

Winchester District Development Framework

Core Strategy – Issues and Options

January 2009

Winchester Town; Strategic Site Allocations

Analysis of Consultation Responses

Winchester Town: Strategic Site Allocations

Background

On 16 December 2008 the Cabinet (Local Development Framework) Committee agreed that the recommended approach to the future strategic growth of Winchester Town should be:

That a 'development with a purpose' option should be worked up to maximise the benefits and minimise the disadvantages of the previous options. This should be adopted as the preferred option for Winchester Town.

When judged against the other 'reasonable' alternatives this option is the best to enable Winchester Town to meet current and future social and economic objectives, by expressing the vision and aspirations of the Winchester District Strategic Partnership through spatial planning policy.

This option will need to identify a strategic site(s) to deliver the required development. Regardless of location, this site(s) must ensure that the following criteria are met:-

- The site(s) must be capable of providing the uses necessary to meet the town's needs, including a range of housing to meet local housing needs including 40% affordable housing;
- The site(s) must make a positive contribution towards meeting the economic development objectives of Winchester town and the sub-region; and contribute towards reducing commuting into and out of the town;
- The development of the site(s) must meet the highest standards of sustainable design and make a positive contribution towards addressing climate change, and maximising the opportunity to generate on-site renewable energy
- The site(s) must be capable of mitigating its environmental impacts
- The site(s) must be capable of meeting its physical and social infrastructure requirements in a planned and timely fashion

The preferred option therefore seeks to meet the housing requirements through a mixture of brownfield sites which are either existing commitments or identified through the Strategic Housing Land Availability Assessment (SHLAA). But some additional greenfield sites will need to be allocated if the requirements in the SE Plan and the economic development objectives are to be met.

The concept of 'development with a purpose' is based on ensuring that growth in Winchester Town goes beyond just meeting housing targets, and is directed more towards improving the social and economic well-being of the town.

The reasoning behind the above recommendation to adopt the option of 'development with a purpose' is set out in the CAB 1722(LDF) Core Strategy-Issues and Options; Analysis of Consultation Responses, Winchester Town; December 2008'. The full report can be found on the Council's website, but can be summarised as follows.

The Secretary of State's Proposed Changes to the South East Plan include proposed housing targets for the District to the year 2026. The current proposals show a requirement for sites to be identified in the Winchester District to develop 12,740 dwellings.

Of the above 12,740 total housing requirement for the whole of the District, there is a need to find some 6000 dwellings within that part of the District that excludes the PUSH area.

The latest figures for the part of the District outside of the PUSH area (see report CAB1773(LDF)) show that between 2006- 2008 almost 700 dwellings were completed and that there are a further 1400 dwellings committed on large and small sites (either with planning permission or allocations). This means that provision for around a further 3900 dwellings would need to be made in the rest of the District outside of the PUSH area to meet the Secretary of State's Proposed Changes to the South East Plan which has a requirement 6000 dwellings. This requirement as currently drafted in the South East Plan is set out as a minimum.

The SHLAA suggests that large identified SHLAA sites will provide about 1000 dwellings in the non-PUSH area, with small sites contributing approximately 900 dwellings. Development from all sources within settlements in the non-PUSH area over the whole plan period (to 2026) is likely to contribute some 4000 of the total South East Plan requirement of 6000 dwellings. Analysis of the initial SHLAA results and existing commitments suggests that some 2,000-2,500 of these are likely to be within Winchester town, which obviously has the greatest capacity for infilling and redevelopment. The 'shortfall' of 2000 dwellings will need to be made up by new greenfield allocations.

The Winchester District Economic and Employment Land Study concluded that there is scope for Winchester's economy to play a stronger role in the local and sub-regional economies and complement the developing strengths of the PUSH corridor. This would represent a change in direction from current policies, which are quite restrictive of employment growth, and enable Winchester to build on its existing and growing strengths in higher education, creative and media industries, financial and professional services and other knowledge-based activities.

A shift in direction would require additional sites to be identified for these purposes. The 'sequential approach' favours a town centre location, which would mean displacing other uses (e.g. car parking) and/or greater building heights than currently found in the town centre. However further work has revealed that there are few potential employment sites of any significance within the built up area, an alternative option is for a greenfield 'business park/knowledge park' development in conjunction with existing higher education establishments, to be developed. A site(s) to deliver this economic imperative will therefore need to be found as part of the site appraisal for the 'development with a purpose' option.

The Winchester District already has one of the highest mismatches between jobs and housing in the South East, resulting in considerable commuting levels into and out of Winchester Town. The Town itself hosts about 30,000 jobs, 11,500 of which are taken up by residents of Winchester. This means that the Town attracts almost 18,000 commuters a day into the town to work, whilst about 8,600 of the Town's residents commute out to work. The largest sources of people commuting into Winchester are from the south, i.e. Eastleigh and Southampton, with the largest destinations for out-commuters being London, Southampton and Basingstoke. The net commuting flows (almost 10,000 a day) disguise a gross level of commuting movements of over 26,000. Further economic development may help to tackle out-commuting levels but tackling the level of in-commuting would require one or a mixture of the following measures: increase the resident workforce (through housing development), change the nature of the jobs Winchester provides (more higher paid jobs and less lower paid, particularly public sector), or continue to control employment growth.

If the Town does not start to tackle some of these critical issues it will potentially decline further in its economic status. This would not only contradict the spirit of the South East Plan that recognises the positive role the Town has to play in supporting the sub-regional strategy, but could also affect its attractiveness as a place to live, work and do business.

It was therefore against a background of high levels of growth being proposed for the Winchester District in the SE Plan, and the need to tackle some structural deficiencies in the local economy that the Issues and Strategic Options were drawn up.

The following therefore are the key features of the two spatial options identified for the future growth of Winchester Town:–

Option 1 Planned Boundaries; *to remain within its current planned limits - this includes existing sites with planning permission for development and sites reserved for future use through the adopted Local Plan. See Map 3 below*

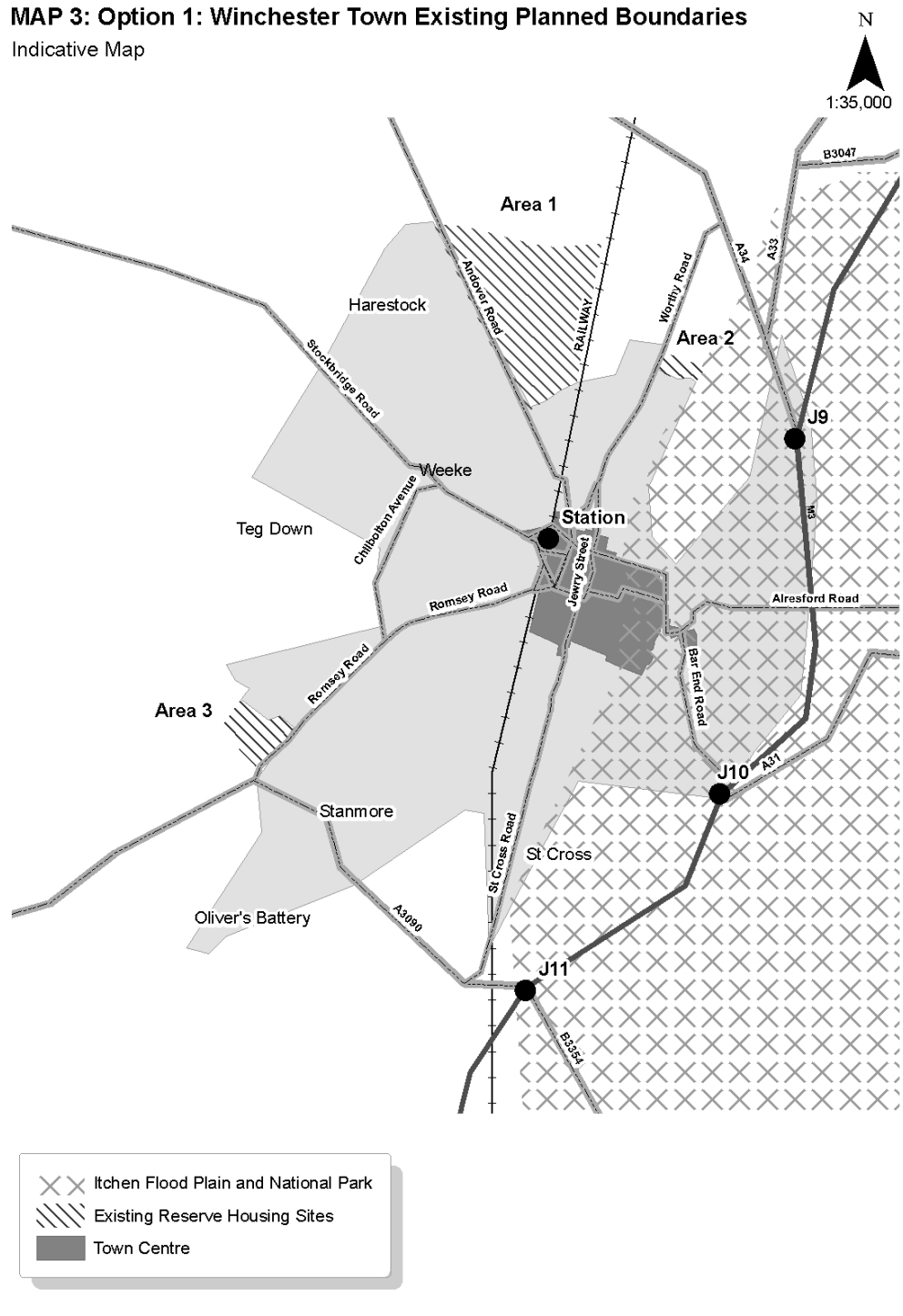
Option 2 Step Change; *to raise the profile of the town through a step change in growth – to include large scale new development incorporating land to the north of the town as suggested by the South East Plan Panel, and other sites as appropriate. See Map 4 below*

