confectionery. |
| | Conservation | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. |
| | 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. |
| CACA | Conservation Area Character Appraisal | Document that assess the special architectural and historic characteristics of a conservation area. |

| | Term | Explanation |
|---|---|---|
| | 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. |
| | Countryside | In planning terms, any area outside of the urban area boundary where more restrictive policies would be applied. |
| | Density | In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare. |
| DEFRA | Department for Environment Food and Rural Affairs | Defra is the government department responsible for policy and regulations on the environment, food and rural affairs. |
| | 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. |
| | Design process | This is a process that needs to be followed in order to ensure that the design of a development evolves through a systematic and robust process. It starts with an analysis of the site and its context (constraints and opportunities) that all inform and influence the layout, form, building orientation, appearance and details of the proposed development and how a building will be used. Achieving good design only comes about through this process rather than having a per-determined outcome. |
| | Development Plan | Development Plan Documents that when adopted following independent examination, form the statutory planning framework for future development of land and buildings. |
| DPD | Development Plan Document | Development Plan Documents that when adopted following independent examination, form the statutory planning framework for future development of land and buildings. |

| Term | Explanation |
|---|---|
| Duty to Cooperate | A legal requirement on local planning authorities to engage constructively, actively and on an ongoing basis to effectively prepare the local plan in the context of strategic cross-boundary issues.<br><br>This is due to be replaced by the alignment test. |
| Dwelling | A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building. |
| Economic Strategy (2010-2020) | The Economic Strategy for 2010-2020 is the principal means by which the City Council's economic vision and plans will be turned into practical outcomes for people and businesses throughout 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. |
| Embodied Carbon | The carbon emissions associated with materials and construction processes throughout the life cycle of an asset and the eventual decommissioning. |
| E-mobility | Electromobility – also known as e-mobility - is the principle of using electric propulsion for a wide range of transportation types. E-mobility allows us to move away from $CO^2$ -emitting fossil fuels towards energy supplied from electrical power sources which are, in turn, charged through the electricity grid. By decarbonising the transport sector, electromobility will create a cleaner, healthier and more affordable future for everyone.<br>What is E-mobility? – All you need to know about electromobility \| Danfoss |

| | Term | Explanation |
|---|---|---|
| | Energy Hierarchy | An energy hierarchy which is a classification of energy options, prioritised to focus developers to think about and embed more sustainable energy options right at the start of the design process and is one of core principles of the local plan. It is a similar approach to a waste hierarchy in terms of the least favourable option should only be considered as a last resort. |
| | Energy and Carbon Statement | An Energy and Carbon Statement sets out how climate change adaptation as been considered as part of the design process. |
| | Energy Storage Facility | An energy storage facility can be used to store any excess power that is generated from low carbon energy sources and can be used to power a range of e-mobility transport rather than transferring this generated energy back to the grid. |
| EUI | Energy Use Intensity | Energy Use Intensity (EUI): the use of EUIs would provide an absolute metric in kWh/$m^2$/yr. EUI is independent from carbon and can be easily verified by the building/ homeowner/ tenant after completion, and accounts for both regulated and unregulated energy. |
| 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 the Local Plan. It includes both quantitative (numerical values) and qualitative (feelings and opinions) data. |

| Term | Explanation |
|---|---|
| Extra Care Housing | Provides vulnerable people with the housing, care and support to enable them to remain in a home of their own, and maintain their independence for as long as possible. Within Extra Care housing developments, housing support and domiciliary care can be available 24 hours a day, 7 days a week. |
| Fabric first | This is the principle of designing a buildings fabric that keeps in heat — through a well-insulated, airtight structure that is free of thermal bridges — before thinking about 'bolt-on' technologies like renewable energy. |
| Farm diversification | Farm diversification is when a farm branches out from traditional farming by adding new money-making activities. This can be an expansion of agricultural activities into new innovations, or moving into non-agricultural business types. |
| 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). |
| Green Collar industries | A relatively new and expanding sector which includes a range of jobs, skills and eco-technologies servicing both environmental and sustainable industries. |
| Green Belt | Green Belt is a planning designation which is designed to prevent urban sprawl by keeping areas of land between a built up area and the countryside permanently open. Green Belt serves five purposes:<br>• to check the unrestricted sprawl of large built-up areas;<br>• to prevent neighbouring towns merging into one another;<br>• to assist in safeguarding the countryside from encroachment;<br>• to preserve the setting and special character of historic towns; and<br>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land |
| Green Economic Development Strategy | The Green Economic Development Strategy aims to make sure Winchester district benefits from the new jobs, goods, and services the whole of the UK will need in the next decade. |

