

**Statement of Common Ground
Between
Winchester City Council and the South Downs
National Park Authority**

August 2024



Winchester
City Council

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1. Introduction

A Statement of Common Ground (to be referred to throughout as SoCG), of which concerns strategic cross-boundary matters, is a written record of the progress made by strategic plan-making authorities (and other prescribed bodies¹) during the process of (non-exhaustive) producing or reviewing a local plan. It documents the effective co-operation between the parties and outlines matters that are common ground (agreed) and areas of disagreement. Introduced by the 2018 National Planning Policy Framework, strategic policy making authorities are required to produce, maintain, and keep up to date a SoCG to highlight the agreements on cross-boundary strategic issues.

The SoCG (and associated Duty to Cooperate Statement of Compliance - to be published to support the Winchester City Council Regulation 19 consultation) is used to demonstrate at examination that respective authorities (and relevant bodies) have cooperated on cross-boundary matters; and that the plan has been prepared in a positive and effective manner, therefore meeting the soundness test². The document assists in presenting evidence that plans are deliverable over the plan period and based on effective joint working across local authority boundaries. Furthermore, it is also part of the evidence required for local planning authorities to demonstrate that they have complied with the legal compliance of the Duty to Cooperate.

This version of the Winchester City Council and the South Downs National Park Authority SoCG will form part of the Duty to Cooperate Statement of Compliance to inform the Regulation 19 Publication consultation. It documents the outcomes of co-operation to date in preparing the local plan in order to inform and shape a positively prepared and justified strategy. In doing so it addresses, has been produced in accordance with, and takes account of the requirements set out in the National Planning Policy Framework³ (NPPF), Planning Practice Guidance⁴ (PPG), relevant planning acts, and any other applicable information.

This document therefore sets out the current position regarding points of common and/or disagreement on relevant strategic cross-boundary matters and for the purpose of this consultation, can be read as a standalone document.

¹ [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2012/2700/regs/1-10)

² [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/281202/nppf-2019-07-20.pdf) para 35

³ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/281202/nppf-2019-07-20.pdf)

⁴ [Plan-making - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/281202/nppf-2019-07-20.pdf) Maintaining Effective Cooperation

2. Legislation

The “Duty to Cooperate” was introduced by Section 33A of the Planning and Compulsory Purchase Act (2004)⁵ from Section 110 of the Localism Act (2011)⁶ as a strategic planning mechanism to replace regional spatial strategies. It places a legal duty on Local Planning Authorities, County Councils and prescribed public bodies to engage constructively, actively, and on an ongoing basis to maximise the effectiveness of local plan and marine plan preparation in the context of strategic cross boundary matters.

Strategic matters regarding plan-making refers to: *“sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas.”* (Section 33A, (4)(a))

Additionally, paragraph 20 of the NPPF outlines the strategic policies that a local plan should address, resolve, and where necessary, make provision for, these being:

- a) *“Housing (including affordable housing), employment, retail, leisure and other commercial development;*
- b) *The provision of infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- c) *Community facilities (such as health, education and cultural infrastructure); and*
- d) *Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”*

Paragraphs 24 – 27 of the National Planning Policy Framework (NPPF) recognises this duty and considers effective, joint working between relevant bodies as integral to a positive and well-prepared strategy. Paragraph 26 also identifies joint working as helping to determine additional infrastructure, and whether development needs that cannot be wholly met within a particular plan area could be met elsewhere. PPG paragraphs 029 – 033, and 075 provide further information on meeting the Duty to Cooperate, explains the differences between the Duty to Cooperate and a SoCG, illustrates how the Duty to Cooperate is considered during examination, and how the Duty to Cooperate should be addressed during plan review.

