

4.6 SWANMORE

Location, characteristics & setting

- 4.6.1 According to the Village Design Statement (2001), one of the many enduring characteristics of Swanmore is that most people have not heard of it. Roughly equidistant between Winchester, Portsmouth and Southampton, the village has managed to retain its essentially rural character and setting despite the relatively large scale of development that has taken place there over the past 40 years or so. The South Downs National Park borders its north-eastern edge and there are a large number of sites around the village designated for their environmental interest, including Sites of Special Scientific Interest (SSSIs), Sites of Importance for Nature Conservation (SINCs) and ancient woodlands.
- 4.6.2 The LPP2 data set for Swanmore is included in the evidence base of the Plan (www.winchester.gov.uk/planning-policy). This sets out the background facts and figures that have informed the draft policies and proposals for the village. Along with more detail on the characteristics of the village, it includes information on –
- Population and Housing
 - Employment
 - Community and Social Infrastructure
 - Infrastructure.

Development Needs

- 4.6.3 The development strategy for the Market Towns and Rural Area has been identified through Policy MTRA1 of LPP1. Policy MTRA2 supports the evolution of the more sustainable settlements, including Swanmore, to maintain and improve their role and function in meeting a range of local development needs. These include –
- the provision of about 250 dwellings over the plan period 2011-2031; and
 - supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.
- 4.6.4 Development should result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the village and its catchment area. All development should be appropriate in scale and design, so as to conserve the settlement's identity, countryside setting and local features.
- 4.6.5 The remaining housing requirement, taking account of completed and anticipated development, was about 209 dwellings (see the table below). One of the roles of this Plan is to allocate sites to meet this figure in suitable locations that can deliver the number of homes required in Swanmore during the Plan period.

Swanmore Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011-2031)*	250
b. Net Completions 1.4.2011 to 31.3.2013	2
c. Outstanding permissions at 31.3.2013	16
d. Significant permissions since 1.4.2013	0
e. SHLAA sites within settlement boundary	23
f. Windfall allowance	0
g. Total supply(b+c+d+e+f)	41
Remainder to be allocated (a – g)	209

* LPP1: Policy MTRA2

- 4.6.6 The existing planning permissions referred to in the table (c.) include a variety of smaller sites, particularly in the Chapel Road and Church Road areas, with the SHLAA sites referred to (e.) also including several modest sites, for example off Swanmore Road.
- 4.6.7 Given the presumption in favour of development within the built-up area (policy DM1), these sites do not need to be formally allocated in this Plan, but have been assessed as being deliverable and are confirmed as components of the housing land supply. They, along with all the other sites submitted for Swanmore through the SHLAA process, are shown on the Swanmore page of the LPP2 web site: www.winchester.gov.uk/planning-policy/local-plan-part-2 (see ‘Swanmore – All Sites Submitted’ document).
- 4.6.8 No allowance is made for the development of unidentified (‘windfall’) sites that may come forward within the defined settlement boundary on infill or redeveloped sites over the Plan period. This reflects the conclusions of the ‘Windfall Trends and Potential’ study for Swanmore, but does not mean that such opportunities are not appropriate or may not be suitable for new housing. Any such proposals will continue to be considered on their individual merits against current policies and, where approved, will provide flexibility in maintaining the supply of housing in the village.
- 4.6.9 The process of selecting appropriate sites has taken into account the work undertaken by the Parish Council to establish the community’s preferences for new development sites. Through a series of local consultation events and discussions with Council officers, all the potential housing sites in and around Swanmore that were promoted through the SHLAA were considered. Having regard to the established assessment methodology (see Chapter 2), and to the community’s preferences that have emerged through consultations such as the Future Development Questionnaire, a development strategy which included two main areas for housing and open space was drawn up:
- The south western edge of the settlement (north of ‘The Lakes’) (SHLAA sites 340, 2505 and 2464)