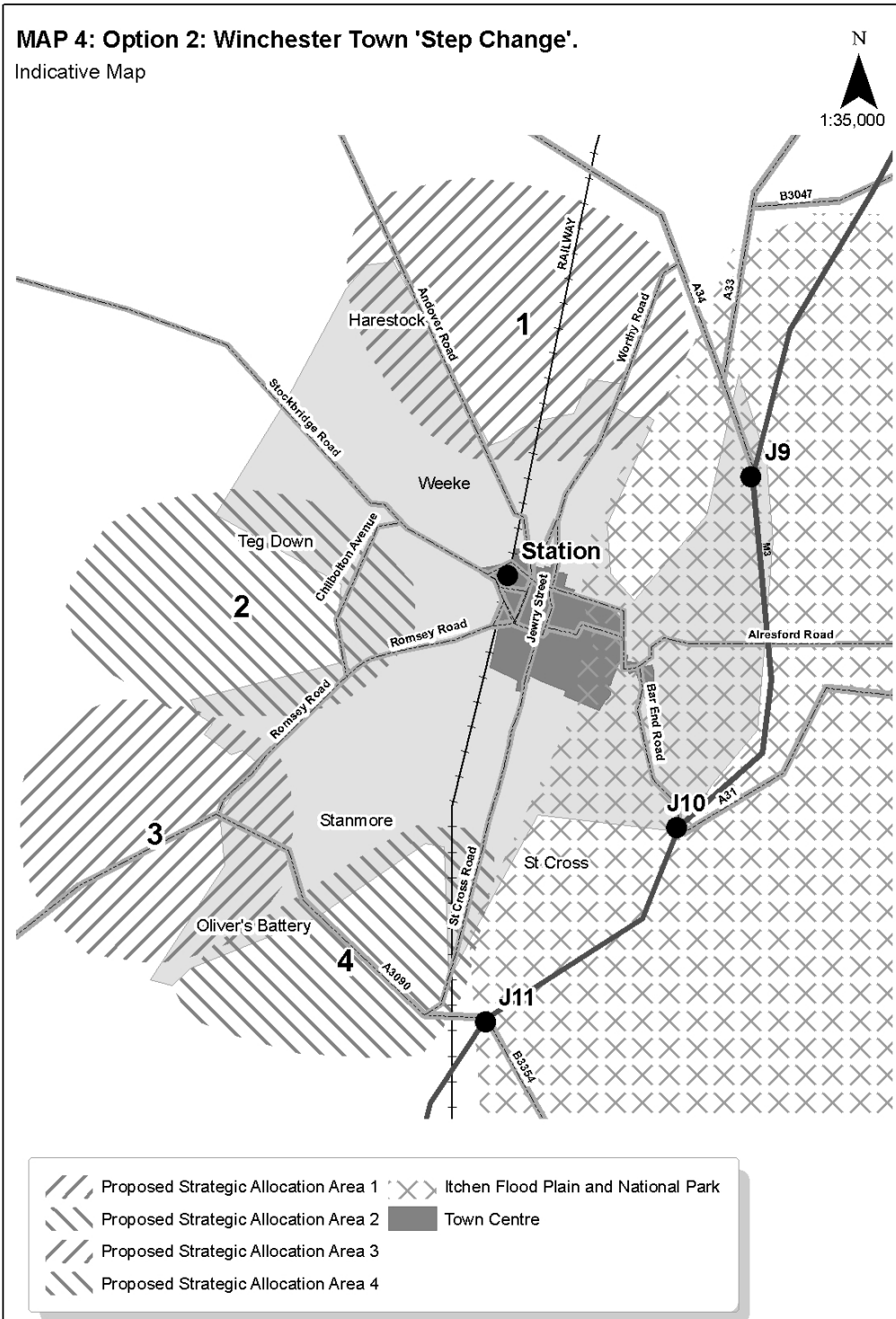
Under the 'step change' option, a series of potential strategic allocations were identified, in addition to the release of the major development area at Barton Farm, which also has potential to be expanded to deliver a greater level of development in a sustainable location. These are illustrated on Map 4.

The preferred option of 'development with a purpose' falls somewhere between the two options outlined above. It will see the bulk of the growth concentrated within the current built up area, but with some greenfield land allocated to meet both the SE Plan housing requirements and to ensure sustainable economic growth.

In allocating the greenfield sites there are two broad options; either to identify one large strategic site on the edge of the town or to identify several strategic sites upon which to concentrate development. The option of spreading housing around the town on a number of greenfield sites would not provide the critical mass to ensure that the option of development with a purpose could be delivered and more importantly that the necessary structural infrastructure could be planned for and provided in the timely and coordinated manner.

The following maps show the broad location of the areas of search required to accommodate the planned boundaries or a step change in growth options. Although it was ultimately decided not to pursue either option the broad areas of search are still relevant in assessing the potential for sites to come forward to provide 'development with a purpose'.





Public and Stakeholder Feedback

Public Workshops (Jan 2008)

Below are some of the relevant extracts from the 2008 Workshop report (the full report can be viewed at:

<http://www.winchester.gov.uk/Documents/LDF/Live%20for%20the%20future/workshop%20report.pdf>):-

The Winchester Town LDF workshop took place on 17 January 2008.

The bullet points below indicate some of the main issues that were raised at the event. This is not a comprehensive list but should give an indication of the key points that were made.

- General concern about the potential impact of development and change on the character and setting of the city
- Recognition of the need for more affordable housing and for more sites to contribute to affordable housing provision by reducing thresholds or changing the mechanisms for calculating affordable housing requirements.
- With reference to density, the point was made that it was a design not density issue as there are many examples of higher density housing in Winchester - terraced dwellings and town houses
- Recognition of the requirement to reduce carbon emissions and use renewable energy but that its not just a housing issue and needs to be addressed across the board, for example free eco buses
- Concern over the loss of greenfield sites and open space within and around the edges of the town
- Acknowledgement that the provision of infrastructure must keep pace with development and that alternatives to using the car must be in place
- Recognition of the relationship between housing and economic growth, what type of jobs should be provided, etc
- Emphasis on using brownfield sites before releasing greenfield sites.

A second workshop was organised for Winchester, at Littleton on 22 January 2008.

The bullet points below indicate some of the main issues that were raised at the event. This is not a comprehensive list but should give an indication of the key points that were made.

- Must have development with a purpose - development must be sympathetic to its surroundings and to scale but not necessarily traditional
- Ensure infrastructure is planned at outset and provided first with money/roof tax collected up front.
- Concern over capacity of infrastructure ranging from schools and health facilities to flooding/drainage systems.

- Need to do more to attract local businesses
- Improve walking and cycling provision and good public transport to make these viable alternatives to the car

Winchester Town Stakeholder Meeting; 11 September 2008

Key Points:-

- Winchester has its origins in the seat of learning and this 'knowledge' theme should continue to be recognised as one of its special characteristics along with its attractive environment.
- The economy is about right at the moment but it can't stand still and there needs to be action to stop Winchester becoming a dormitory town and reliant on commuters. Winchester should support its existing workforce whilst attracting and encouraging new economic opportunities.
- Need to think longer term by investing in the economy now with the provision of more high level jobs to reduce commuting – to create a balanced economy with a good range of job opportunities and encouraging diversity and mixed use development.
- Winchester must promote itself more and attract visitors through tourism and culture and be more vibrant with high density city living.
- Any greenfield development should be 'suburban', with higher densities nearer the city centre. Also recognise the need to retain a compact town where everyone has access to the countryside, building out in the wedge to the north is the least worst scenario
- Recognise the need for a 'step change' in development to ensure that both physical and social infrastructure issues are addressed, as it is recognized that only the larger sites will have the impact to deliver the required infrastructure requirements. These larger developments must be mixed use to encourage and support sustainable transport mechanisms and to balance traffic flow

In summary, the three meetings highlighted the concerns regarding the potential impacts of the proposed levels of growth, while recognising the need to provide more affordable housing. There was also recognition of the need to support existing businesses, while attracting sustainable economic opportunities. Importantly there is a recognition that it is essential to identify and plan for the timely delivery of essential infrastructure.

Issues and Options Questionnaire

The questionnaire firstly asked about the preferred approach to future growth either the planned boundaries option or the 'step change option. In the event the Council has developed the option of 'development with a purpose' which as stated earlier will require the release of some greenfield land. It is therefore pertinent to consider within which of the four areas subject of the consultation should be identified.

Winchester Town – question 5

“If you prefer the ‘step-change’ approach for Winchester Town, there are 4 strategic growth options for housing and/or business/commercial purposes:

- 5a
- **Area 1** (North of Winchester (including and beyond the existing boundary of the MDA at Barton Farm))
 - **Area 2** (West of Winchester)
 - **Area 3** (South-west of Winchester)
 - **Area 4** (South of Winchester)

Please tick one box to indicate the area you think is most suitable for major development. (*Please tick one box*)”

Area 1 78%
 or Area 2 3%
 or Area 3 4%
 or Area 4 14%

Total responses = 407

- 5b Please give the main reasons for your choice. Are there any major advantages or constraints to developing any of these 4 areas

Total responses to 5b = 588

There was a strong preference for development at Barton Farm, which was also evident in the response to question 5b; although it should be noted that not all the respondents were local to Winchester Town, and the response in some cases might have been seen as a means of deflecting development pressure away from other areas. There was also a degree of support for some form of development at Bushfield Camp to the south of the town, although there was not a lot of support for development in the wider area 4, or in areas 2 and 3.

Annex 1 to this report groups those summaries that make relevant comments to question 5b, together with an officer response and a recommended action.

Summaries of all the responses to question 5b are available separately due to their size and can be viewed at www.winchester.gov.uk.

Other Considerations

Government Advice

Planning Policy Statement 1: Delivering Sustainable Development.

This PPS sets out the Government's approach to securing sustainable development and creating sustainable communities, the PPS states that;

'Sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations'.

The Government set out four aims for sustainable development:

- *social progress which recognises the needs of everyone;*
- *effective protection of the environment;*
- *the prudent use of natural resources; and,*
- *the maintenance of high and stable levels of economic growth and employment.*

These aims should be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment, and a just society that promotes social inclusion, sustainable communities and personal well being, in ways that protect and enhance the physical environment and optimise resource and energy use.

Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- *making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;*
- *contributing to sustainable economic development;*
- *protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;*
- *ensuring high quality development through good and inclusive design, and the efficient use of resources; and,*
- *ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.*

Development plans should promote development that creates socially inclusive communities, including suitable mixes of housing. Plan policies should:

- *ensure that the impact of development on the social fabric of communities is considered and taken into account;*
- *seek to reduce social inequalities;*
- *address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities;*

- *take into account the needs of all the community, including particular requirements relating to age, sex, ethnic background, religion, disability or income;*
- *deliver safe, healthy and attractive places to live; and, support the promotion of health and well being by making provision for physical activity.*

PPS1 therefore establishes the requirement to ensure that in assessing the sites for their potential to meet Winchester’s needs the Council will need to be mindful of the need to ensure that the site is capable of meeting the twin objectives of providing sustainable development and creating sustainable communities. This includes ensuring that the development contributes towards sustainable economic growth.

Planning Policy Statement 3 ‘Housing’.