Further to this, two of the four “tests of soundness” of Local Plans (NPPF Paragraph 35) directly relate to the Duty to Cooperate, specifically:

- a) *“Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring*

⁵ [Planning and Compulsory Purchase Act 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2004/24/section/33A)

⁶ [Localism Act 2011 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2011/22/section/110)

areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- c) *Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground”*

In regard to the production of a SoCG, paragraph 27 of the NPPF specifically states:

“In order to demonstrate effective and on-going joint working, strategic policy making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance and be made publicly available throughout the plan-making process to provide transparency.”

The Plan Making chapter of the PPG and in particular the *Maintaining Effective Cooperation* section (paragraphs 009 – 028) provides additional information and guidance on how authorities should (non-exhaustive): produce a SoCG, what cross-boundary matters should be included, carrying out effective cooperation, activities documented, functional geographical area, and preparation and publication.

The Government consulted upon reforms to national planning policy during December 2022 as part of the Levelling Up and Regeneration Bill (LURB), stating that the Levelling Up and Regeneration Act (LURA) will remove the Duty to Co-operate, but that the duty will remain in place until those provisions come into effect. To secure appropriate engagement between authorities where strategic planning considerations concern cross-boundary matters, the Government intends to introduce an alignment policy as part of a future revised Framework. Further consultation on what should constitute the alignment policy is anticipated to be undertaken.

The LURA was enacted during November 2023, and now includes provisions to remove the legislative that imposes the Duty to Co-operate. However, these provisions have not yet been enacted and will ‘come into force on such day as the Secretary of State may by regulations appoint’. Transitional arrangements mean that the Duty to Cooperate will remain for plans submitted for examination before June 2025 and adopted by December 2026.

Statements of Common Ground

This section comprises the interim Statement of Common Ground that Winchester City Council and the South Downs National Park Authority have entered into in support of the authorities’ respective Local Plan review. This statement demonstrates the current understanding of points of common ground and where necessary, areas of disagreement, for relevant strategic cross-boundary matters.

1. List of Parties involved:

Winchester City Council and the South Downs National Park Authority

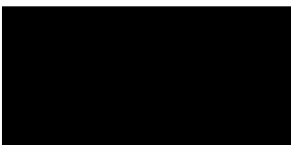
2. Signatories:

Both parties agree that this statement is an accurate representation of matters discussed and issues agreed upon, or where there are areas of disagreement, this statement documents the issue, and that both parties confirm their respective position.

It is agreed that these discussions will inform the Winchester City Council Local Plan 2020 - 2040 and the South Downs National Park Authority Local Plan 2024-2042; both parties will continue to work collaboratively to meet the Duty to Cooperate obligations and will both continue to work proactively on the key strategic cross boundary issues identified in this document.

For Winchester City Council the Statement of Common Ground is signed by Julie Pinnock, Corporate Head of Planning and Regulatory Services.

For the South Downs National Park Authority this Statement of Common Ground is signed by Claire Tester, Planning Policy Manager.

Signed: 

Name: Julie Pinnock

Position: Corporate Head of Planning and Regeneration

Winchester City Council

Signed: 

