

**WINCHESTER DISTRICT LOCAL
PLAN PART 2:**

**DEVELOPMENT MANAGEMENT
AND SITE ALLOCATIONS**

Draft for Cabinet and Council Sept/Oct 2014

Draft Winchester District Local Plan Part 1 – Development Management & Site Allocations

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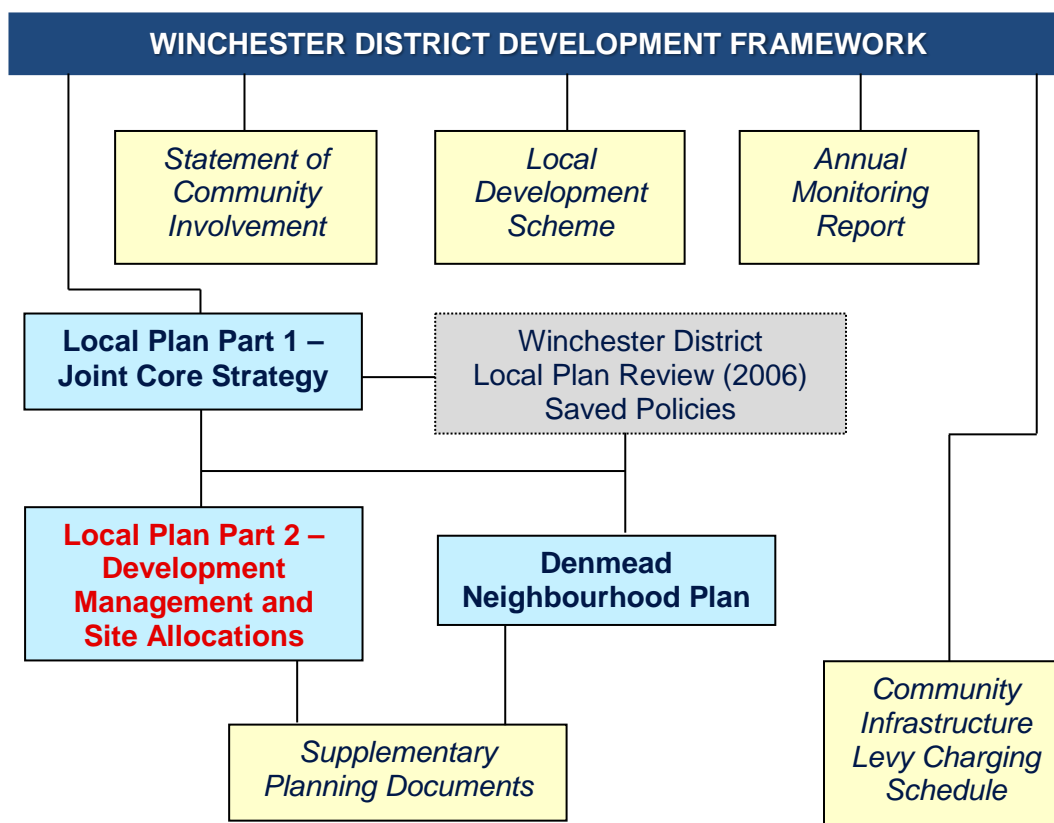
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INTRODUCTION & BACKGROUND

1 Introduction & Background

- 1.1 The Winchester District Local Plan Part 2 (Development Management and Site Allocations) (LPP2) will form part of the District Development Framework (see below), which will guide future planning decisions in Winchester District. It follows on from the Local Plan Part 1 - Joint Core Strategy (LPP1) that was adopted by Winchester City Council and the South Downs National Park Authority in March 2013.
- 1.2 The Local Plan Part 1 is one of the principal documents within the Development Framework and sets out the overall vision, objectives, spatial strategy and strategic policies, as well as how the joint strategy will be implemented and monitored. The Hampshire Minerals and Waste Plan, adopted in October 2013, also forms part of the Development Plan and relevant policies in that document will be taken into account in determining future development.