The Government’s key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this, the Government is seeking:

- *To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community.*
- *To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need.*
- *To improve affordability across the housing market, including by increasing the supply of housing.*
- *To create sustainable, inclusive, mixed communities in all areas, both urban and rural.*

Planning for housing policy objectives

These housing policy objectives provide the context for planning for housing through development plans and planning decisions. The specific outcomes that the planning system should deliver are:

- *High quality housing that is well-designed and built to a high standard.*
- *A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.*
- *A sufficient quantity of housing taking into account need and demand and seeking to improve choice.*
- *Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.*
- *A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.*

Draft PPS 4 ‘Planning for Sustainable Economic Development’

This was released in late 2007 for consultation and emphasises the need for; *“Planning policy to support economic growth in line with the principles established in Planning Policy Statement 1: Delivering Sustainable Development”*

Planning Policy Statement 6: Planning for Town Centres

The Government’s key objective for town centres is to promote their vitality and viability

by:

- _ planning for the growth and development of existing centres; and*
- _ promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.*

The main town centre uses to which this policy statement applies are:

- _ retail (including warehouse clubs and factory outlet centres);*
- _ leisure, entertainment facilities, and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls);*
- _ offices, both commercial and those of public bodies; and*
- _ arts, culture and tourism (theatres, museums, galleries and concert halls, hotels, and conference facilities)*

The South East Plan

The Panel Report on the South East Plan acknowledged that Winchester may have a wider role to play towards achieving the spatial strategy for Hampshire, as it is designated a ‘secondary town centre’ and acts as an important historical, cultural, and administrative centre and visitor destination. Also, the District is the tenth most important in the region, in terms of concentrations of office employment, with a corresponding high jobs density. The Panel acknowledged the high commuting rates both into and out of the town, but commented that on average commuters travelled much further to access jobs in Winchester than to any other settlement in Hampshire. The Panel considered that, balancing all these factors, there was a case for a higher level of housing provision for the part of Winchester District outside PUSH and specifically identified capacity to the north of Winchester Town as able to accommodate such growth

In July 2008 the Secretary of State published her response to the Panel Report in the form of the Proposed Changes to the draft South East Plan and her Reasoned Justification.

The Secretary of State agreed with the broad thrust of the Panel’s recommendation. However, she proposed higher housing numbers in a number of districts for the reasons given in detail in a separate schedule.

The Secretary of State agreed with the Panel that the economic case for a higher level of provision for rest of Winchester is convincing, and that it can make a greater contribution together to meeting regional needs given the good rail accessibility that Winchester city offers. Therefore she proposed to increase the Winchester allocation to 12,740 dwellings; she considers that there is scope for an uplift in housing figures for the area of Winchester district outside PUSH (to 6000 dwellings).

Also of significance for the future development of Winchester Town is policy RE2: Supporting Nationally and Regionally Important Sectors and Clusters. The policy (as proposed to be changed) states that;

The development of nationally and regionally important sectors and clusters will be supported through collaborative working between local authorities, local strategic and economic partnerships, SEEDA and the business community. SEEDA, business support organisations and higher and further education establishments should maximise the potential of the sectors and clusters. They should promote a culture of innovation, foster inter-university connection to create synergies and links with other research establishments in the local area, other regions and internationally and establish centres of excellence in key industries as they evolve.

Local authorities, through regular employment land reviews, combined with local knowledge and working with other partners, will identify the key sectors and clusters within their local area, and any opportunities that exist for the development or expansion of sectors and clusters.

Where appropriate, Local Development Documents will include policies that:

- i. ensure that land and premises are available to meet the specific requirements of nationally and regionally important sectors and clusters*
- ii. enhance, develop and promote local assets that can facilitate the development of sectors and clusters*
- iii. promote and support non-land use initiatives that benefit and foster the growth and development of new and existing nationally and regionally important sectors and clusters.*

SEEDA and higher and further education establishments should work together to promote a culture of innovation, and establish centres of excellence in regionally important sectors and clusters.

The draft SE Plan originally proposed 11, 440 dwellings in the Winchester District between 2006-2026. The Panel proposed a further 1,800 dwellings resulting in an increased total of 12,240 dwellings. However the Secretary of State's Proposed Changes which were published in July 2008, raised this figure further to 12, 740 dwellings. The rationale for raising this figure was

- the economic case for a higher level provision is convincing

- the designation as a Diamond for Growth in the Regional Economic Strategy
- the lack of overriding environmental constraints
- the anticipation that there would be more houses being built between 2006/7 and 2015/16, which have been boosted by major sites coming forward, in particular West of Waterlooville.

While there might be a case for the higher levels of growth, the above rationale is factually incorrect in that the Winchester District outside of the PUSH area is not within a Diamond for Growth; the inclusion of land at West of Waterlooville ignores the fact that it is within the PUSH area and so does not count towards the housing figures for the rest of the district; and it is disingenuous to suggest that there are no overriding environmental constraints to growth particularly in and round the City of Winchester. The Council has written to the Secretary of State to point out these errors, and submitted representations on the Proposed Changes to this effect. The Secretary of State has indicated that she will respond to these matters through consideration of comments on the Proposed Changes. In the meantime, in order to ensure conformity with the development plan, it would be expedient to plan for the higher figure put forward in the Proposed Changes (especially as these are referred to as minimum requirements).

Winchester District Local Plan Review 2006

In a District context, the adopted Local Plan guides development to the most sustainable locations. The approach to planning for Winchester Town can be summed up in the following section of the Plan

The overall aim proposed is to maintain Winchester as a “compact city” and make better use of what the town already has. There should be a sequential approach to development, concentrating new development within the existing boundary, particularly in and adjacent to the town centre (an approach that is incorporated into Government advice, in PPG3). However, at some point, continued concentration of development within the town could start to destroy the qualities that the approach is seeking to protect and there will need to be some carefully planned growth.

The Local Plan Inspector was not entirely convinced of the Council's ability to meet its housing requirements which was to a certain extent reliant on 'windfall' sites coming forward. To mitigate against the possibility that insufficient land would come forward the Inspector identified four reserve sites; two of which are in Winchester Town, at Pitt Manor and at Francis Gardens.

The Hampshire County Structure Plan Review imposed a requirement to plan for a “reserve” Major Development Area of 2,000 dwellings and supporting physical and community infrastructure at Winchester City (North). The release of this land was only to be triggered if the County Council's housing monitoring showed a shortfall in the amount of housing coming forward.

Land at Barton Farm, to the north of Winchester, was identified in the adopted Local Plan (under Policy MDA 2- Winchester City (North)) as a reserve site for a major development area (MDA) of approximately 2000 dwellings and associated physical and social infrastructure. This followed consideration of various other locations to the north of Winchester.

When considering the location of the MDA through the Local Plan process, other potential sites were also considered including land at MOD establishments to the north of Winchester. The MOD has recently indicated that neither Sir John Moore Barracks nor Worthy Down will be available for alternative development within the medium term, even if they were suitable locations for major development (the assessment of alternative areas found them to be less suitable than Barton Farm).

The Local Plan Inspector summarised his views on the suitability of Barton Farm for a potential development of 2,000 dwellings as follows;

'Overall, in the event that the reserve MDA is implemented, I consider that development will be in a highly sustainable location with excellent opportunities to increase non car modes of travel. A development of 2,000 dwellings will undoubtedly create challenges in terms of movement and access, but subject to an appropriately high standard of detailed planning, I see no reason why those challenges should not be met successfully. In reaching this conclusion I have also taken account of the evidence of the development interests for other sites. But this does not persuade me that a site in such close proximity to the city centre and key employment areas is anything other than sustainable in transport terms'

Inspector's Report into the Section 78 Appeal by Cala Home in respect of the development of Barton Farm; dated 8 December 2005 (File Ref: APP/L1765/A/04/1159940)

The reserve site was only to be triggered if there was a compelling justification to do so, this would have been identified through the monitoring of housing completions in the District. In the event no compelling justification arose: nonetheless the developers, Cala Homes, made a planning application which sought the release of this land. The developers appealed the application on the grounds of non-determination, and the appeal was subsequently the subject of a Public Inquiry, with the final decision to be made by the then Deputy Prime Minister as the Secretary of State with overall responsibility for planning matters.

The Inspector recommended to the Secretary of State that the Appeal be dismissed on the grounds that there was no compelling argument at that time to release the reserve site at Winchester City north (Barton Farm). However in all other respects the Inspector found the application sound. The Secretary of State subsequently agreed with the Inspector's recommendation and dismissed the Appeal. It is evident from the Appeal decision that the Secretary of State and the Local Plan Inspector both took into consideration the sustainability of a major

development in this locality, and other material planning considerations, which were summarised in the decision letter as follows;

'The Local Plan Inspector's endorsement of the site and its sustainability credentials is apparent from Section 12.15 of the Report. Whilst acknowledging that any urban extension would by definition irrevocably change the setting of a town or city and as a result involve a loss of countryside, the Inspector pointed out that, in contrast to a smaller ad hoc development, the designation of the Reserve MDA "does provide a real opportunity to create a new townscape of a high quality that will make a positive contribution to the special character of Winchester" (paragraph 12.15.22).

On the sustainability and transportation issues the Inspector's conclusions were equally clear and uncompromising in pointing to "The key point to be deduced from these figures is that for an urban extension, Barton Farm is unusually close to a wide range of facilities including the City Centre" (paragraph 12.15.28). In relation to the potential for impact arising from additional traffic the Inspector made clear his view that the site would provide a "genuine opportunity" to bring about "a significant modal shift from car to bus travel, cycling and walking" (paragraph 12.15.29). The overall conclusion therefore at paragraph 12.15.30 of the Inspector's report that the development would be in a highly sustainable location with excellent opportunities to increase non-car modes of travel was well supported and entirely justified.

Nevertheless, it is almost settled that a Winchester City (north) MDA would be at Barton Farm [134, 167, 207-210, 225]. If the MDA is to proceed, it seems that traffic queues and delays may have to be tolerated, as I doubt that the modal shift envisaged could be bettered, and additional physical highway capacity is not contemplated or easily possible [117, 258]. Given the suggested conditions and completed s.106 agreement, there is no formal evidence or indication that any of the other traffic related objections amount to a cogent objection to the proposed development.

In all the circumstances, and notwithstanding their scale, the appeal proposals comply with a wide range of planning and transportation issues in a way that fully reflects up to date National, Regional and Local Planning Policy Guidance, with a range of benefits which are of especial significance in the Winchester context.

If the Secretary of State is satisfied that there is a need for additional housing in Winchester he can accordingly be assured that the appeal proposals present an opportunity to make such provision. They have been shaped to specifically address the particular needs of Winchester in housing terms with, for example, 40% of the dwellings being affordable, and 50% having one or two bedrooms. At the same time the proposal has specifically addressed needs and opportunities in Winchester concerning transportation and other matters such as open space provision.

In all the circumstances I conclude that the appeal proposal is satisfactory (provided that the release of the site itself is justified) and in particular makes adequate provision for infrastructure. It would therefore comply with Structure Plan policies R2 and T5, Local Plan policies FS3 and RT3 and (the relevant part of) Policy NC3 in the emerging Local Plan’.

Winchester District Strategic Partnership - Sustainable Community Strategy

The Winchester District Strategic Partnership Sustainable Community Strategy; 2008 Refresh was published in December 2008. It sets out the most important changes needed over the next 20 years to help communities become more sustainable. It aims to improve the quality of life for everyone, in a way that leaves a good legacy for future generations.

“The vision for the Winchester District is of diverse and dynamic communities, where people work together to ensure that everyone has the opportunity to lead a fulfilling life now and in the future.”

This vision is critical to leading the way for the Council's Local Development Framework (LDF) which sets the framework for how growth and development will be guided over the next 20 years to make sure that it is sustainable and secures benefits for everyone to deliver the shared priorities of the Sustainable Community Strategy.

The policies and proposals in the Local Development Framework must make sure that development and growth in the District helps deliver the important outcomes of the Sustainable Community Strategy. Partners of the WDSP are very closely involved in the LDF as they will need to play a role in supporting future development by providing infrastructure like roads, healthcare, schools and other services that not only help keep an existing community going, but are essential for the creation of new communities.