| | Term | Explanation |
|---|---|---|
| | Green/Blue Infrastructure | Green and blue infrastructure is the green space and water environment essential to the quality of our lives and ecosystem. It is referred to as 'infrastructure' as it is as important as other types of infrastructure such as roads, schools and hospitals. It is taken to mean all green space and water of public and natural value. |
| | Greenfield Land/ Sites | Land or sites which have not previously been developed or which were developed but have now blended back into the landscape. |
| | Green Skills | The knowledge, behaviours, capabilities and technical skills required to develop a more green economy. This includes not just green construction and retrofitting skills, but also developing more sustainable supply chains and other measures that reduce the carbon footprint of the economy. |
| | Gypsy and Traveller Accommodation Assessment | The primary objective of this Gypsy and Traveller Accommodation Assessment (GTAA) is to provide a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in Winchester City Council. |
| | Gypsy and Travellers | Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. |
| 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. |

| | Term | Explanation |
|---|---|---|
| | Heat pumps | **Ground source heat pumps** - these work on the principle of absorbing heat from one place and releasing it in another. Heat is collected from one of three sources: the air, the ground or a body of water. The heat is transported around a sealed system by a refrigerant, which is circulated by a compressor. The system operates in a continuous cycle while the pump is running. These tend to be more common with new build rather than retro-fitting as the cost of the necessary boreholes or installing ground arrays can often be reduced by incorporating them into general groundworks at an early stage of a project.<br>**Air source heat pumps** – these typically comprise an outdoor unit around the size of a fridge, which is usually ground-mounted. Whilst many recent models are very quiet, some occupants or neighbours may be aware of noise produced by older units that it is not possible to attenuate through siting or screening. These heat pumps may not be an appropriate solution for every type of building or it may not be possible to site the air source heat pump in a particular location. |
| | Heritage Assets | A building, monument, site, place, area or landscape with heritage interest. These assets may be designated or undesignated, including locally listed assets. |
| | Heritage Impact Assessment | A document which sets out the heritage significance of a site, and considers the potential impacts on that significance resulting from a proposed change or alteration. |
| | Historic Environment Record | Publically-accessible and dynamic source of information relating to the historic environment and heritage assets. |
| HMO | Houses in Multiple Occupation | For planning purposes small HMOs are classed as Use Class C4 – properties occupied by between three to six unrelated people as their only or main residence, who share one or more basic amenities (toilet, washing or cooking facilities) where at least one resident is renting. HMOs occupied by more than 6 persons are Sui Generis in planning terms. |
| | Hydroelectric schemes | These have a very long history of use and many water mills are good examples of utilising the power of water to generate electricity/power. |

| | Term | Explanation |
|---|---|---|
| | Indices of Multiple Deprivation | The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation in England. It follows an established methodological framework in broadly defining deprivation to encompass a wide range of an individual's living conditions. For further details please refer to: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/835115/IoD2019_Statistical_Release.pdf |
| | 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 | Facilities and services necessary for development to take place, for example, transport, broadband, electricity, sewerage, drainage, water supply, education, nursery and health facilities. |
| IDP | Infrastructure Delivery Plan | The Infrastructure Delivery Plan (IDP) is an iterative document that details the strategic infrastructure required in order to deliver the growth planned for within the Local Plan. The document assesses the existing level of infrastructure provision, the current shortfall and identifies the existing and future needs and demands for the district to support the level of development proposed. The IDP brings together a range of data from infrastructure providers in order to help ensure that the right infrastructure is prioritised. It includes projects relevant to (non-exhaustive): Transport & Highways, Education, Health and Public Services, Utility Infrastructure, Community Infrastructure, Open Space, Recreation and Green Infrastructure (including flood management). |
| | Integrated Care Board | The Hampshire and Isle of Wight Integrated Care Board (ICB) is the statutory organisation responsible for setting the strategic plan for the NHS in Hampshire and Isle of Wight to deliver its part of the health and care strategy. It allocates NHS resources to deliver health services. |
| IIA | Integrated Impact Assessment | The IIA incorporates the statutory responsibilities to undertake for Sustainability Appraisal (SA) Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment. It also includes an Equalities Impact Assessment (EqIA). |