- The proposed land swap with Swanmore College of Technology site (SHLAA sites 429 and 1836)
- 4.6.10 As part of their collaborative approach, the Parish and City Councils then undertook an informal consultation with the local community on these options in January-March 2014, including two public exhibitions. About 75 responses were received and these indicated support for the development strategy. The consultation also invited suggestions for potential traveller sites and views on options for part of the land near Swanmore College. There was a strong preference for the option of modest development of part of the land near Swanmore College, provided the remainder was made available as open space. The resulting development strategy was subsequently considered and approved by the Parish Council.
- 4.6.11 The owners of the preferred sites have confirmed that all are available for development within the plan period (up to 2031). When the sites are considered against the Site Assessment Methodology,
- their locations are consistent with the Settlement Hierarchy;
 - no major constraints have been identified;
 - they are well-related to existing services and facilities;
 - site conditions are favourable;
 - infrastructure requirements will not affect viability;
 - neither has a significant adverse impact on biodiversity, landscape or heritage;
 - they broadly reflect the results of the Future Development Questionnaire and received public support.
- 4.6.12 Work on local needs and the evidence base also highlights a need for open space provision, especially for children’s play, allotments, informal open space and parks, with the distribution of some types of open space in the village also being uneven. The overall scale of development proposed in the catchment of Swanmore College of Technology will require an extension to this Secondary School. The housing allocations will be expected to make a proportionate contribution to the cost of this improvement, which is required as a result of development.
- 4.6.13 Public consultation has indicated a desire for new or improved health facilities, public transport and footways, broadband and leisure facilities. Improvements to facilities, or financial contributions, will be secured through planning obligations where this is necessary to make the development acceptable in planning terms. The Council’s Community Infrastructure Levy (CIL) is also payable and CIL is intended to fund improvements to accommodate the wider impacts of development.

Infrastructure

- 4.6.14 Consultation on development needs and options in Swanmore has highlighted concerns about the adequacy of existing infrastructure, for example the transport impact of developments on the village centre. The transport assessments undertaken for Local Plan Part 1 indicate that the

scale of development proposed in Swanmore, and cumulatively in the wider area, can be accommodated. More specific transport requirements for individual sites are outlined in the policies below and future planning applications will need to incorporate any necessary traffic management measures, junction improvements or other works necessary to satisfy the requirements of the Highway Authority.

Policies

Policy SW1 – Swanmore College Housing and Open Space Allocations

Land at Swanmore College of Technology, as shown on the Policies Map, is allocated for the development of about 70 dwellings and replacement College recreation land. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

Access

- provide a single access point to New Road in a form and position which provides safe vehicle, pedestrian and cycle access and minimises the loss of hedgerows;
- provide a new footpath/cycleway through the site linking with the open space and limited housing proposed at Lower Chase Road (policy SW3), to provide a link between New Road and Lower Chase Road.

Landscape

- retain and reinforce landscaping on the boundaries of the proposed housing area;
- Design the replacement recreation facilities to the west of the site (see below) so as to retain the open and undeveloped character of the settlement Gap.

Green Infrastructure and Open Space

- provide on-site open space (Informal Open Space and Local Equipped Area for Play) and recreation facilities for Swanmore College to the west of the site to improve and replace those being developed for housing.

Infrastructure

- contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms.

4.6.15 The proposed allocation (totalling 6.4 hectares) performs very well against the assessment criteria and was well supported through the public consultation. The area proposed for housing is currently defined as an important open space within the settlement boundary of Swanmore. The proposed allocation of the western part of the site will achieve an improved recreation area for the College and enable housing development on the

eastern part, which is well contained and accessible to local facilities. Planning permission has been granted for the proposed housing and open space but this has not yet been fully implemented, hence the site is subject to an allocation at this stage.

- 4.6.16 The proposed replacement recreation land falls within the Swanmore-Waltham Chase Gap and should be designed so as to avoid intrusion into the Gap. Open space should also be provided within the housing development in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories on-site.

Policy SW2 – The Lakes Housing Allocation

Land to the north of The Lakes, as shown on the Policies Map, is allocated for the development of about 140 dwellings and areas of open space. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

Nature & Phasing of Development

- a masterplan establishing the disposition of housing, open space, access points and linkages for the whole allocated area should be produced and agreed in advance of permission being granted for components of the allocation. Individual site proposals should be designed in accordance with the masterplan, to provide open space and other facilities (including affordable housing) at the appropriate stage, and avoid prejudicing the development of adjacent parts of the site.