It is clear that for the Core Strategy to be consistent with the vision set out in the Sustainable Community Strategy it will need to provide the platform to enable sustainable economic development. In terms of economic development the Community Strategy explores in more detail this aspect and expresses three desired outcomes, which are key to the LDF :-

1. Winchester District exploits its reputation as a cultural stronghold, using this as a means to stimulate a modern and creative approach to business’ and identifies the following as means to achieve this :-

- Support the local development of knowledge-based industries,
- Support the local development of creative industries
- Facilitate diversification in the rural areas
- Encourage innovative solutions to premises and transport challenges
- Market Winchester District as a world-class tourism destination

2. The promise of London 2012 is channelled into local opportunities to enhance the skills and ambitions of those who live in the district' to be achieved through:-

- Encourage business start-ups
- Work with schools, colleges and universities to develop the workforce of tomorrow
- Reduce the barriers of rural, social and digital isolation
- Give all adults of all ages access to learning and development opportunities

3. Businesses are good neighbours' to be achieved through:-

- Ensure that new development provides benefits for local people
- Help businesses commit to a low carbon economy
- Help businesses to take advantage of new technologies to make services more accessible.
- Improve businesses participation in policy and decision making, and in the wider life of the district.

It will be necessary for the Core Strategy to translate these desired outcomes as they relate to spatial planning for Winchester Town and the rest of the District.

Winchester – Towards our Future

Early in 2007 Winchester Town Forum launched its vision for the town "Winchester – Towards our Future". This recognised that Winchester had welcomed and absorbed change, but that there was a need to continue its successful evolution in order to enrich the lives of future generations through the following considerations:-

- care about our history, heritage and setting.
- encourage people to do business here.
- be a natural destination for visitors and shoppers.
- provide new and affordable housing.
- improve transport, infrastructure and air quality.
- become a regional centre for creativity and culture.
- create a green and environmentally friendly city.
- be a town which supports safe and stable communities.

Further Evidence Studies

The Winchester District Economic and Employment Land Study (Nov 2007)

The Study summarises the distinctive economic characteristics of Winchester Town as being the:-

Potential of its creative and cultural industries, linked to its universities:-

Winchester Town has been part of a growth in creative industries in recent years with growth in the sector of around 30% - this ought to be recognised as a distinctive local cluster – with a strong knowledge base within the wider regional sector.

Opportunities to support growth in advanced manufacturing:-

This being linked to the knowledge based sector.

Importance of the visitor economy and linked to this the evening economy:-

In tourism terms the profile of Winchester is national or international scale with visitor spend continuing to increase.

Increasing incidence of professional and business services:-

There are also a growing number of small scale, high-value, professional and business services providers within the Town

Continuing role of the Town with regard to public services:-

For a town of a modest size there are a number of large public sector managerial and administrative functions and it is acknowledged that these are the major catalyst to in-commuting.

“Only an increase in the levels of growth would allow these characteristics to be enhanced and actively promoted to support the role of Winchester Town as the central hub of the District and re-emphasise its importance as a county town, and the most sustainable settlement in a predominantly rural District where about 40% of the District is within the East Hants Area of Outstanding Natural Beauty/proposed South Downs National Park”.

The Winchester District Economic and Employment Land Study; Supplementary Report (Jan 2009).

This Supplementary Study was commissioned in order to develop some of the findings in the Winchester District Economic and Employment Land Study; November 2007. This Study indicated that the town has significant potential for economic growth, particularly in higher value added and knowledge based activities, but that this currently being restrained by limited availability of suitable employment land and property, and restrictive planning policies.

The further work focussed on implications of the strategic options for Winchester Town, particularly their potential effects on commuting and land requirements. In addition the Study also considered the implications of a further option, arising from the public comments on the Issues and Options document, of consolidation within the existing town boundaries.

The study concluded that Option 2 'which emerged as the first preference from a commuting and economic development point of view, could reduce in-commuting'. The Study suggests that either Bushfield Camp or Barton Farm score best as potential locations for a knowledge park. It suggests that the preferred option 'might propose a knowledge based business park at Bushfield Camp, and the development of corresponding housing at Barton Farm to meet market potential and to balance traffic generation across Winchester Town'.

Although the 'development with a purpose' option has been selected rather than the 'Step Change' option, the assumption regarding the need to ensure that there is a proper balance between housing and jobs was one of the fundamental objectives in preferring this option. Therefore in addition to identifying sufficient land to meet the housing requirements it is also necessary to allocate sufficient land to ensure a better balance between jobs and housing, and to ensure that the economy is allowed to diversify and build on its strengths.

In order to meet the economic development potential and to provide sufficient jobs of the right kind, a strategic employment land allocation would be required in the Core Strategy. Sites within the town centre and built-up area are assessed in the Study but are insufficient to meet all the potential that exists for increasing jobs and economic activity (and may need to be retained for their exiting or other uses).

The study ranked potential sites according to physical characteristics, market demand, environmental quality, site development constraints, site accessibility, movement and commuting, employment growth policy, economic development policy, sequential testing, and other policy objectives. The site of the former Cattle market in the town centre scored the highest (74), but only has the potential to create around 400 jobs. The greenfield site that scored the highest was Barton Farm (72), with Bushfield Camp scoring relatively low (68). The scoring in part reflects the relatively high scores given to Barton Farm for its 'attractive rolling open farm land', and the relatively low score given to Bushfield Camp for the 'demolition and major infrastructure needed'.

The study recommends that a knowledge based business park at Bushfield Camp should be developed 'as part of a mixed use development with housing and other facilities'. However, the site is unlikely to be large enough to accommodate this level of growth once all the constraints have been factored in (see below).

The Study also warns that Barton Farm is 'not ideal for a business park'. The Study advises that any business park should be located near to the A34 Three Maids Hill junction.

In order to address some of the problems of out-commuting and to help fulfil Winchester's economic potential by 'playing to its strengths' a knowledge based business park is suggested either to the north or south of the city. The conclusion is that 'gross out-commuting could be reduced by promoting development for knowledge based activities and the intensification and redevelopment of existing employment sites, and by developing a knowledge based business park in an urban extension at Barton Farm or Bushfield Camp.

However the Study recognises that any allocation would need to be consistent with the Regional and sub-regional economic development objectives, which favour economic growth in the PUSH area and, particularly, any allocation should avoid prejudicing the development of the 'South Hampshire Strategic Employment Zone' at Eastleigh.

The Winchester District Local Development Framework Transport Assessment; November 2008

This study undertaken by the consultants MVA looks at the transport implications of the spatial options that were proposed in the Issues and Options document. In respect of Winchester Town, the study assessed the two strategic options and concluded that;

"while the location of housing areas can be addressed, the location of employment and other land uses creates difficulties. The central area has limited capacity for additional jobs and other sites may need to be found. This would require new bus links which may not pass through the central area but would be constrained by the absence of suitable roads and a dispersed pattern of employment would be more likely to encourage car journeys. A further difficulty is that demand for parking at the rail station may increase and additional capacity will be sought, although this may add to traffic congestion in the central area at peak times.

To achieve the planned boundaries option, Winchester offers considerable potential for growth. The relative compactness of the city, its high proportion of walking trips, the natural and historic constraints on the road capacity available and the proximity of proposed sites to core facilities all contribute to a scenario in which sustainable modes can be supported. The greatest impact on the road network is expected to be locally, notably Andover Road inbound, but measures to reduce the proportion of car trips could be applied including travel planning, further parking constraints in the central area and the strong promotion of walking and cycling together with the introduction of a new bus service.

The step change option would require growth on a substantial scale and the limitations of the city's transport networks would become apparent. While the

traffic impact of the planned boundaries option on the trunk road network is manageable, any further growth would cause difficulties on the M3 in particular. However, it is acknowledged that greater expansion would create more opportunities to re-balance employment and reduce the current levels of in-commuting. This could present opportunities to create a wider bus network but is unlikely to meet a high proportion of travel demands due to the increased diversity of origins and destinations. The capacity of transport networks is such that growth can be accommodated although further pressures on the M3 junctions (particularly Junction 9) are likely to cause some problems. There will be impacts on the local road network due to the constraints in particular corridors but park and ride will help relieve additional demand, particularly at peak times. For the Step Change option, the size of the potential sites will result in considerable impacts on the highway network but the details of this are dependent on how any development is distributed among the four areas identified. Again there is scope to incorporate sustainable modes to a considerable extent and to integrate the sites with the established land uses and travel patterns.”

In summary therefore both options have transport issues that would need addressing, although the ‘step change’ option creates by far the greater challenges, and would need to be assessed further to determine which site(s) should be identified to deliver this level of change.

A further more detailed transport assessment is proposed once a preferred option has been selected, to assess the transport impacts in more detail and assess the scope for mitigation and measures needed to accommodate development.

Sustainability Appraisal

A Sustainability Appraisal of the Issues and Option was undertaken by the consultants Enfusion (see report CAB1772LDF), but this did not include an assessment of the potential sites. A further Sustainability Appraisal would be required once a preferred option has been selected, but the SA criteria have been used by officers to assess the merits of the four alternative locations identified in the Issues and Options document.

Site Assessment Framework

A Site Assessment Framework based on the Sustainability Appraisal Framework approved by the LDF Cabinet in December 2007 has been used to assess the four broad strategic growth areas. The sustainability objectives that were used to assess each area included;

- To create and sustain communities that meet the needs of the population and promote social inclusion

- To provide for the timely delivery of infrastructure suitable to meet community needs
- To provide good quality housing for all
- To maintain the buoyant economy and develop greater diversity that meets local needs
- To increase accessibility; reduce car usage and the need to travel
- To improve the health and well being of all
- To protect, enhance and manage water resources in a sustainable way
- To ensure sustainable waste management
- To address the causes of climate change and to mitigate and adapt in line with Winchester's Climate Change Strategy
- To promote the sustainable design and construction of buildings and places
- To conserve and enhance biodiversity
- To protect and enhance built and cultural heritage
- To protect and enhance the character and quality of the landscape of Winchester District
- To secure high standards of design
- Minimise local and global sources of pollution

The framework together with summaries of the results of this exercise are appended to this report, the full versions can be viewed on the Council's website. In addition maps illustrating the main constraints for each site are also appended.

Issues arising and Consideration of Reasonable Alternatives

The question of reasonable alternatives to either option was considered as part of the previous report on the Winchester Town options. In respect of this paper, the options that need further consideration relate to the potential greenfield sites on the edge of the town required to deliver the preferred strategy of 'development with a purpose'.

One option that emerged which is worthy of further consideration is to allocate a number of strategic sites of between 500-1,000 dwellings each, thus spreading the level of development around the town. Therefore in addition to assessing the development potential within the four strategic areas, the option of identifying a number of smaller strategic sites to meet the housing and employment requirements also needs testing.