Name: Claire Tester

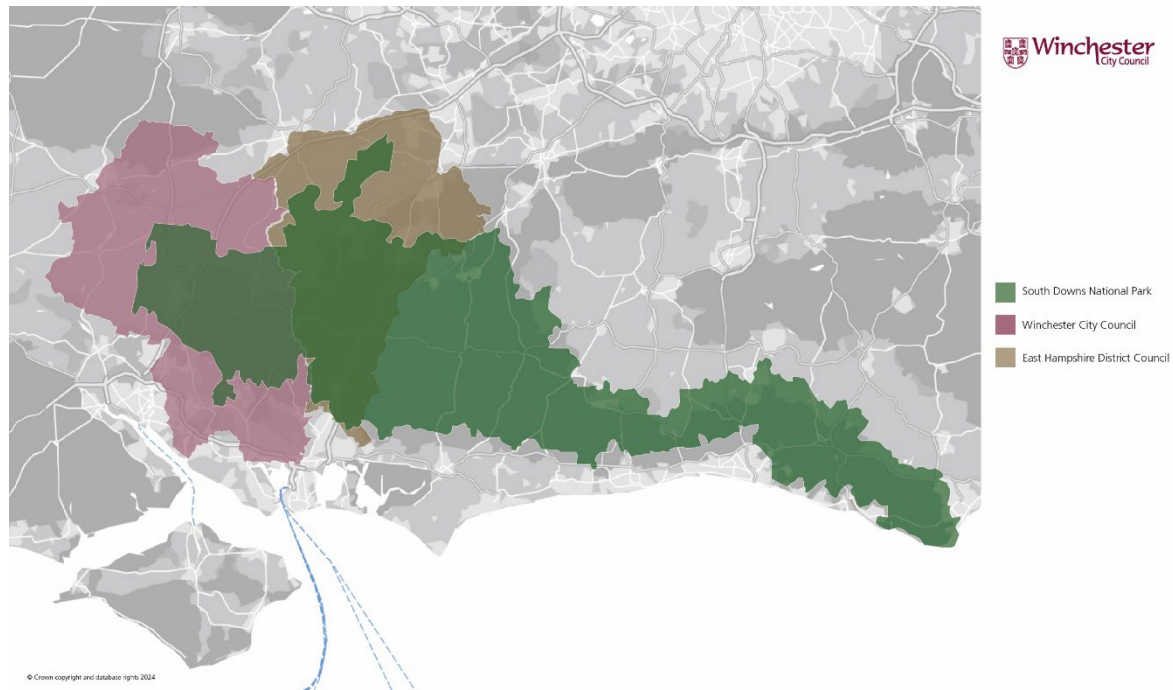
Position: Planning Policy Manager

South Downs National Park Authority

3. Strategic Geography & Plan-Making history

This section will outline the strategic geographical relationship between the authorities delineating the geographical positioning, identifying key geographic factors and planning designations that influence policies within the emerging plans, and recognise the historic planning strategy of the combined area.

The section will also provide a brief update of the plan-making process to date and anticipated timeline for adoption.



Map demonstrating relationship between Winchester and the South Downs National Park (including East Hampshire)

The South Downs National Park stretches along the south coast of England from Eastbourne to the east and culminating in Winchester to the west. Some 40% of the Winchester district is covered by the 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. 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, potential adverse effects mitigated and opportunities taken to enhance the National Park's setting in line with the duty for all relevant authorities to seek to further the purposes of National Parks (National Parks and Access to the Countryside Act 1949 as amended by Levelling Up and Regeneration Act section 245). Both authorities are within the county of Hampshire.

Winchester City Council:

The existing WCC Local Plan Part 1 (JCS with the SDNPA) was adopted during March 2013 with the Local Plan Part 2 (Housing and Employment allocations) adopted during April 2017, and Gypsy, Traveller & Travelling Showpersons Development Plan Document (Traveller DPD) adopted in 2019, forming the Development Plan as a whole. Work on the emerging plan began during 2018 with an Issues and Options consultation taking place Feb – April 2021 followed by a draft plan Regulation 18 consultation occurring during Nov – Dec 2022.

Subsequent to the two Regulation 18 consultations, a Regulation 19 consultation is scheduled to take place in Sept 2024. Following this, it is anticipated that the Local Plan will be submitted to the Inspectorate by October/November 2024 with the Examination early in the New Year and once adopted will replace the existing development plan.

South Downs National Park Authority:

In April 2018 the South Downs National Park Authority submitted the first Local Plan (2014 – 2033) for the whole of the South Downs National Park to the Government for examination, gaining adoption 2 July 2019. A review of this plan commenced during 2022 and since May 2022 the Authority has launched a Call for Sites, progressed work on the Land Availability Assessment and has published a Housing and Development Needs Assessment (HEDNA). The Authority wrote to all town and parish councils in the National Park asking them to work collaboratively with the SDNPA on the Local Plan review rather than prepare reviews of their neighbourhood plans, and encouraging them to prepare Priorities Statements to inform the Local Plan Review. Forty of these Priorities Statements have been submitted to the National Park Authority and are available on its website. The Authority is carrying out an ‘early participation’ consultation between 8th July and 16th September 2024 to enable feedback on the vision, scope of the Local Plan Review, timetable and how people wish to be involved. The currently agreed timetable for the Local Plan Review sees Regulation 18 consultation in early 2025, Regulation 19 in early 2026 and submission for examination in summer 2026. This is dependent on any Government reforms to the plan-making system and transitional arrangements.