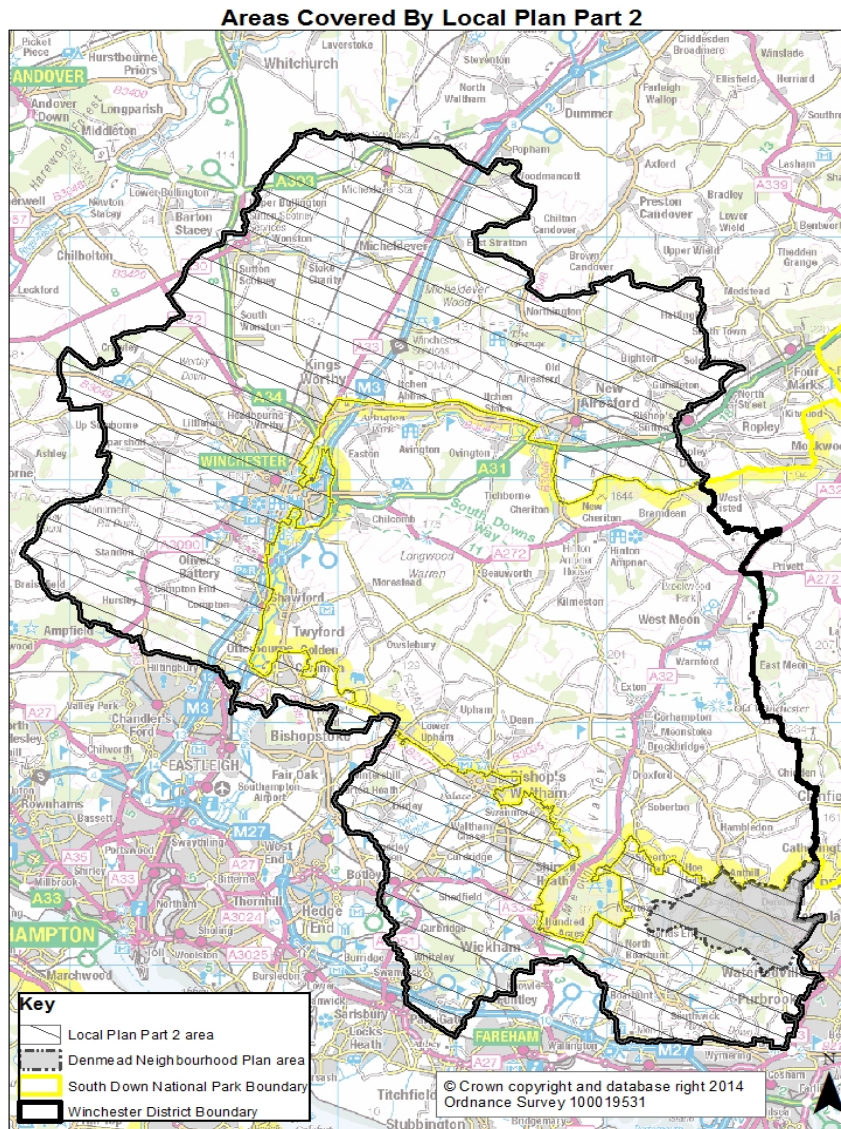
Key:



- 1.3 A main aim of LPP2 is to allocate land to help deliver the development strategy for new housing, economic growth and diversification set out in Policy DS1 of LPP1 for the period to 2031. It will also replace or supersede the remaining ‘saved’ policies from the Winchester District Local Plan Review 2006, and includes a number of new and revised development management

policies in addition to the core policies in LPP1. Some of the development requirements have already been met through development that has taken place, or is committed through planning permissions granted since 2011.

- 1.4 LPP2 also identifies the development sites necessary to meet the remainder of LPP1's requirements throughout the District, except for that part of the District that lies within the South Downs National Park, and for which the National Park Authority is preparing its own local plan. A Neighbourhood Plan is being prepared by Denmead Parish Council for the part of Denmead Parish outside the National Park (see Section 4.9). This will make development allocations in Denmead, but the development management policies of LPP2 (see Chapter 6) will also apply to the designated Neighbourhood Plan area. Various Supplementary Planning Documents/Guidance have been adopted and others will be produced, including Village Design Statements.
- 1.5 The map below shows the areas covered by LPP2, the Denmead Neighbourhood Plan and the National Park.



When Local Plan Part 2 is adopted it will form part of the Development Plan, along with Local Plan Part 1 and the Hampshire Minerals and Waste Plan.

All the policies within the Development Plan will be taken into account in determining planning applications, along with other material considerations.