The main criteria that should be used in making the assessment are the sustainability objectives set out in the Site Assessment Framework. In addition, and the criteria agreed by the LDF Cabinet on 16 December 2008 should be taken into account:

“ The site(s) must be capable of providing the uses necessary to meet the town's needs, including a range of housing to meet housing needs including 40% affordable housing;

- *The site(s) must make a positive contribution towards meeting the economic development objectives of Winchester town and the sub-region; and contribute towards reducing commuting into and out of the town;*
- *The development of the site(s) must meet the highest standards of sustainable design and make a positive contribution towards addressing climate change, and maximising the opportunity to generate on-site renewable energy*
- *The site(s) must be capable of mitigating its environmental impacts*
- *The site(s) must be capable of meeting its physical and social infrastructure requirements in a planned and timely fashion”*

To meet the ‘test of soundness’ the potential sites must be available and deliverable within the plan period.

Area 1; North of Winchester (including land at Barton Farm and beyond the existing boundary of the reserve MDA)

Description of the area

The broad area of search is centred on Barton Farm, but also includes land to the north of Well House Lane (the current boundary of the Barton Farm site), and land to the east of the railway line (to Worthy Road). The site is well related to the existing built up area: it adjoins existing built up area to south and south west and is adjoined by Headbourne Worthy to east; it is bounded by the A34 to the north and Andover Road to the west.

The land to the east of the railway line includes land that was offered as part of the mitigation package in respect of the Barton Farm development. This land is not particularly well connected to the land to the west of the railway line, and is more constrained for development. Immediately to the north of this land is the settlement of Headbourne Worthy.

The land to the west is within the built up area of Harestock and has only limited development potential, and certainly could not contribute towards significant growth of the city. Immediately to the north of the built up area is the Sir John Moore Barracks, which is an extensive brownfield site, but discussions with the MOD suggests that there are no plans to vacate this facility in the near future, and the site cannot be considered to be available.

To the north of Well House Lane, the land slopes upwards to Three Maids Hill and the A34. It is visually prominent particularly at the northern end on the higher slope. A sewage treatment plant is located to the south west of this land, and poses a significant constraint. However, this land was a seriously contender for

inclusion as part of the Winchester City north Major Development Area. It was rejected largely on the basis that there was sufficient capacity at Barton Farm to develop the required housing and, being further from the city, it was not so well connected.

Environmental impacts

Proposed development within the broad area of search might impact on:

- Protected sites; the eastern boundary of the broad area of search is close to the River Itchen, a designated SAC (European designation Special Area of Conservation). The river Itchen and surrounding land is also a SSSI (statutory designation), which abuts eastern site boundary at Abbots Barton. These designations protect both habitats and species.
- There are significant views to and from historic landscape features such as Cheesefoot Head. It is also visible in views to and from the proposed National Park. Important views will need to be taken into consideration wherever they occur on the site, but the ridge at the northern most part of the area around Three Maids Hill is the most prominent and consequently the most sensitive.
- The dominant landscape characteristic of the land to the east of the railway is of large field patterns bordered by long hedgerows with intermittent copses/shelterbelts which provides important nature conservation interest and/or wildlife corridors within a mainly arable landscape.
- The existing boundary planting is weak with a low level of overall tree cover (typical of open downland landscape). The exception is the roadside boundary vegetation to Well House Lane and Abbots Barton Road. The scarcity of tree/hedgerow cover increases importance of 'on site' vegetation and its retention.
- Good existing network of interconnecting tracks and rights of way throughout the site links green spaces / wildlife corridors, providing easily accessible contact with natural environment and enjoyment both within and beyond the site.
- Proposed SDNP (South Downs National Park) is close to the boundary at Abbots Barton. The extent of the impact of development on the SDNP area and surrounds cannot be determined at this stage but care would be needed in the layout and design of any development to ensure adequate mitigation against disturbance to the tranquillity; night skies; distant views; quality and character of the proposed National Park and its wider landscape setting.
- Existing landscape character of site contributes towards the landscape setting of Winchester city; it is presently contained by steep mainly undeveloped slopes in sheltered valley setting. Two major east-west ridgelines run across the site, and are the most visually prominent part of the site and wider landscape setting.

- There are important and significant views to and from the site that impact on wider landscape character area and local distinctiveness. Panoramic views N, E and S from both ridgelines across characteristic open undulating landscape have greatest impact on site and surrounds. Significant views to Cheesefoot Head, AONB and proposed SDNP to E and SE from northern half of site.
- The southern part of the site is identified as Natural Greenspace in the PPG17 Open Space Study
- Parts of the site are liable to flooding, and are in flood zone 3, which restricts development in these small parts of the site. The areas in question are dry valleys that run south west to north east across the lower part of the site and immediately to the north of Well House Lane. While this constraint would require mitigation through the development of a sustainable urban drainage system (SUDS) it would not prove an overriding constraint that would bring into question the suitability of the site as a whole for development. By excluding the land liable to flood from the development area, and by ensuring proper mitigation measures, a level 2 Strategic Flood Risk Assessment would not be required.
- There are three known small areas of contamination on the site. Further investigation is required and full mitigation measures put in place but this is not a significant constraint that would preclude the development of this land.
- The noise from road and rail would be an issue for properties nearest to the source; but again this is capable of mitigation.
- The semi-rural landscape setting of Headbourne Worthy includes a number of Listed Buildings and Headbourne Worthy Grange (Hants Register of Historic Parks and Gardens) all contribute to the character of village settlement and local distinctiveness.

Accessibility

- There is a well developed and well used network of footpaths on the site. There is much potential for these to be developed as cycle as well as footpath networks to provide improved access across this part of the city. The site's highly accessible location to the north of the city and immediately to the south of the junction of the A34 and A272 means that there may be potential for a park and ride on-site.
- The site at Barton Farm is well related to the city centre and railway station and has reasonable public transport connections with the potential to strengthen them

Infrastructure

- There would appear to be no reason why the site could not provide the necessary social and physical infrastructure. The main infrastructure

requirements would relate to health and education, and environmental and transport mitigation measures.

Economic development potential

- The broad area of search is capable of providing a range of houses (including affordable housing) which would help to ease pressure on in-commuting.
- The site at Barton Farm could provide limited employment opportunities including the encouragement of home working; but is unlikely to be able to provide sufficient land to meet the wider economic development objectives. This could be provided by including land to the north of Well House Lane in the development area. This would allow for a range of employment opportunities to widen and strengthen the city economy, and help reduce the need for out-commuting.

Availability

- The site area of the land at Barton Farm is approximately 90 hectares, and has the capacity of around 2,000 dwellings at an average density of 40 dph. It is in the ownership of Cala homes and is both available and deliverable in the short term.
- The area of land to the north of Well House Lane is controlled by a consortium of development interests, and is available. Part of this land is owned by the St John's Charity who is promoting approximately 56.5 hectares for development. This land, together with land for which Bovis/ Heron retain an interest, is also being promoted for development.
- The St John's/Bovis /Heron land totals 165 hectares and includes most of the land between Well House Lane and Three Maids Hill

Conclusions

- There are a number of environmental constraints that would preclude any significant development to the north east of the site; including the need to provide a buffer to protect the integrity of Headbourne Worthy; and the proximity to the River Itchen.
- The remainder of the land to the east of the railway line has only limited built development potential. It is poorly related to the land to the west, and as there is no compelling need to allocate this land for either housing or employment, it should be excluded from any further consideration for potential large scale development, although it might have potential in providing open space/ green infrastructure.

- The land at Barton Farm allocated as a reserve MDA in the Local Plan has been the subject of two recent Public Inquiries and the principle of developing this land has been supported by both the Local Plan Inspector and the Secretary of State. It has been the subject of a full Environmental Impact Assessment and Transport Assessment, and is capable of mitigating all the potential environmental threats. It has also been shown to be capable of meeting/providing all its infrastructure needs
- This, together with the Panel Report into the SE Plan (which points towards a major development to the north of the town) makes this site a strong candidate to deliver the required housing. However Barton Farm could not accommodate a knowledge park as well as 2000 dwellings, so if it is to be allocated then a further site would need to be identified to meet the wider economic development objectives, either to the north of Well House Lane as part of a wider Barton Farm development, or elsewhere.
- The land to the north of Well House Lane is less visually sensitive on the lower southern slope of the site: however, the land on the northerly part of the site is highly prominent and has limited built development potential, but there would still remain a significant area of land available for a predominantly mixed use development including employment. Overall the area of land available is greater than that at Barton Farm, and if all this land were to be allocated for development its potential would greatly exceed the housing requirements in the SE Plan, or other identified needs.
- The area of land to the north of Well House Lane effectively forms one broad sweep of land with no significant natural boundaries within the site. It is therefore difficult to see how just a part of this land might be allocated solely for employment uses, particularly as the employment study recommends that any business park should be located on the prominent northern end of the site adjoining the junction of the A34 at Three Maids Hill.
- At the present time Well House Lane would form a firm and defensible boundary to the northern expansion of the town. At some stage in the future it might be expedient to cross that boundary, but for the reasons set out above once development is allowed to the north of Well House Lane, then it would effectively be opening up the rest of this land for development (although there is no reason why substantial areas of this land could not be set aside as green infrastructure; or planned for longer term development).

Area 2 West of Winchester; including land at Teg Down

Description of the area

A significant portion of the site is bounded by the built up area of Winchester to the north, south and east. To the west lies open countryside.

This area of search is centred on the Royal Winchester Golf Club at Teg Down. This is identified as an Outdoor sports facility (limited access) in the PPG17 study final report (April 2008).

The northern southern and eastern parts of the area of search are heavily built up and could not contribute towards providing significant growth.

Environmental impacts

Proposed development within the broad area of search might impact on:

- Protected sites exist either within or close to the site. Approximately half of the site is designated as a Site of Importance for Nature Conservation (SINC) at the Royal Winchester golf course. There is also a smaller SINC site on reservoir land north of Lanham Lane. There is a SSSI approx 500m to the west of the area beyond main ridgeline, measures would need to be put in place to mitigate against any potential impact on the SSSI.
- There are intermittent groups of existing trees/ copses/ hedgerows around Sarum Farm; along Clarendon Way, Lanham Down, Lanham Lane which together provide valuable wildlife/green corridors within mixed land use of arable fields, paddocks, and the golf-course (SINC).
- There are three well used rights of way through the golf course, Clarendon Way (along W boundary) and Lanham Lane (N boundary) may benefit from improved interconnectivity allowing greater appreciation and contact with natural environment.
- There is a large Scheduled Monument and earthworks on the golf course. Both the site itself and its setting offer a potential constraint.
- There is significant archaeological potential as area is rich in prehistoric features; including field systems which may be related to scheduled Romano-British occupation site on Teg Down.
- The characteristics of Lanham Lane indicate a possible holloway and/or historic boundary with ancient yews and other veteran trees.
- There is the route of a Roman Road on the southern boundary.
- The existing landscape character of site and wider landscape including the well defined setting of Winchester city, is presently contained by steep mainly undeveloped slopes in sheltered valley setting. Two important ridgelines cross NE – SW through the site i.e. along northern boundary and along the eastern boundary, the latter defining the existing edge of built development.
- Existing skyline features include: tree cover along Chilbolton Avenue when viewed from city; planting around the Teg Down masts; trees along Lanham Lane when viewed from the north (including veteran trees).