4. Strategic Matters

This section sets out where agreement has been reached on cross-border strategic matters, or where further work to reach common ground is required. Duty to Cooperate meetings have taken place over the course of the Local Plan review to discuss and resolve matters presented as part of the plan preparation, details of which and minutes documenting the outcome of the meeting(s) will be included in the Duty to Cooperate Statement of Compliance that will assist the Regulation 19 consultation.

At the time of writing this Statement of Common Ground, the strategic cross-boundary matters identified that concern both authorities are:

- Meeting identified housing needs within the district and wider unmet housing needs;
- Meeting the identified need for Gypsy, Traveller and Travelling Showpeople accommodation within the district and wider unmet needs;
- Achieving nutrient neutrality;
- Proposed site allocation at Rareridge Lane, Bishops Waltham; and
- Proposed site allocation at Cart and Horses, Kings Worthy.

The following demonstrates areas of common ground and/or details of disagreement or where further work is required, and will be updated throughout the plan-making process:

Housing

Winchester City Council:

The emerging Local Plan aims to deliver sufficient land to meet the housing need for the Local Plan area and, in assessing the housing requirement for the plan-period, the amount of existing pipeline development is taken into consideration. The Standard Method output has established an overall need for Winchester District over the plan-period of 13,565 dwellings; the Standard Method is updated on an annual basis with the first 4 years from 2020 resulting in yearly needs for 685, 666, 707 and 691 dwellings (2,749 total). The remaining 16 years of the plan-period (2024-2040) equates to 676 dwellings per annum i.e., 10,816, totalling 13,565 dwellings.

It remains WCCs intention to meet the Standard Method housing need of the Local Plan area. In addition to this the plan makes provision for an 'unmet needs allowance' to help with meeting the (currently undefined) unmet needs of neighbouring authorities in accordance with the Partnership for South Hampshire's 2023 'Spatial Position Statement'.

The below table illustrates the overall position in terms of housing need and supply for the Winchester District:

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

The table relates to housing need and supply for the whole of Winchester District, reflecting the area covered by the Standard Method figure. The Local Plan area excludes that part of the District within the South Downs National Park, where it is assumed that about 350 dwellings will be completed. The remaining housing requirement for the Local Plan area is 15,115 dwellings (15,465 – 350 = 15,115).

South Downs National Park Authority:

Due to the early stage of the South Downs Local Plan Review the number of homes to be delivered in the Winchester District part of the National Park is currently uncertain. The available evidence at the time of this Statement of Common Ground indicates that approximately 250 dwellings could be delivered through completions since 2020, outstanding planning permissions and previous allocations, new allocations and an allowance for windfall development. However, these figures are likely to change as further evidence emerges and the Local Plan Review progresses through its consultation and examination stages.

Agreed Position:

There is currently uncertainty over the scale of housing development expected within the SDNP part of Winchester District, due to the early stage of the South Downs Local Plan review. WCC estimates that this may be about 350 dwellings (2020-2040) whereas the SDNPA currently estimates it may be about 250 dwellings. It is agreed that both WCC and SDNPA will work together to seek to meet the housing needs of the area where this is compatible with the purposes of the National Park. WCC's approach towards providing an 'unmet needs allowance' to help contribute towards unmet needs elsewhere, if possible, is supported by SDNPA. The authorities agree that part of this could be used, if necessary given current uncertainty, to resolve potential shortfalls in provision within the SDNP part of Winchester District.