| | Term | Explanation |
|---|---|---|
| | 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. |
| | Issues and Options | The views, aspirations and concerns expressed about the Winchester district arising from a consultation period at the outset of the LDF process. |
| | Knowledge based industries | Industries with over 20% of the workforce educated to degree level or above. |
| | Last-mile delivery | Last-mile deliveries represent the very final leg of the supply chain and include the delivery of goods (or a parcel) that come from the final sorting office or fulfilment centre (e.g. local warehouse) to the customer (e.g. retailer or end-consumer in case of online shopping/home deliveries). Journeys on local roads in vehicles no bigger than small vans. |
| LURA | Levelling up and Regeneration Act 2034 | An Act to make provision for the setting of levelling-up missions and reporting on progress in delivering them; about local democracy; about town and country planning; about Community Infrastructure Levy; about the imposition of Infrastructure Levy; about environmental outcome reports for certain consents and plans; about nutrient pollution standards; about regeneration; about the compulsory purchase of land; about information and records relating to land, the environment or heritage; about the registration of short-term rental properties; for the provision for pavement licences to be permanent; about governance of the Royal Institution of Chartered Surveyors; about the charging of fees in connection with marine licences; for a body to replace the Health and Safety Executive as the building safety regulator; about the transfer of land for Academy schools; about the review of maps of open country and registered common land; about the regulation of childminding; about qualifying leases under the Building Safety Act 2022; about road user charging schemes in London; about National Parks, areas of outstanding natural beauty and the Broads; and for connected purposes. |
| LETI | The Low Energy Transport Initiative | LETI is a network of over 1000 built environment professionals that are working together to put the UK on the path to a zero carbon future. The voluntary group is made up of developers, engineers, housing associations, architects, planners, academics, sustainability professionals, contractors and facilities managers. |

| | Term | Explanation |
|---|---|---|
| | Lifetime Homes | Consists of standards that have been developed to ensure that any home is flexible, adaptable and accessible and that there is added comfort, convenience and safety for tenants and visitors. |
| | Listed Buildings | Consists of standards that have been developed to ensure that any home is flexible, adaptable and accessible and that there is added comfort, convenience and safety for tenants and visitors. |
| | Local connection | A person shall be taken to have strong local connection to a parish if he or she satisfies any one or more of the following criteria:<br>I. he or she is ordinarily resident in the Parish at the date of allocation<br>II. he or she was previously ordinarily resident in the Parish prior to the date of allocation and has family who ordinarily reside there<br>III. he or she has a demonstrable need to live in the Parish by reason of<br>IV. his/her current employment in the Parish<br>V. his/her taking up permanent employment in the Parish |
| | Local Design Code | A Design Code is a set of simple, concise, design requirements which set principles for new development in an area. |
| LDD | Local Development Document | A collective term given to the Development Plan Documents and Supplementary Planning Documents. |
| LDS | Local Development Scheme (LDS) | This sets out the programme and timetable for the preparation and production of Local Development Documents. |

| Term | Explanation |
|---|---|
| Local Nature Recovery Network | Local Nature Recovery Network – This includes action to:<br>• enhance sites designated for nature conservation and other wildlife-rich places;<br>• create and restore wildlife-rich habitats, corridors and stepping-stones that help wildlife populations to recover, grow, move, thrive and adapt to a changing climate;<br>• improve the natural and urban environment's resilience to climate change, providing natural solutions to reduce carbon emissions and manage flood risk;<br>• sustain vital ecosystems that provide healthy soil, clean water and clean air;<br>• protect the natural, geological, historical and cultural diversity of the natural environment; and<br>• provide more, better green spaces for us to enjoy and connect with nature where we live, work and play, improving our health and wellbeing.<br>Local Nature Recovery Networks are informed by Local nature recovery strategies which central to targeting action for nature recovery. They are legislated for in the Environment Act 2021 and locally led by Hampshire County Council in collaboration with public, private and voluntary sectors. |
| Local Nature Recovery Strategies | Local nature recovery strategies will help to identify suitable locations for nature recovery activities and build support for these from landowners and local people. In return, funding for these activities will help the local nature recovery strategies be delivered. |
| Local List | List of non-designated heritage assets identified by the local planning authority for their heritage significance. |
| Local plan | A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two. |
| 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. |