- Existing rights of way along Clarendon Way, Lanham Lane and through the golf course provide valuable green corridors of amenity value within mixed land use of arable, paddocks, and golf-course.
- There are intermittent groups of non protected trees/ copses/ hedgerows throughout site, around Sarum Farm and masts; along Clarendon Way, Lanham Down, Lanham Lane which contribute to visual amenity and landscape character. There is potential for further strengthening and enhancement.
- There is an extensive line of TPO trees within and adjoining the golf course.
- The topography with steep scarps and dry valleys are characteristic features of the existing landscape.
- Character of lanes and site boundaries including existing trees and hedgerows to be safeguarded along western and northern boundaries restricting potential to improve vehicular access into the area.
- Part of the area is affected by Radon which would require remedial action
- There are no Flood Zones (2 or 3) within the area

Accessibility

- There are well used footpaths on the site. The potential for these to be developed as cycle as well as footpath networks to provide improved access across this part of the city must be take into account.
- The fact that this site is not directly served by main roads into the city needs to be taken into account in any consideration of infrastructure provision: detailed highways input would be needed.

Infrastructure

- The fragmented nature of the potential land available for development would make the delivery of the necessary infrastructure difficult to plan for
- Significant improvements to the highways network would be needed to gain access to the town centre

Economic development potential

- The lack of a coherent parcel of land to provide the necessary housing would preclude a mixed-use or employment based development aimed at meeting the wider economic development objectives.
- The lack of accessibility would not encourage high profile employment uses into the area. In any event this might be incompatible with other uses in the area.

Availability

- The full extent of the landownership in this area is unclear (with the exception of the golf club). As yet there have been no meaningful discussions with the landowners. However, one land interest has put forward proposals for 9.3 hectares of agricultural land to be released to the west of Lanham Lane; and a further 26.5 hectares to the east of Lanham Lane.
- The Royal Winchester Golf Club has indicated that it might be prepared to release three parcels of land of 1.3; 4.9 and 11.3 hectares each around the edges of their golf course. This would total 53 hectares, but it would not represent a cohesive and contiguous development site.

Conclusions

- The sensitive environment, the poor accessibility and the lack of a single development site of strategic importance makes this area unsuitable for further consideration for delivering the 'development with a purpose' option.

Area 3 South-west of Winchester; including land at Pitt Manor

Description of the area

The site adjoins Oliver's Battery to the south east and Sarum Road to the north east. It includes the Pitt Manor Local Reserve Site. To the north, west and south west it adjoins open countryside.

This area of search includes the rural settlement of Pitt, and contains a golf course in the southern part of the area. It is otherwise open countryside.

The area is dissected by Romsey Road which splits it into two distinct sub-areas i.e. the part centred on Pitt, and the part centred on the golf course. The area centred on Pitt has itself two distinct characteristics, that to the north of the settlement which, while being largely countryside, is more contained by the existing settlements and the roads, and that to the south of Enmill Lane which is part of the wider open countryside

Environmental impacts

Proposed development within the broad area of search might impact on:

- Protected sites within or close to the area; potential impact is minimal as there is only one known protected site within the area, a SINC located

close to Pitt Manor. Outside the site boundaries, there are SINCs to the north, south east and south west of the site and an SSSI some distance beyond the north west corner of the area.

- A characteristic of the area are the large field patterns, mainly arable, with occasional small copses. Hedgerows are to be found mainly along the roadside. There is sparse tree cover throughout. The area would benefit from strengthening of wildlife corridors and improved interconnectivity.
- Two ridgelines cross the site, the more visually prominent is the northern ridge which acts as a buffer between the built up area; it is also integral to the distinctive setting of Winchester. Important views which contribute to the landscape character and local distinctiveness include the panoramic views from the ridgelines, which connect the site with the wider landscape.
- The existing golf course with lakes and planting provides an important wildlife corridor / buffer to existing built development.
- The grounds of Pitt Manor (including boundary vegetation) have potentially high biodiversity value which would link to the adjoining SINC.
- The grounds of Pitt Manor are on the Hants Register of Historic Parks and Gardens. The archaeological potential within the historic site would require further investigation.
- The integrity of the village of Pitt with its large number of Listed Buildings which are set within the wider landscape setting makes a significant contribution to local distinctiveness.
- There is a high archaeology potential for prehistoric remains within parts of the site.
- There are existing panoramic views south and west from site when viewed from elevated northern half of site including Sarum Road.
- Ridgelines and skyline features affect setting of Winchester.
- The existing golf course provides an important green corridor in terms of amenity and a buffer between existing built development and open countryside.
- There are a number of TPO groups within and around Pitt Manor and in school grounds at Oliver's Battery.
- Radon exists to the northern part of the site, and remedial action would be required should this land be identified for development
- There is no flood zone 2 or 3 within site.
- There is also the presence of Radon in the north west corner of this site which would require careful consideration.

Accessibility

- Sarum Road, Enmill Lane and the northern part of Kilham Lane are narrow roads limiting easy access to the built up area of Winchester City from the north and the western parts of the site.
- There is the potential to improve road access to the city from the western parts of the area, and to achieve an improved public transport network, possibly incorporating park and ride, needs to be taken into account. It

was a conclusion of the Transport Assessment that the site at Pitt Manor could be incorporated into the existing transport networks without major difficulties

- The A3090 divides site, and joins with Romsey Road, a major route into the town centre. The area is approximately 2.5 kilometres from the town centre on its nearest boundary.
- There is not a well developed public footpath or cycle network across this site. The potential for this to be provided if the site were to be developed needs to be taken into account.

Infrastructure

- There would appear to be no reason why the site could not provide the necessary social and physical infrastructure. The main infrastructure requirements would relate to health and education, and environmental and transport mitigation measures.

Economic development potential

- The land to the east of the A3090 is mostly occupied with the golf course, part of which might be made available for development. But its separation from the strategic road network makes it difficult to see how this site could provide strategic employment uses to contribute towards the wider economic development objectives
- Likewise the land between Pitt and Pitt Manor might have some limited development potential, but that would be better suited for residential and open space purposes.
- The general issue of accessibility to both the town centre and strategic highways network would give this broad area of search limited if any potential to deliver the required economic objectives.

Availability

- The full extent of the landownership in this area is unclear (with the exception of the golf club). As yet there have been no meaningful discussions with the landowners so at the present time all the land cannot be considered available.
- However Crown Golf has put forward part of the golf course for development. It is not clear what the capacity of this land would be but it would not be capable of meeting the full strategic land requirement. This land would probably form the least visually prominent part of the area of search, but is valued as a sports and recreational facility

- Proposals have been put forward to develop a site of approximately 38 hectares at Pitt Vale Farm which lies between Pitt Manor and the settlement of Pitt. The development would provide approximately 1,000 dwellings (plus the local reserve site; of up to 200 dwellings), together with a potential park and ride and public open space.

Conclusions

- It is considered that there is very little development potential on land to the east of the A3090 due to the number of constraints and the lack of a significant parcel of land other than the golf course. Land to the south and west of the village of Pitt is also heavily constrained, and would be poorly related to, and it would have relatively poor connectivity with, the rest of the town.
- However, the land at Pitt Vale Farm has some potential, although it would be mostly in providing housing rather than making a significant economic contribution. Care would also need to be taken to ensure that there were no adverse impacts on the historic settlement of Pitt and the registered Historic Park and Gardens at Pitt Manor, all of which could reduce the development potential of this land.

Area 4 (South of Winchester); including land at Bushfield Camp

Description of the area

The northern part of the area is well related to the existing built up area: to the north west lies Badger Farm and Oliver's Battery and to the east the railway line and development to the west of St Cross Road.

The area is dissected by the A3090, and the land to the south of this road is open countryside leading to Compton Street

The area of land to the north of Badger Farm Road, which includes Bushfield Camp, contains a former army barracks, which has reverted to a semi natural state. Although the site was previously developed, because it has reverted to its current open and green condition it does not fall within PPS 3's definition of previously developed land.

Environmental impacts

Proposed development within the broad area of search might impact on:

- Protected sites; the eastern site boundary is close to the River Itchen, which is a designated SAC (European designation Special Area of Conservation and also a SSSI (statutory designation), this would not directly impact on the area but appropriate mitigation measures might be

required to ensure that there are no harmful impacts. There are two SINCs within the area; including a large area which includes much of Bushfield Camp and Whiteshute Ridge.

- Part of the area (south of Oliver's Battery) is designated as common land.
- To the south of the area there are the characteristic large field patterns bordered by long hedgerows with intermittent copses/shelterbelts, which provides important nature conservation interest and wildlife corridors within a mainly arable landscape.
- There is a low level of overall tree cover (typical of open downland landscape) which increases importance of 'on site' and boundary vegetation and its retention.
- Existing historic features include two small scheduled monuments within the southern part of the area; holloways and associated historic hedgerows; boundary stones (to be preserved in-situ).
- There are important views to/from the area to the Scheduled Monuments at St Catherine's Hill, St Cross, Twyford Down and Winchester Cathedral.
- Bushfield Camp: contains a number of potential constraints as a former WWII and later military site.
- The extent of the archaeological significance within the area is unknown and requires further assessment and analysis.
- The proposed SDNP (South Downs National Park) abuts the railway line along eastern site boundary. The extent of impact on SDNP area and surrounds is unknown and would depend on the nature and extent of any potential development. But careful consideration would need to be given to preserving the area's tranquillity; the night skies; the distant views; and the quality and character of its wider landscape setting.
- Existing landscape character area and well defined setting of Winchester city, the latter presently contained by steep mainly undeveloped slopes in a sheltered valley setting. Importance of two main ridgelines: the first includes Whiteshute Ridge as a visual and physical buffer and setting for Winchester city.
- Good existing network of interconnecting tracks and rights of way throughout the site with a small area of registered Common Land and Couttryside and Rights of Way Act access along northern ridgeline. Accessible links with green spaces / wildlife corridors has amenity value and allows good connectivity with natural environment and enjoyment both within and beyond the site.
- There are a number of protected TPO trees north of Bushfield Camp and along Whiteshute Ridge.
- There is the important semi-rural landscape setting of Compton Street and Compton Down which contributes to the character of the village settlement and local distinctiveness.
- There is possible contamination on the site due to military use at Bushfield Camp. There is also historic landfill to the southwest of the A3090.
- Electricity overhead cables cross part of the area;
- An area to the south of the A3090 is designated as Common Land.

- All of the area to the south of the A3090, excepting that adjoining Oliver's Battery is shown as Natural Greenspace in PPG17 Review
- There is no flood zone 2 or 3 within site.