Gypsy and Traveller Accommodation Needs

Winchester City Council:

In support of the Local Plan review, a Gypsy and Traveller Accommodation Assessment⁷ has been produced to inform the likely need for Gypsy and Traveller accommodation over the plan period. The GTAA breaks down the overall Gypsy, Traveller, and Travelling Showpeople need into 4-year bands. The need identified 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.

The GTAA identifies an overall need over the period to 2039 for:

- 115 pitches for Gypsy and Travellers that met the PPTS planning definition of a traveller
- 85 pitches for Gypsy and Travellers that at the time of preparing the GTAA did not meet the planning definition of a traveller
- 27 plots for Travelling Showpersons that met the PPTS planning definition of a traveller

⁷ [2022 10 31 Winchester GTAA Final Report \(5\).pdf](#)

- 6 plots for Travelling Showpersons that at the time of preparing the GTAA did not meet the planning definition of a traveller.

The consultants were also appointed to prepare a Pitch Deliverability Assessment (PDA) with the objective to provide advice on the suitability, availability, and achievability of any existing private Gypsy and Traveller sites (with permanent planning permission) to assist in meeting the identified accommodation needs for Gypsies and Travellers.

The Council has undertaken further work following the GTAA to take account of changes to the definition of travellers in the Planning Policy for Traveller Sites and changes in traveller needs and on key sites. This has reduced the overall need for pitches, particularly for gypsy travellers, and has examined various potential sources of supply. A Gypsy and Traveller Topic Paper has been produced to evidence this work, which reaches the following conclusions on traveller pitch / plot needs and supply:

	Gypsy traveller (Years 0-5)	Gypsy traveller (Years 6-19)	Travelling showpersons (Years 0-5)	Travelling showpersons (Years 6-19)
Pitch / plot need	51	40	22	13
Pitch / plot supply	38	90	11	6
Surplus / Shortfall	-13	+50	-11	-7

There is scope to meet the need for about 68 additional gypsy traveller pitches through the intensification or expansion of existing sites. 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 and there is scope to achieve about 30 additional pitches, if needed, through windfall provision.

The need for plots for travelling showpeople is much more modest and there is scope to provide about 17 additional plots through site intensification or expansion and maintaining travelling showpersons' use of plots at The Nurseries, Shedfield.

As a result, the Council expects to be able to meet gypsy traveller needs over the Local Plan period as a whole, but is unable to identify sufficient available and deliverable sites to meet current needs (years 0-5, 2022-2026). For travelling showpersons, the Council is unable to meet either short-term or longer-term needs.

South Downs National Park Authority:

The SDNPA is currently updating the evidence base for Gypsies and Travellers across the whole National Park and exploring the potential for meeting these needs in its Local Plan Review. The updated evidence base is anticipated to be published in October 2024.

Agreed Position:

Both WCC and SDNPA have updated or are in the process of updating their evidence base to support the delivery of Gypsy and Traveller accommodation resulting (in the case of WCC) an increased need over the plan-period. Subsequently, both authorities have made contact with one another by way of WCC sending formal 'unmet need' letter (copy of letter will be included in the Duty to Cooperate Statement of Compliance) requesting assistance in meeting the demonstrable need for Gypsy and Traveller accommodation, and a response from the SDNPA to the 'unmet needs' letter. The WCC position has been presented as is and both authorities agree that WCC are unable to meet their own need with the land made available to them. This has been evidenced in the respective GTAA and Pitch Delivery Assessment, Call for Sites, SHELAA exercises, and the assessment of all existing sites for expansion and intensification.

SDNPA are early on in the process of updating their GTAA and supply position and are therefore not in a position to confirm whether they can assist in meeting the unmet needs presented in the WCC GTAA and Gypsy and Traveller Topic Paper. As a consequence of this, both authorities agree to continue to monitor the situation and update the SoCG if necessary, should the SDNPA be in a position to assist.