| | Term | Explanation |
|---|---|---|
| | 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. Covers that part of the Winchester district outside of the South Downs National Park. |
| | Local Plan Transport 4 | Hampshire County Council has a statutory requirement to have a Local Transport Plan (LTP) which sets out its vision for future transport and travel infrastructure. LTP4 describes the transport vision for 2050, the key transport outcomes HCC are seeking to achieve, and the principles that would guide future investment and decision making in relation to transport and travel, sets out transport polices covering all aspects of transport planning, delivery, and operation (i.e. the 'rules' about how we would do things and how we want others to do things), presents HCC's approach to delivering the Plan – 'making it happen', setting out a roadmap to 2050 and how they would prioritise, fund and deliver interventions, and monitor their progress and supports the County Council's wider strategies, plans and priorities. |
| 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. |
| | Low carbon infrastructure | These are proposals that generate fewer carbon emissions than using fossil fuels by generating power from solar, wind and other green energy proposals. |
| MDA | Major Development Area | An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed-use development (2000 or more homes). |
| | Material consideration | Any genuine planning consideration which relates to the use of land or the regulation of development. Much will depend on the nature of the application under consideration, the relevant policies of the development plan and the surrounding circumstances. |
| | Meanwhile Uses | Meanwhile uses occupy vacant or underutilised premises, sites or spaces on a temporary basis. |

| | Term | Explanation |
|---|---|---|
| | Micro-energy generation | Microgeneration is the production of heat or power on a very small scale. |
| | Mobility Hubs | A mobility hub is a place that brings together a range of sustainable transport options and can be tailored in terms of scale and type to suit any setting, from city centres or new housing developments to existing market towns or villages. Mobility Hubs can include, electric charging facilities, car club parking bays, delivery lockers, cycle parking, information totems and bus stops. It allows for different transport options so people have the ability to switch transport modes between journeys making their journey easier and more accessible. They will also help to reduce the number and the length of journeys made by private vehicles. Mobility hubs can also be a place to provide communities with useful facilities and act as information points. |
| | National Park | An area designated under the National Parks and Access to the Countryside Act 1949 (as amended). Part of Winchester district lies within the South Downs National Park. |
| NPPF | National Planning Policy Framework | The National Planning Policy Framework (NPPF) sets out the Government's priorities for planning in England. It replaced the previous raft of planning policy guidance notes and statements (PPGs and PPSs). |
| | Nature based solutions | Nature-based solutions is an umbrella term for interventions that work with nature to address socio-environmental challenges, simultaneously benefiting people and biodiversity. They include the protection and restoration of ecosystems, sustainable management of land and water, reversing biodiversity loss and tackling the negative effects of climate change. |
| | Natural Greenspace | Natural England (formerly, English Nature) has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside, riverside walks and woodlands. |
| | Nature Emergency | Winchester City Council declared a nature emergency in October 2023. This is closely linked to the council's climate emergency and has been caused by the things humans do such as the destruction of the natural environment, damaging habitats and disrupting ecosystems. However, these habitats have the potential to lock up carbon which humans are releasing in to the atmosphere via the burning of fossil fuels and fight back against rising global temperatures. |

| | Term | Explanation |
|---|---|---|
| | 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. |
| | Nitrogen | Parts of the district fall within the River Itchen SAC, Solent and Southern Water SPA/Ramsar/Solent Maritime SAC. These protected sites are currently at risk due to excessive levels of total nitrogen entering the water system. Nitrogen can be found in agricultural land, sewage and in atmospheric deposition amongst other sources. All new overnight accommodation in the district will need to mitigate the impacts of total nitrogen on the protected sites. |
| | Non-designated heritage Assets | Buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions, but which have not been designated as listed buildings, conservation areas, scheduled monuments, registered parks and gardens or registered battlefields. Non-designated heritage assets may be locally listed, but local listing is not a pre-requisite for recognition as a non-designated heritage asset. |
| | Nutrient Neutrality | The Solent water catchment is of international importance for wildlife. There are high levels of nitrogen and phosphorus entering the water catchment, as a result of run off from agricultural sites or from wastewater from housing development. These nutrients are causing eutrophication in the Solent, resulting in dense mats of green alae which negatively affect marine ecology. New development in the district is therefore expected to be 'nutrient neutral' to prevent any exacerbation of this issue. |
| | Open Book Process | A method of analysis, for instance using the Homes and Communities Agency Development Appraisal Tool that is used to assess the viability of development proposals where the costs and returns associated with a development are shared with the local planning authority by promoters of a scheme. |