Accessibility

- There is a well developed and well used network of footpaths in the area. There is significant potential for these to be developed as cycle as well as footpath networks to provide improved access across this part of the city.
- The site is in a highly accessible location lying at the south of the city to the west of Junction 11 of the M3.
- There is an existing public transport service in Badger Farm, Oliver's Battery, to Sainsbury's on Badger Farm Road and along St Cross Road. The potential for this site to facilitate the improvement of public transport service to the site itself and adjacent areas including the town centre must be taken into account.
- A park and ride facility serving the southern part of the town and accessed primarily off of the M3 is currently being established just to the south of Bushfield Camp. This will provide better public transport links with the town centre.

Infrastructure

- There would appear to be no reason why the site could not provide the necessary social and physical infrastructure. The main infrastructure requirements would relate to health and education, and environmental and transport mitigation measures.

Economic development potential

- There might be some potential for a high quality low impact employment use on part of Bushfield Camp. This site is well related to the highways network and if the site were to be developed as a knowledge park it could make a contribution towards reducing out- commuting, providing the considerable environmental constraints could be overcome or adequately mitigated.
- It is the preferred location for a business park in the employment study; although the study recognises the environmental constraints and viability issues of locating employment uses on this site.

Availability

- With the exception of Bushfield Camp and the land immediately to the south of Oliver's Battery, the land ownership in this area is not known; and the larger part of the area of search is not considered to be available at the present time.
- Representations have been put forward by the owners of Bushfield Camp promoting the land for development.
- Landowners have put forward 18.8 hectares of agricultural land south of Oliver's Battery for development. This they believe would provide around 200 dwellings. This land is constrained by the Yew Hill Butterfly Reserve and a historic tumulus on the site, both of which would need significant mitigation measures. If this parcel of land were to be developed then this would represent by far the most southerly part of the city some 4.5 kilometres from the centre.

Conclusions

- Most of this area is highly constrained and open countryside. The presence of common land to the south of the A3090 would preclude the development of that part of the area. The limited area of unconstrained land means that there is therefore little potential to deliver the numbers of houses required to meet the South East Plan targets. Also, other sites perform significantly better in terms of being able to accommodate some or all of the housing need.
- However, there might be the potential for a high quality employment use on part of Bushfield, if its impact can be kept low. The potential positive aspects of development in terms of replacing an area of former buildings and hard-surfacing, in conjunction with making land available for public recreation, also need to be considered. A knowledge park on this site would be well related to the highways network and the park and ride facility, and could make a significant contribution towards reducing out-commuting if it provides the type of jobs which would be attractive to people currently commuting out of the town. As a site that has been previously developed there was a degree of public support for development on this site.
- However the environmental constraints should not be under estimated and the development potential of the site would be dependant on successful measures to overcome or adequately mitigate the environmental impacts.

Other considerations

During the course of consultations the Highways Agency raised concerns regarding the proximity of areas 1 and 4 to the motorway network, and the potential to create additional long distance car borne commuting trips. The Highways Agency did, however, support the aim of reducing commuting levels into/out of Winchester.

Natural England has also raised concerns regarding the need to ensure that biodiversity is protected and enhanced both within and adjoining any strategic development sites. They are also concerned about the 'in-combination' effects of the scale of development proposed on sites of national and international importance. They would therefore require significant areas of green infrastructure to both mitigate the potential impacts and to deflect pressure away from protected sites.

The issue of water supply and waste water treatment has not so far been considered in detail in the above assessment. Nor have the implications of the Water Framework Directive and the potential implications for Winchester Town would need to be fully taken into account. This will need to be the subject of ongoing discussions with the Environment Agency and water companies as part of the consultations on the preferred option (the Water Framework Directive establishes a strategic and integrated approach to the management of both the land and water environment. It includes a common approach to setting environmental objectives for all ground water, surface water, estuaries and coastal waters in the European Community).

In addition there is limited capacity in the existing schools in all these areas at primary level. Therefore any of the sites selected for potential housing development must be capable of providing for adequate educational facilities. This is another reason why a single large allocation for housing is likely to be more beneficial than a number of dispersed allocations.

Conclusions and Recommended Response

The concept of 'development with a purpose' seeks to ensure that both the constraints offered by Winchester Town in terms of its sensitive environment and the vision and aspirations expressed by the Town Forum and the Winchester District Strategic Partnership are enabled to be delivered in a compatible planned manner - that is the growth required to deliver both housing, including affordable housing, employment and commercial potential are looked at together in a holistic manner consistent with the concept of 'place making' as promoted through the new spatial planning regime of the LDF.

It is therefore important to ensure that any site or combination of sites allocated for strategic development is consistent with the concept of 'development with a purpose'.

The site assessment framework and summary matrix appended demonstrate that any land in area 2 (around Teg Down), and most of the land in areas 3 and 4 (to the south and south west of the Town), should be precluded from further consideration due to the significant environmental and access constraints. The options that remain therefore are;

- Development of 2,000 dwellings at Barton Farm together with supporting social and physical infrastructure, on land to the south of Well House Lane. This would require the identification of alternative locations to meet the economic development objectives
- Development of 2,000 dwellings at Barton Farm together with limited employment, and supporting social and physical infrastructure together with the release of some of the land to the north of Well House Lane for strategic employment led uses.
- Development of 500-1,000 dwellings at Pitt, together with 1,000-1,500 dwellings at Barton Farm, with the remainder of the site at Barton Farm possibly being allocated for a knowledge park.
- Allocate Bushfield Camp for a knowledge park with housing development at Barton Farm and/or Pitt.

In respect of housing development the site at Barton Farm is the only site to have been allocated in its entirety in the adopted Local Plan (albeit as a reserve site) and to have been subject to two recent Public Inquiries. Its soundness for sustainably providing 2,000 dwellings is not therefore in question. The benefits of allocating this site are: that it is in one ownership, and therefore deliverable; it can provide the necessary social and physical infrastructure; and it can mitigate any adverse environmental impacts. However, the site's constraints are such that widening the town's economic base and providing the required level of housing cannot all be provided within the area to the south of Well House Lane.

The Economic Study has considered all potential employment sites capable of delivering the type of economic growth that would help stimulate and strengthen the town's economy, and only two sites have been identified as having any real potential to deliver the scale of development required for a knowledge park, namely Bushfield Camp and the site to the north of Barton Farm (north of Well House Lane).

Theoretically, the employment land could be allocated just to the north of Barton Farm on the land between Three Maids Hill and Well House Lane. This site could not effectively bypass Barton Farm and leave the latter undeveloped, and so would need to be planned and developed as part of a comprehensive plan for the whole area.

The area of land to the north of Well House Lane together with Barton Farm is significantly larger than would be required to deliver the housing allocation in the South East Plan, and the necessary business uses (Barton Farm is approximately 90 hectares and the land to the north of Well House Lane about 165 hectares). This area is also subject to a number of landscape character constraints, particularly as it forms an important part of the setting of the City and its sense of place.

The allocation of part of the site to the north of Well House Lane for an employment-led development would open up the whole of this site for future development, within the LDF period. This would be exacerbated if, as recommended in the employment study, the employment development took place at the northern most part of the site near to the A34 at Three Maids Hill.

A further potential problem with allocating this site for business uses is that the Highways Agency has already expressed concerns regarding the impacts of development in this area on the strategic road network (particularly the junctions with the A34 and M3). As stated earlier in this paper, the traffic impacts of 2,000 dwellings at Barton Farm have been considered by two Inspectors and the Secretary of State and found to be acceptable. However the impact of further growth in this area has not been tested and it might prove difficult to overcome the Highways Agency's concerns.

This site does however have good access to the strategic highway network. It has the capacity to improve cycle and pedestrian links to the town centre and adjoining areas, and to improve public transport. Although it benefits from close proximity to the motorway the Highways Agency has already raised concerns regarding the impact on the motorway junction; however this is likely to be significantly less than if both the housing and employment land were to be in the same area.

It should also be acknowledged that with land so scarce in and around the town there is significant public support for bring forward this unused site for some form of development. There are also potential benefits in terms of bringing an underused and derelict area into beneficial use and securing adjoining land which is not suitable for development for public use and recreation in perpetuity.

There are significant benefits in allocating a single site for the development of approximately 2,000 dwellings in that it will be of sufficient critical mass to meet most of its infrastructure needs, including educational and community facilities. A development of 2,000 dwellings would justify a two to three form primary school being provided as part of the development, whereas 1,000 dwellings or less makes it more difficult to justify the provision of a new school. There may also be the opportunity for the re-location of Henry Beaufort secondary school, the redevelopment of its site for residential purposes and the creation of a modern state of the art secondary school. Likewise the larger scale development can justify additional bus services, in order to make significant improvements to public

transport both for the development and the wider area, renewable energy provision, etc.

There are no significant benefits to allocating more than one strategic housing area. Allocations of fewer than 2000 dwellings will find it difficult to secure funding and be of a critical mass to provide for community and educational infrastructure on site. Financial contributions alone are unlikely to be a suitable alternative to on-site provision. Even in terms of landscape impact, a dispersal strategy is likely to be no less intrusive than a single larger development. Given the limitations at Pitt Manor, and the fact that it would largely be a single use housing development it is recommended that the housing requirements are met on one strategic site

Barton Farm would therefore be the most appropriate site to develop the 2,000 dwellings which are still to be allocated in the Core Strategy. This is supported by the previous Local Plan allocation, the suggestion in the SE Plan EIP Panel Report that the additional housing growth should be to the north of the town, and the qualified measure of public support, which together make Barton Farm the most appropriate site to meet the housing element of 'development with a purpose'. It would be expected that the development would proceed on a similar basis to that set out in the Local Plan (albeit with no restriction on when the development could start); and that, in addition to about 2,000 dwellings, an integrated mix of community, commercial and employment opportunities are developed as part of the new community. It will be important to ensure that proper measures including a full SUDs system is put in place to mitigate against the risk of flooding, and that no development takes place on that part of the site identified at being at risk of flooding by the Environment Agency.

This means that another site would also need to be identified to meet the wider economic development objectives. It is recommended that this should not be the site to the north of Well House Lane because, in order to develop a knowledge park on this land, the Supplementary Economic and Employment Land Study recommends that it should be sited to the north of this land adjoining Three Maids Hill (even then the Study recognises that this location is not ideal). Development in this area would be on the most visually prominent part of the site, and divorced from the rest of the town. Importantly it would inevitably open up the whole of this land for development in the longer term.

Apart from the need to identify land for employment uses there is no other strategic land requirement that needs to be accommodated in the Core Strategy for Winchester Town. How the District deals with future development pressures outside of this plan period should be dealt with in the light of the then current circumstances in the appropriate DPD, and not be predetermined by decisions made now.

Therefore, it is recommended that Bushfield Camp be the preferred location to provide a knowledge park that would be capable of building on and strengthening the local economy, particularly the creative and knowledge based industries, to help retain the town's economic competitiveness. Bushfield Camp is subject to a

number of constraints and uncertainties and, although these do not currently appear to rule out development of a knowledge park, further studies will need to be undertaken alongside consultation on the Preferred Option. These will assess the development potential, transport implications, viability, and capacity of the area. Studies will also be needed to advise on measures to ensure that employment uses in this location are compatible with the wider aims of the SE Plan and the PUSH sub-regional strategy and, in particular, do not undermine the regionally important South Hampshire Strategic Employment Zone at Eastleigh..