Nutrient Neutrality

Agreed Position:

It is agreed that there are no current phosphate mitigation offsetting sites within the SDNP planning area, but that there is a nitrate offsetting site at Warnford Park Estate at East Meon. WCC are currently looking into potential schemes within the WCC administrative area, however, are not able to provide more detail at this time, but if in a position to do so in the future, will make any scheme available for purchase.

Both authorities will continue to monitor the situation and update where necessary and continue to monitor potential schemes being introduced in the SDNP authoritative area.

Rareridge Lane, Bishops Waltham

The site is directly adjacent to, and in the setting of, the South Downs National Park. Paragraph 182 of the National Planning Policy Framework (December 2023), and the authorities' duty to seek to further the purposes of the National Park as set out in the National Parks and Access to the Countryside Act 1949, are applicable. Officers from both authorities visited the site on 05 April 2024, and officers from the South Downs National Park have provided written advice on policy and explanatory text wording.

Winchester City Council

This site is well related to the existing built-up area and was the Parish Council's preferred site allocation for Bishop's Waltham. It is close to key services and facilities in Bishop's Waltham, including the primary school and is not in an identified settlement gap. It was previously used for growing Christmas trees.

The allocation provides for a reduction in the capacity that may otherwise be expected, in recognition of the need to develop it in a sensitive way. Following receipt of the Regulation 18 responses and subsequent discussions with SDNPA officers, the policy has been substantially revised to ensure that a landscape led approach is followed, taking into account matters including landscape character and topography. The supporting text sets out further detail on how a design process should justify how development can be achieved in an appropriate way. This process is considered likely to reduce the optimum capacity of the site and it is, therefore, allocated for 100 dwellings as a prudent estimate of what can be achieved.

South Downs National Park Authority

The town of Bishops Waltham is a spring line settlement and so its growth and settlement pattern has been influenced by existing topography. The site comprises a triangular land parcel of historic woodland plantation which has been left to naturally regenerate. The Authority formally objected to the proposed allocation at Regulation 18 in December 2022 as the development of 100 homes would be harmful to the National Park and its setting. As set out in the Authority's Regulation 18 representation, development would create an uncharacteristic and fragmentary settlement extension and would have the potential to be visually intrusive. The SDNPA also explained at Regulation 18 that development would adversely affect the tranquillity of the area and recreational enjoyment of the PRoW to the north, and that the design and layout of development should be landscape-led to protect ecology, hydrology, landscape character, residential amenity and settlement pattern, as well as the setting of the National Park.

Following submission of the Authority's Regulation 18 response and subsequent discussions with WCC Officers between December 2023 and April 2024 (including a site visit), SDNPA Officers are of the view that the site has existing biodiversity value and that a smaller development quantum – that takes a landscape-led approach to development considering contours, topography, settlement pattern, surrounding built density, and the delivery of green infrastructure, open space, biodiversity net gain, and characteristic and meaningful landscape buffers – is required, with built development focused in the southern area of the site only.

Agreed Position:

Both authorities agree that the southern part of the site is generally less constrained by concerns over landscape impacts and potential for impact on the setting of the National Park. Policy BW4 includes various safeguards which WCC believes address the SDNPA's concerns, including a requirement for a landscape led masterplan to support and justify any application for development. The SDNPA will be a key stakeholder in the production of that masterplan and will input as appropriate. The SDNPA still has 'in

principle' concerns about the allocation of the site in relation to the proposed development quantum and how this could be successfully achieved through a landscape-led design.

Cart & Horses, Kings Worthy

The site is close to, and in the setting of, the South Downs National Park. Paragraph 182 of the National Planning Policy Framework (December 2023), and the authorities' duty to seek to further the purposes of the National Park as set out in the National Parks and Access to the Countryside Act 1949, are applicable. Officers from both authorities visited the site on 05 April 2024, and officers from the South Downs National Park have provided written advice on policy and explanatory text wording.