| | Term | Explanation |
|---|---|---|
| | Open Space | All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. |
| | Open Space Assessment | The City Council currently prepares, each year, an Open Space Assessment for the district which specifies the amount and types of facility currently available, together with an assessment of levels of deficiency. |
| | Operational Carbon | The carbon arising from all energy consumed by an asset in-use, over its life cycle. |
| | 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. |
| PfSH | Partnership for South Hampshire | A sub-regional Partnership of 10 local authorities from Test Valley in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire. |
| PD | Permitted Development | Specific categories of development which are permitted by the Town and Country Planning (General Permitted Development) Order 1995, as amended, and which do not require planning permission. |
| | Phosphorus | Parts of the district fall within the River Itchen SAC catchment. This protected site is currently at risk due to excessive levels of phosphorus entering the water system. Phosphorus can be found in soil, sewage and in agricultural land amongst other sources. All new overnight accommodation in the district will need to mitigate the impacts of phosphorus on the protected site. |
| | Policies Map | A map which illustrates the policies and proposals within the Local Development Framework or Local Plan on an Ordnance Survey map base. |

| | Term | Explanation |
|---|---|---|
| PDL | Previously Developed Land | 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 was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as 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. |
| PSA | 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. |
| | Priority Housing Need | Those identified as falling within the Reasonable Preference categories as set out in S167 Housing Act 1996; generally those in the highest Bands on the Council's housing register, including those seeking family accommodation. |
| | Protected Species | The following protected species are identified in the city council's Biodiversity Action Plan: Hazel dormouse, Bats, Water vole, Hedgehog, Swift, House sparrow, Skylark, Grey partridge, Great spotted woodpecker, Great crested newt, Slow worm, Common lizard, Common toad, White-clawed crayfish, Stag beetle, Southern damselfly, Bumblebee, Chalk hill blue butterfly, Silver spotted skipper, Stripped lychnis moth, Green winged orchid and Bee orchid. |
| | Public Realm | Those parts of a village, town, or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares, and parks. |

| Term | Explanation |
|---|---|
| Ramsar site | These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands. |
| Registered Provider | Any body which is from time to time included in the Council's list of Registered Providers with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body or eligible to be so registered and approved by the Council (such approval not to be unreasonably withheld) and shall include any Landlord providing social housing whose status and functions are similar to a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA. |
| Regeneration | The holistic process of reversing economic, social, and physical decline in an area in order to provide demonstrable benefits to the local community. It involves the Council working with many partners such as local landowners, business, and Hampshire County Council. |
| Regulation energy | This is energy consumed by a building, associated with fixed installations for heating, hot water, cooling, ventilation, and lighting systems. In other words, it's the energy uses that are inherent in the actual design and layout of a building. |
| Renewable energy | Those energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass. |
| Retrofitting to reduce carbon emissions | This involves making changes to make buildings more energy efficient. It usually means the installation of renewable or low-carbon energy technologies such as solar PV or heat pumps, or measures such as insulation or smart lighting. |
| Road User Utility Framework | A framework for giving appropriate consideration to various groups when developing transport strategies and schemes. This includes opportunities to reduce travel demand and the need to travel, prioritising vulnerable users such as those with disabilities or mobility-related health conditions, and considering the needs of people who walk, cycle, or horse ride, public transport users (bus, coach, rail, taxi, community transport), delivery of goods, and other motor vehicle users. |

| | Term | Explanation |
|---|---|---|
| | Rural Exception Sites | Small sites in the countryside used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. |
| | Scheduled Monuments | Archaeological remains of national importance entered into a schedule compiled by the Secretary of State for Culture, Media and Sport. |
| | Secondary Shopping Frontage | Area with a high proportion of retail use, together with wider range of town centre uses. |
| S106 | Section 106 Agreement | A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are made between a planning authority and a developer that ensure that certain extra works related to a development are undertaken. |
| | Self-build and Custom Build Housing | Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act. |
| | Sense of Place | Creating somewhere that is recognisably distinct, but also simultaneously strengthens the local distinctiveness of an existing settlement/community. |
| | 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. |

| | Term | Explanation |
|---|---|---|
| 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. |
| | Small-scale biomass system | This generates heat for hot water and space heating by burning organic matter. Although carbon dioxide is released in the process, this is balanced by the amount absorbed during the growth of the plant matter. This gives the system potential to be close to being carbon neutral. |
| | Social Rent | Rented housing owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. |
| | 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). |
| SAC | Special Area of Conservation | Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites. |
| 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. |
| | Standard Method | A formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under- supply. |
| 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. |

| | Term | Explanation |
|---|---|---|
| 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. |
| SHELAA | Strategic Housing Economic Land Availability Assessment | 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. |
| SIP | Strategic Issues and Priorities<br>Strategic Transport Assessment | The views, aspirations and concerns expressed about the Winchester district arising from a consultation period at the outset of the Local Plan process.<br>The Strategic Transport Assessment describes the availability and operation of the transport infrastructure and networks within Winchester and considers the potential transport related impacts of the proposed Local Plan growth. |
| 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. |
| | Sustainable Development | Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. |