Therefore, the policies in this Plan do not list or cross-refer to other policies that may be relevant, but these nevertheless continue to apply. Until the adoption of Local Plan Part 2 the 'saved' policies of the Winchester District Local Plan Review 2006 continue to form part of the Development Plan.

Evidence Base

- 1.6 The development management policies and site allocations in LPP2 are supported by an up-to-date, relevant and proportionate evidence base in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Town and Country Planning (Local Planning) (England) Regulations 2012. The key studies in the evidence base include the Strategic Housing Land Availability Assessment (SHLAA), Sustainability Appraisals (SA), the Habitats Regulations Assessment (HRA) and the Strategic Flood Risk Assessment (SFRA). All the studies and reports that comprise the Plan's evidence base are available on the Council's web site.
- 1.7 The development requirements set by Local Plan Part 1, particularly for housing, remain relevant and this Plan does not seek to review them or to update the Strategic Housing Market Assessment, Housing Technical Paper or other evidence that led to their development. The housing needs and targets for the District (to 2031) were subject to detailed scrutiny through the process of developing and adopting LPP 1. A subsequent legal challenge to the Plan resulted in further scrutiny more recently, with the High Court's judgement endorsing the assessment of the housing requirement contained in LPP1 and finding it consistent with the requirements of legislation and Government policy.
- 1.8 Since LPP1 was adopted the Partnership for Urban South Hampshire (PUSH) has produced an updated Strategic Housing Market Assessment (SHMA). This provides evidence of housing needs which will inform a revision of the PUSH Spatial Strategy, alongside other evidence. If any significant changes arise from the review of the South Hampshire Spatial Strategy they are likely to apply beyond 2031 and can be addressed through the normal process of reviewing and rolling forward the LPP1 and this Plan. The implications of the review of the South Hampshire Spatial Strategy will, however, be monitored.
- 1.9 An important consideration in the drafting of LPP2 is to ensure that policies are sufficiently flexible so that they can respond to changing economic, social and environmental circumstances. Viability and the cost of delivering

development have therefore been considered in preparing the Plan. In addition, the policies in the LPP2 are supported by LPP1 Policy CP21, which allows account to be taken of the cumulative impact of developer contributions on viability, where evidence shows this is an issue.

Sustainability Appraisal & Habitat Regulations Assessment

- 1.10 LPP2 and its preparation must meet the requirements of the Strategic Environmental Assessment (SEA) Directive. The draft policies and site allocations have been appraised on an iterative basis by independent consultants *Enfusion* against sustainability objectives. These iterations have identified to what extent emerging policies achieve the relevant social, environmental and economic objectives and recommend how sustainability could be improved. The Sustainability Appraisal accompanies this document and its recommendations have been taken into account in the drafting of the Plan. The Conservation of Habitats and Species Regulations 2010 also require assessment of the impact of plans and policies on protected sites of international nature conservation importance (Habitat Regulations Assessment – HRA). The consultants have also undertaken this assessment and changes have been incorporated as necessary to reflect the conclusions of the HRA.
- 1.11 One of the protected areas is the Solent coastline, as much of it is protected by environmental designations including three Special Protection Areas (SPAs). Recreational activity resulting from housing development in the vicinity of the Solent can impact upon its ecology and, in order to deal with the effects of new housing, Councils on or near to the Solent coastline have agreed to support a mitigation strategy known as the Interim Solent Recreation Mitigation Partnership Strategy. Under the Strategy, all additional residential development within 5.6km of the SPAs will be expected to contribute towards mitigating its recreational impact, usually through a financial contribution towards implementing the Strategy. This requirement will affect some of the areas covered by this Plan, particularly Whiteley, Wickham, Waltham Chase and part of Bishops Waltham.

Community Engagement

- 1.12 The Council is committed to involving the public in the decision-making process. In preparing this document, the Council has needed to balance its responsibility to involve the public in decision-making with its duty to plan positively for sustainable development. Since early 2013, the Council has worked with Parish Councils, local communities and other organisations to determine and accommodate the development needs of the area, particularly the larger settlements that have a housing target to meet under Policies WT1 and MTRA2 of LPP1. Details of these processes are set out in a separate Consultation Statement and referenced in respective chapters for Winchester Town and the Market Towns and Rural Area.