In relation to Barton Farm, many technical studies have already been undertaken for previous development proposals but some, particularly transport, will need updating.

If further studies show that Bushfield Camp is not acceptable or deliverable, it will be necessary to re-visit the economic development objectives which underpin the 'development with a purpose' option. In this case, it is suggested that policies in the Core Strategy will need to be particularly proactive in retaining existing significant employment sites to ensure that there are land and sites available to meet the twin objectives of broadening and strengthening the local economy. Priority should be given to those uses which provide higher value knowledge based employment or jobs in creative industries, in preference to lower-value work.

This approach will also mean that appropriate sites should be identified within the built up area through the Development Provisions and Allocation DPD to assist in delivering this objective.

The scale of employment development that would come forward as a result of this approach would be significantly less than intended for the 'development with a purpose' option, but it could make a more limited but nonetheless important contribution towards diversifying the economy and reducing the need for out-commuting.

Recommended Approach

1. That the development of the 2,000 houses required on greenfield sites at Winchester should be on a single site rather than split between several sites and that land at Barton Farm (to the south of Well House Lane), is allocated as the preferred site to develop approximately 2,000 dwellings together with supporting uses. The Core Strategy should include the following set of development principles which seek to develop a new community which acts as an exemplar of sustainable development, and which reflects the outcome of the Sustainability Appraisal and sound planning principles. Those principles should include:-

- The development of a new community which is both inclusive and cohesive, and meets the needs of all sectors of the community, including families, the young and the elderly;
- The development should provide a full range of social and physical infrastructure including a new local centre, with a range of shopping facilities, local employment, pre-school facilities, and provision for primary and potentially secondary education (through the relocation of Henry Beaufort secondary school), health, community facilities, recreational and leisure facilities.
- The development should be built upon the principles of sustainability and provide a range of housing types, sizes and tenures to meet the needs of Winchester town and the new community, including up to 40% affordable housing;
- The development must meet the highest standards of sustainable design, and make a significant contribution towards reducing carbon emissions and water consumption. The development should maximise the opportunity to provide on-site energy from renewable sources;
- The layout and design should be fully integrated with the adjoining suburbs of Winchester town and ensure good accessibility to the town centre in an environmentally sound and cost effective manner. It should provide essential transport infrastructure to meet the needs of the new development and to maximise the opportunities for sustainable travel including: a network of footpaths cycle ways and bridleways; the layout of the site to help facilitate the provision of an enhanced bus system; and measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks;
- The development proposals should clearly demonstrate how access will be gained to the strategic road network, and what measures will be put in place to ensure that smarter choices are made to achieve a modal shift which minimises car usage, and reduces the impact of private cars on the highways network
- The development should provide a range of small-scale employment opportunities which provides for a level of self containment within the development which contributes towards reducing out-commuting;
- The layout of the development should provide a comprehensive network of open spaces and recreational facilities: to enhance the spatial qualities of the area and meet the needs of the new community; to mitigate the environmental impacts of the development; and to improve biodiversity in the area.
- Land to the north of Well House Lane is to be retained in open uses and undeveloped to provide opportunities for green infrastructure for the new community and to protect the landscape character and setting of Winchester City and its sense of place.
- Before the development can take place a full assessment will be required of its impact on habitats and bio-diversity both locally; and the 'in-combination' effects of the development on nearby sites of national and international importance. The development proposals must be accompanied by a full set of measures to mitigate the local and wider impacts of the development

- The layout should protect and strengthen existing landscape features on the site, and should be designed in such a way as to minimise its visual impact, particularly in longer views. Special care will be required to protect and enhance to landscaping and mature trees along the ridge, and the trees along Andover Road.
- The development should contribute towards improving informal public access to the adjoining countryside
- No development should take place within those areas identified as being of at risk of flooding. A Sustainable Urban Drainage system must be provided which is fully integrated into the network of green spaces, and which enhances local biodiversity;
- Before the development can commence a comprehensive masterplan which covers the whole of the development area should be produced which clearly demonstrates how the development principles will be realised, taking into account local community views. The masterplan should provide an indicative layout showing the disposition and quantity of future land-uses and give a three dimensional indication of the urban design parameters which will be incorporated into any future planning application; together with a phasing and implementation strategy. The masterplan should include details of a structural landscaping scheme, together with details of its implementation to ensure that it is planted in advance of the development commencing
- It will also need to demonstrate how the National Air Quality Standards will be met. The masterplan should be accompanied by or incorporate a sustainability strategy which clearly demonstrates how the principles of sustainability will be incorporated into the development proposals and implemented. The masterplan should include details of the phasing and implementation of the development proposals; including the provision of the necessary infrastructure;
- A management plan should be produced as part of the master planning process to demonstrate how the infrastructure and community assets will be provided, maintained and managed.

2. To diversify the Winchester economy and to provide for longer term economic growth that the part of Bushfield Camp which has been previously occupied be explored as to its potential for economic uses through the creation of a 'knowledge park' and whether this is technically viable and deliverable. Any proposals on this site for economic purposes will be required to ensure that the remainder of the site comes forward for public use.

Key Points (common issues are grouped)	WCC Officer Response	Suggested Action
<p>General</p> <ul style="list-style-type: none"> • Brownfield sites should be preferred to identifying greenfield sites • Development should be prioritised on brownfield sites within settlement boundaries. This could include brownfield sites that are adjacent to the rural villages with a more realistic opportunity to add the required infrastructure and improve the viability of villages. • An additional development option is the large strip of flat land on top of Twyford Down between and immediately adjacent to the M3 and the golf course. It has good access to the Morestead Rd and cycle routes into Winchester town. This could be a showcase 'eco-village'. • Existing infrastructure is inadequate to cope with proposed growth. 	<p>This has been the guiding principle in allocating sites to meet the requirements of the SE Plan, but there are simply not enough brownfield sites to meet the Plan's targets.</p> <p>Priority is given to developing brownfield sites in preference to greenfield; however the reality is that it will not be possible to meet the District's housing requirements without allocating some greenfield sites. There are very few brownfield sites adjacent to villages</p> <p>This land is within the proposed National Park, and is not believed to be currently available for development. It is too far from the town centre to encourage walking, and due to the step incline would not encourage cycling. Therefore this option is not considered sustainable, or preferable to locating development either within or immediately adjoining Winchester town</p> <p>It is a prerequisite of the 'development with a purpose' option that the necessary infrastructure is provided in a timely fashion</p>	<p>Addressed through the SHLAA</p> <p>As above</p> <p>No further Action</p> <p>See Recommended Approach</p>

Key Points (common issues are grouped)	WCC Officer Response	Suggested Action
<ul style="list-style-type: none"> • The growth should be located at Micheldever ; and a new eco-town developed • None of the reserve sites should be selected • Further economic development could help reduce outward commuting and SE Plan identifies Winchester as the most sustainable settlement. 	<p>The development of Micheldever would do nothing to address the issues facing Winchester Town identified elsewhere in this paper, apart from taking pressure off some greenfield sites and moving it to others. The scale of development that would come forward at Micheldever is far in excess of the housing allocations needed to comply with the draft SE Plan and is of regional significance. It should be dealt with through the South East Plan and has been rejected through that process and as an 'Eco-Town'.</p> <p>The Local Reserve Sites in the adopted Local Plan are unlikely to be needed if the Recommended Approach is adopted.</p> <p>Agreed, but it would need to be of the right type and in the right place, and accessible by sustainable transport modes if it is not to increase commuting</p>	<p>No further Action</p> <p>No further Action</p> <p>See Recommended Approach</p>

Key Points (common issues are grouped)	WCC Officer Response	Suggested Action
<p>Area1</p> <ul style="list-style-type: none"> • Area 1 is preferred with plenty of scope for planning varied housing with associated infrastructure, services and possible employment; good access to city centre • Barton Farm is unsuitable because; <ul style="list-style-type: none"> ○ Important greenspace/wedge ○ The area is liable to flooding/ high flood risk area ○ High quality agricultural land would be lost ○ Would exacerbate traffic problems locally ○ Would be visually intrusive in an area of high landscape quality, which is important to the setting of Winchester 	<p>Noted these comments have been taken into account in assessing the potential sites.</p> <p>These are all issues that have previously been considered in detail through two Public Inquiries; however they will have been taken into account when considering alternative sites.</p>	<p>See main report for response</p> <p>See main report for response</p>

Key Points (common issues are grouped)	WCC Officer Response	Suggested Action
<ul style="list-style-type: none"> • Barton Farm has been tested and accepted for growth • • Bushfield Camp should be developed before a greenfield site at Barton Farm is considered • The LDF should extend the area of search northwards to the A34 and create a masterplan for that area to maintain and enhance the substantial green landscape wedge of the town and take advantage of the Park and Ride facility and public transport that would serve the Barton Farm MDA. • Barton Farm would bring the people who operate services, shops and infrastructure closer to the centre, reducing carbon footprint. Preferable to development south of Winchester which would increase congestion. • The development area should be limited to Well House Lane • Development should extend beyond Well House Lane as far as Three Maids Hill 	<p>Noted</p> <p>While Bushfield Camp might have some development potential it could not provide the level of growth required in the SE Plan</p> <p>This is part of the consideration of the potential of this piece of land. If this land were to come forward for development with Barton Farm then a masterplan would be required for the whole area</p> <p>Noted</p> <p>Whether development should be restricted to the south of Well House Lane or extend beyond is part of the detailed consideration of Area 1</p>	<p>See main report for response</p> <p>See main report for response</p> <p>See main report for response</p> <p>See main report for response</p> <p>See main report for how these conflicting responses have been addressed</p>

Key Points (common issues are grouped)	WCC Officer Response	Suggested Action
<p>Area 2</p> <ul style="list-style-type: none"> • Not supported; the area is visually prominent and development would have significant landscape impacts • The area is poorly connected to the strategic road network • Would result in the loss of an important recreational facility (golf course) • Development to the west and south of the city should be used to fund a western bypass 	<p>These issues are all taken into account in assessing the areas development potential</p>	<p>See main report for how these conflicting responses have been addressed</p>
<p>Area 3</p> <ul style="list-style-type: none"> • Object to inclusion of land south/south west of Oliver's Battery • Area 3 preferred as it is ; unconstrained; accessible and well related to surrounding areas • Area 3 would add to the already congested Romsey Road • Would result in the loss of an important recreational facility (golf course) 	<p>These issues are all taken into account in assessing the areas development potential</p>	<p>See main report for how these conflicting responses have been addressed</p>

Key Points (common issues are grouped)	WCC Officer Response	Suggested Action
<p>Area 4</p> <ul style="list-style-type: none"> • Area 4 is the most suitable area for expansion; it includes the brownfield site at Bushfield Camp, and is less visually intrusive than other sites. • Bushfield Camp is preferred; it is previously developed, and close to motorway • Object to inclusion of land south/south west of Oliver's Battery • Retain gap between Winchester and Compton 	<p>These issues are all taken into account in assessing the areas development potential</p>	<p>See main report for how these conflicting responses have been addressed</p>