



Ms Nicki Oliver
Clerk to Curdridge Parish Council
Heatherdene, Turkey Island
Shedfield
Southampton
SO32 2JE

Your Ref:
Our ref: AF/NP
Contact: Adrian Fox
Direct Line: 01962 848278
Email: AFox@winchester.gov.uk

30 March 2026

Dear Nicki

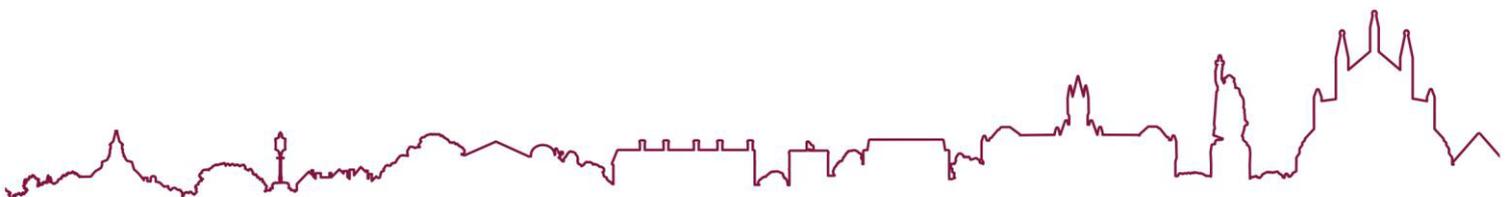
Consultation under Regulation 14, Town and Country Planning, England, The Neighbourhood Planning (General) Regulations 2012

Thank you for consulting Winchester City Council on your Regulation 14 Neighbourhood Plan, this is an important milestone to have reached for all those involved. The following comments provide both general and specific feedback on various parts of the Neighbourhood Plan (NP). Para numbers are included and underlined for ease of reference.

The section 'About Curdridge' provides some useful contextual background to the NP. The NP also includes a number of images to support its presentation, however, these would benefit from labels and an indication of their source to add clarity to the document.

It is noted that the parish lies some distance from the South Downs National Park boundary, para 5 states that it lies '*outside the setting of the South Downs National Park*'. Consideration of impacts on the setting of the National Park would be a judgement necessary at a point in time when a specific proposal was under consideration, so we suggest that you may wish to consider re-wording this particular point.

Para 14 recognises that there may be pressure in the future for land to be allocated for development, there is also reference to previous call for sites exercises. For clarity it might be worth adding that these exercises were undertaken by Winchester City Council. If any sites are considered to be suitable for future development in Curdridge Parish these will be allocated for development in Winchester City Council's next Local Plan 2044, which is in the early stages of preparation. A key element of the new local plan will be to address the increase in the housing requirement following the updated standard method for calculating housing need. Therefore, there will be a need for the new local plan to consider some strategic



development sites, as already highlighted in [Local Plan 2040](#) (para 9.16) which refers to areas of search as part of the PfSH Spatial Position Statement. These include land within Winchester district such as 'East of Botley' that lies within Curdridge parish. It is noted that the Design Codes and Guidance document, includes a number of references to seek to protect the village from coalescing with other surrounding settlement clusters and includes specific reference to Botley and Boorley Green to the west of the parish. It is not the role of the NP to seek to prevent future development that may be required in the future as identified in the next local plan.

It is noted that the NP does not allocate sites for development, therefore, development proposals in the parish will in reality be limited to small scale infill and residential extensions requiring planning permission. An approach could be to express in policy those matters of particular importance for the smaller scale types of development more prevalent in the parish.

There are some useful references throughout the NP to the consultation exercises that have been undertaken as part of the NP process. These form part of the evidence base for the NP and should be linked to in the NP and available to view on the parish council's website. Indeed, [para17](#) refers to '*no local affordable housing need has been established as part of the consultation process*', however it would be expected for a matter such as this, to be evidenced through a local housing needs assessment, which is more technical in nature, rather than simply relying on consultation feedback.

As a general observation, the NP refers to both the Winchester District Local Plan and National Planning Policy Framework ([para 18-23](#)). Whilst the consultation on the NPPF closed on 10th March, depending on the timing of when the Government produces the final version of the NPPF, and when NP is submitted for examination the section in the NP may need to be updated. Likewise, the Local Plan 2040 was formally adopted on the 24 March 2026. The Basic Conditions Statement required for Regulation 16 will need to reflect these key policy documents accordingly. A further matter is that the Levelling Up and Regeneration Act 2023 brings into force a number of changes in respect of neighbourhood plans.

There are matters of legal compliance for the qualifying body to consider including ensuring that the development and use of land in the neighbourhood area contributes to the mitigation of and adaptation to climate change. In addition, the neighbourhood plan needs to take into account any Local Nature Recovery Strategy (LNRS), which in the case of Curdridge in Hampshire LNRS (2025).