| | Term | Explanation |
|---|---|---|
| | Sustainable transport modes of travel | Sustainable transport modes of travel which includes safe and accessible means of transport with an overall low impact on the environment which includes walking, cycling, ultra-low and zero carbon emission vehicles, car sharing and public transport. |
| 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. |
| | Target Emission Rates | The target $CO^2$ emission rate (TER) sets a minimum allowable standard for the energy performance of a building and is defined by the annual $CO^2$ emissions of a notional building of same type, size and shape to the proposed building. TER is expressed in annual kg of $CO^2$ per sqm. |
| | Tenure | Housing tenure describes the status under which people occupy their accommodation. The most common forms of tenure are homeownership and renting. |
| | Travelling Showpeople | Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above. |
| TPO | Tree Preservation Order | A Tree Preservation Order is an order made by a Local Planning Authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. |
| | Unmet Housing Need Allowance | A part of the Local Plan housing provision that is provided to help meet the housing need arising, which cannot be met by nearby Local Authorities. |
| | Unregulated Energy | This includes items within a building that do not have to perform to a mandated requirement under Building Regulations. For example, energy use that is associated with equipment such as fridges, washing machines, TVs, computers, lifts, and cooking. |

| | Term | Explanation |
|---|---|---|
| | Use Classes Order | The Town and Country Planning (Use Classes) Order 1987 (as amended) essentially categorises different types of property and land into use classes. |
| | Veteran Tree | A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage. |
| | Viability | A financial appraisal of the profit and loss arising from a proposed development, considering the estimated value of the scheme upon completions and other building and development costs incurred delivering the scheme. |
| VDS/ NDS | Village/ Neighbourhood Design Statements (VDS/ NDS) | A document which informs or influences decisions on design and development. A VDS/NDS 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. |
| | Water Framework Directive | This European Directive (2000/60/EC), together with emerging River Basin Management Plans, looks at integrated management of water resources, taking account of abstraction, water quality and flooding. |
| | Wheeling | An equivalent alternative to foot/pedestrian-based mobility. Includes wheeled mobilities such as manual self- or assistant-propelled wheelchairs, including wheelchairs with power attachments or all-terrain attachments (such as the “Freewheel”), powered wheelchairs, mobility scooters (three and four-wheeled) and rollators. Some people rely on their cycle to move (at a pedestrian’s pace) through pedestrianised environments when it is not physically possible to walk/push their cycle. Some people use their cycle as a walking aid, by leaning on it, some people use e-scooters (with or without a seat), to wheel/scoot through pedestrianised environment if they cannot walk unaided. |
| | Windfall Sites | Sites not specifically identified in the development plan. |

| | Term | Explanation |
|---|---|---|
| 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 Movement Strategy | This is a joint policy document between Winchester City Council and Hampshire County Council that sets out an agreed vision and long-term priorities for travel and transport improvements in Winchester over the next 20-30 years. It also covers, at a high level, plans for how these priorities might be met, including indicative timescales and costings. |
| | Winchester Town Forum | Winchester Town Forum covers the five (unparished) District Wards in Winchester Town. All 14 Members who represent the Town Wards are members of the Forum. The Town Wards are: St Bartholomew, St Michael, St Barnabas, St Luke, and St Paul. |
| | Written Ministerial Statement | Written ministerial statements are normally used to put the day-to-day business of government on the official record and in the public domain<br>Written ministerial statements are often used to provide or announce:<br>• Detailed information and statistics from the government<br>• The publication of reports by government agencies<br>• Findings of reviews and inquiries and the government's response<br>• Financial and statistical information<br>• Procurement issues<br>• Procedure and policy initiatives of government departments |
| | Zero carbon | The Zero Carbon Hub's current definition is the elimination of all the regulated emissions from a development, by a combination of energy efficiency and the on-site generation of low zero carbon heat and power generation up to the required level of carbon compliance, together with allowable solutions for the remaining regulated emissions. Regulated emissions cover carbon dioxide emissions from energy use through space heating, fixed lighting, hot water and ventilation.<br>The government have announced that unregulated emissions (such as those related to energy use from cooking or from plug-in appliances such as computers) will not fall under the definition of zero carbon. |

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Web: localplan.winchester.gov.uk

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