Duty to Co-operate

- 1.13 Cross-boundary working has been embedded in the formulation of the Plan from the outset. In that respect, the City Council has engaged positively a wide range of public bodies and neighbouring authorities in the preparation of this Plan, including the South Downs National Park Authority, Hampshire County Council, the Highways Agency, the Environment Agency, Natural England and neighbouring planning authorities in Hampshire. Account has also been taken of the strategies of the two Local Economic Partnerships (LEPs) covering the District – the Solent LEP and the Enterprise M3 LEP. A Duty to Co-operate Statement forms part of the evidence base to the Plan.
- 1.14 As noted in paragraph 1.6 above, the housing requirements for the District are set within LPP1 and this is robust and up to date. The allocations proposed in this Plan enable these to be met within the Plan area and it has not been necessary, therefore, for the Council to re-visit the overall development requirements or to seek the assistance of adjoining authorities to achieve them. Cooperation with neighbouring local planning authorities has been mainly focussed on addressing cross boundary issues, such as in relation to development in or immediately adjoining these authorities.

Structure of the document

- 1.15 The content and structure of LPP2 continues the themes of LPP1 –

Local Plan Part 1		Local Plan Part 2
Spatial Strategy		Site Allocations
Winchester Town		Allocations & Policies
South Hants. Urban Areas		Review of WDLPR policies for Whiteley
Market Towns & Rural Area		Allocations & Policies
Core Policies		Development Management
Active Communities		Housing; development location; open space; traveller sites
Prosperous Economy		Town centre development; rural development
High Quality Environment		Development principles; design criteria; environmental protection; landscape; heritage
Infrastructure, Implementation & Monitoring		Implementation & Monitoring

1.16 The remainder of this document deals with –

- **Meeting Development Needs** (Chapter 2)
- **Winchester Town** (Chapter 3)
- **Market Towns and Rural Area** (Chapter 4)
- **South Hampshire Urban Areas** (Chapter 5)
- **Development Management** (Chapter 6)
- **Implementation and Monitoring** (Chapter 7)

1.17 The Plan also includes a glossary (Appendix A) and 4 other appendices containing background and other information. A draft Policies Map, with Inset Maps for specific settlement areas, accompanies the Plan to show where the draft policies would apply after the adoption of LPP2. Summary maps of the proposals for the main settlements are included within Chapters 4 (Market Towns and Rural Area) and 5 (South Hampshire Urban Areas).

Public Consultation

1.18 This version of LPP2 is the **Draft Plan** prepared under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and sets out the Council's preferred options for development management policies and site allocations. This is the first statutory stage of consultation that LPP2 will need to go through before it can be adopted by the Council (see 1.23 below). Representations on the Plan must be in writing, by email or letter, or by using the form available online [\[link\]](#) that can be submitted electronically or downloaded and posted.

By post to:
Head of Strategic Planning
Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LJ

Email to:
lpp2@winchester.gov.uk

1.19 All consultation responses must be received no later than **12.00 midday on 5 December 2014** and should:

- specify which policy, paragraph, map or site is the subject of comments;
- set out how you think the Plan should be changed, including suggested revised wording to policies, supporting text or map(s).

Next Steps

1.20 Representations will be available for public inspection when they have been validated and entered into the Council's consultation database. All those who comment, and who are not already recorded, will be added to the consultation database to enable them to be kept informed of the progress of LPP2.

- 1.21 A summary of the representations will be reported to the Council’s Cabinet (Local Plan) Committee following the end of the public consultation period. A revised version of this document, the **Publication (‘Pre-Submission’) Draft**, will then be published for a further period of consultation on the ‘soundness’ of the Plan. The Publication Draft, along with all representations received, will then be submitted to an independent Inspector who will examine the ‘soundness’ of the Plan.
- 1.22 The examination will consider whether the Plan meets the tests of ‘soundness’ set out in the NPPF (paragraph 182) which require that it must be –
- *Positively prepared;*
 - *Justified;*
 - *Effective; and*
 - *Consistent with national policy.*
- 1.23 The timetable for the remainder of the LPP2 production process is –

Plan Stage	Date(s)
Publication (Pre-Submission) Draft Plan	June 2015
Consultation on the Publication Plan (6 weeks)	June/July 2015
Submission to Secretary of State for examination	November 2015
Examination hearings	February/March 2016
Inspector’s report	June 2016
Adoption	July 2016