There is also a new basic condition requirement, which replaces the existing condition that the neighbourhood plan should be in conformity with the strategic

policies for the development plan. This new requirement is to ensure that a neighbourhood plan does not result in less housing being provided, in the area than if the neighbourhood development plan were not to be made.

Para 24 of the neighbourhood plan, refers to assessments under the SEA and HRA regulations, the screening request and the City Council's response to this screening request should be available on the parish council's website. These will also be needed as part of the assessment against the Basic Conditions, when the NP is submitted for examination in due course. As per other correspondence the City Council has prepared an SEA/HRA screening report to be able to undertake the necessary consultation with the statutory agencies to determine whether or not SEA/HRA is required. This has today been sent to the statutory agencies.

Para 25 refers to a consultation statement which has been prepared to support the NP. However, there is no explicit link to a standalone consultation statement. Any statement needs to set out clearly the processes that have been used to engage the community, feedback received and how this has informed the preparation and evolution of the NP to date. The consultation statement will need to be updated following the Regulation 14 consultation and it is a key document required for submission for examination at Regulation 16.

The 'Curdrige Design Guidance and Codes' appears to be the key evidence document for the NP (para 28 – 30). It is not necessary for the full document to be appended to the NP, but for references to it as deemed appropriate to support the NP. Indeed para 30 could be expanded to provide an overview of the key outputs of the document. It might also be worth cross referencing to the government's [Design and Placemaking Planning Practice Guidance](#) which was subject to consultation (closed 10 March 2026) and how this would interact with the local design guidance and codes once this is published in its final form. Our comments made previously to the Curdrige Design Guidance and Codes document in August 2025, still stand.

Para 33 expresses a combined vision and objective for the NP. However, as it is currently presented it reads more as an expression of policy. A vision should look ahead so for example 'by 2041 Curdrige will have retained its individual character and identity.....' With an objective or two expressing how the vision will be achieved.

Para 35 refers to the Curdrige Design Guidance and Codes, and that *it provides clear and positive guidance to anyone preparing a development proposal. CNP1 ensures that it becomes part of the decision making framework of the statutory development plan and that proposals which are contrary to the guidance may be refused.*

[Planning Practice Guidance](#) on neighbourhood plans, states “ *Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan or the proposals in an Order.*”....(Paragraph: 040 Reference ID: 41-040-20160211). “*A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.*” (Paragraph: 041 Reference ID: 41-041-20140306).

Unfortunately, in its present form it is considered that Policy CNP1 lacks clarity which will be a key point at the NP examination. It is suggested that Policy CNP1 is reframed to extract the necessary detail from the design guidance and codes document, that will be used when assessing planning applications. The policy refers to ‘*Development proposals that do not conform with the principles expressed in the Curdrige Design Guidance and Codes will not normally be supported*’, however, whilst there are numerous references to ‘principles’ in general there is only one specific ‘principle’ referenced and that is in relation to SuDs (GV.04).

The design codes and guidance document (page 27) highlights that the design codes are expressed as ‘mandatory’ and guidance as ‘aspirations’. A suggestion maybe to consider that those matters referred to as ‘mandatory’ could be extracted from the design guidance and codes and translated into a local policy, bearing mind the need for flexibility when applying these through the planning application process. The remaining aspirations could be appended. A useful phrase used in other neighbourhood plans is “*As appropriate to the nature, scale and location of the proposed development, development, including alterations and extensions to existing buildings, will be supported, provided that it is in accordance with other development plan policies and the following general design principles...*”.

Both the Design Codes and Guidance document and the outputs of the community consultations, gives the parish various sources of data to extract as necessary relevant information and translate this into potential NP policies. We do not feel that is achieved by Policy CNP1 in its current form. Preparation of an NP also enables the parish to express those aspirations that lie outside the remit of an NP as a land use document, so long as these are clearly marked as they will not be part of the examination process, (see Planning Practise Guidance Paragraph: 004 Reference ID: 41-004-20190509).

Whilst the City Council acknowledges, that the NP focuses on a particular matter, it is considered that preparation of the NP has potentially missed an opportunity to

provide a local policy response on other matters through the NP. For example, by identifying locally important buildings, features and views to be protected, identifying areas of local green space that could be designated, or being more ambitious through the identification of settlement boundaries around the various clusters of built development within the parish to provide more certainty to future development. We would suggest that this is an issue that you could give some further thought to.

The City Council welcomes the opportunity to discuss the above comments further, to assist the parish in progressing the Neighbourhood Plan.

Yours sincerely,



Adrian Fox
Strategic Planning Manager

Cc'd
Cllr Jackie Porter
Cllr Vivien Achwal
Cllr Anne Small
Cllr Sudhaker Achwal