The site is adjacent to the Cart & Horses PH Junction which runs along the boundary of, and serves as an entry point to, the South Downs National Park. The junction is staggered between the A33 and B3047 at Kings Worthy. The A-road links to A34 in the south and to Basingstoke in the north, whilst the B-road connects the villages of Abbots Worthy and Martyr Worthy to the east, and Abbots Barton and Winchester City to the south. There have been 9no. collisions between 2017 and 2022 which have resulted in injuries or fatalities, and National Highways is forecasting an increase in traffic along the A33 as a result of the M3 Junction 9 improvements. In light of the forecasted increase in traffic flows, the highway authority carried out a public consultation in 2023 on two potential junction improvements schemes to help improve the safety of drivers, cyclists, and pedestrians.

Winchester City Council

This site is well related to the existing built-up area and was the Parish Council's preferred site allocation for Kings Worthy, following consultation. Sensitive development would not intrude significantly into the settlement gap, provided important existing trees are retained. Policy KW2 requires that development should retain and protect important trees, particularly in the northern and western parts of the site, and use open space to help retain the openness of the settlement gap. The policy requires protection of the character of the conservation areas and National Park and has been strengthened in the Regulation 19 Plan to refer to their setting.

Policy KW2 requires the A33/B3047 junction to be rearranged and the Reg 19 Plan now also requires that development should not take place in advance of this rearrangement. The Highway Authority is aware of the proposed development, both through discussions with the site promoter and with the City Council. HCC has confirmed that it has been taken into account in the options for improving the junction. The importance of the tree belt along Basingstoke Road is recognised and the policy requires its protection, while providing for the new access.

South Downs National Park Authority

The Authority formally commented on the proposed allocation at Regulation 18 in December 2022. As set out in the Authority's Regulation 18 representation, the site is separated from the wider landscape by the village of Kings Worthy and the A33.

Development is unlikely to harm the landscape character area apart from the loss of remnant parkland. There is potential for the development, including access and the new highway arrangements, to weaken the current wooded qualities of the western edge of the A33 which is the boundary with the National Park. The design of the new highway junction and site access will be crucial as they will have the potential to open up views of development from the A33 and National Park. It is recommended that the boundary vegetation along the A33 is retained and planting along the boundary is strengthened. In light of all the above, the required masterplan will need to be landscape-led.

Agreed Position:

Policy KW2 includes various safeguards which WCC believes address the SDNPA's concerns, including new requirements regarding the setting of the SDNP and provision of the junction improvements in advance of development. The SDNPA has no 'in principle' concerns about the allocation of the site and will comment as appropriate on the detailed requirements of the policy.

5. Governance Arrangements

For the purpose of this document, and to evidence the cooperative process undertaken between Winchester City Council and the South Downs National Park Authority, it has been decided that the final signing of the Statement of Common Ground can be at officer/management level.

6. Timetable for review and ongoing cooperation

Winchester City Council will continue to work collaboratively with the South Downs National Park Authority to address strategic matters that, in addition to the above, arise through the plan-making process or require a resolution where there is yet to be an agreed matter. This will occur on an ongoing basis and relate to the timings of the relevant regulatory stages that the respective authorities are at during the plan-making process. The aim is to resolve any outstanding matters through regular meetings where cross-boundary strategic matters will be addressed. Both authorities agree to:

- Keep a dialogue open on matters arising which are likely to have significant impacts and implications for the delivery of local plan policies
- Work together to achieve identified outcomes in relation to strategic matters
- Review and update this Statement in light of any material change in circumstance and
- Maintain positive principles of cooperation

The SoCG is an iterative process and can be reviewed as necessary throughout the Local Plan review in accordance with the key points in the LDS. Regular meetings will take place over the course of the plan review in line with the Duty to Cooperate obligations – these are documented in the Duty to Cooperate Statement of Compliance, with evidence of minutes also included; where a cross-boundary strategic matter has been identified, the frequency of these meetings may increase with agreement set as to how going forward these issues will be managed and what mechanism is in place to ensure the issues are adequately resolved.