Access

- provide safe vehicle, pedestrian and cycle access points to the west (New Road) and east (Hillpound) in a form and position which minimises the loss of trees and hedgerows;
- provide footpath/cycleway links between New Road and Hillpound through the site, or by improving The Lakes, also linking with existing development and facilities to the north.

Landscape

- provide substantial landscaping to create a new settlement edge to the south, whilst retaining and reinforcing important trees and hedgerows within the area.

Green Infrastructure and Open Space

- retain, improve and manage the Sites of Importance for Nature Conservation (SINCs) as Natural Green Space and link these with the provision of substantial on-site open spaces running through the site (Informal Open Space, Parkland, Allotments and Local Equipped Areas for Play).

Infrastructure

- contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms;

- **undertake a surface water drainage assessment and implement any drainage measures or improvements necessary, including avoiding development in areas potentially liable to flooding, providing Sustainable Drainage Systems, and making any necessary on- and off-site drainage improvements.**

- 4.6.17 The proposed allocation extends between New Road and Hillpound (totalling 11.6 hectares), performs very well against the assessment criteria and was supported through the public consultation. The development options around Swanmore are heavily constrained by the presence of the South Downs National Park to the north and settlement Gaps on most other sides. Although the site lies within the Swanmore/Waltham Chase Gap, development would be contained by The Lakes, a well defined feature, and will need to retain and reinforce existing landscaping along the southern edge of the area to create a substantial new landscaped edge to the built-up area and Gap.
- 4.6.18 The area includes two Sites of Importance for Nature Conservation (SINCs), which need to be retained and managed, and land along the southern edge which is potentially liable to flooding. As it is an extensive area in several ownerships, and with a variety of constraints and proposed uses, a masterplan setting out development principles for the whole area is needed before individual sites will be permitted. This should indicate which parts of the site should be developed for various uses, including the provision and retention of various types of open space, adequate vehicular, pedestrian and cycle access through the site and to ensure that the considerable opportunities provided by the site are properly assessed and achieved.
- 4.6.19 The size of the area and the constraints existing provide scope for a number of open areas to be provided, retained, and managed as Natural Green Space (including the SINCs), Parkland, Informal Open Space, Allotments and Local Equipped Areas for Play. There is the opportunity to create an extensive and attractive series of connected public and wildlife routes and spaces through the site, incorporating the SINCs, areas that may be undevelopable due to potential flooding, and the creation of additional open spaces of a variety of types.

Policy SW3 – Lower Chase Road Open Space Allocation

Land at Lower Chase Road, as shown on the Policies Map, is allocated for the development of public open space with limited housing. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

Nature & Phasing of Development

- **the majority of the site, behind properties in Lower Chase Road, Broad Lane and Crofton Way should be developed for public open space to address local needs, funded by up to 5 dwellings**

in the south-west part of the site.

Access

- **provide safe vehicle, pedestrian and cycle access from Lower Chase Road;**
- **provide a new footpath/cycleway through the site, accessing the open space and linking with the housing and open space proposed at Swanmore College (policy SW1) to provide access between Lower Chase Road and New Road.**

Landscape

- **provide landscaping to enhance the proposed open space areas and protect the amenities of adjoining housing and the open character of the settlement Gap, retaining and reinforcing important trees and hedgerows within the area.**

Green Infrastructure and Open Space

- **provide substantial open space suitable for the location, such as Informal Open Space, Parkland and Allotments, to help address existing local shortfalls.**

Infrastructure

- **contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms.**

4.6.20 This land (1.1 hectares in total) will be contained by existing housing and the proposed Swanmore College recreation land (policy SW1) and provides the opportunity to extend the range of open spaces available in this part of the village, helping address local open space shortfalls. In order to facilitate this and give certainty over the future of this land, a limited number of dwellings will be permitted adjacent to the existing development on Lower Chase Road, as part of a comprehensive, open space-led scheme for the whole site. The public consultation put forward two possible options for this area and the approach proposed in policy SW3 was strongly preferred.

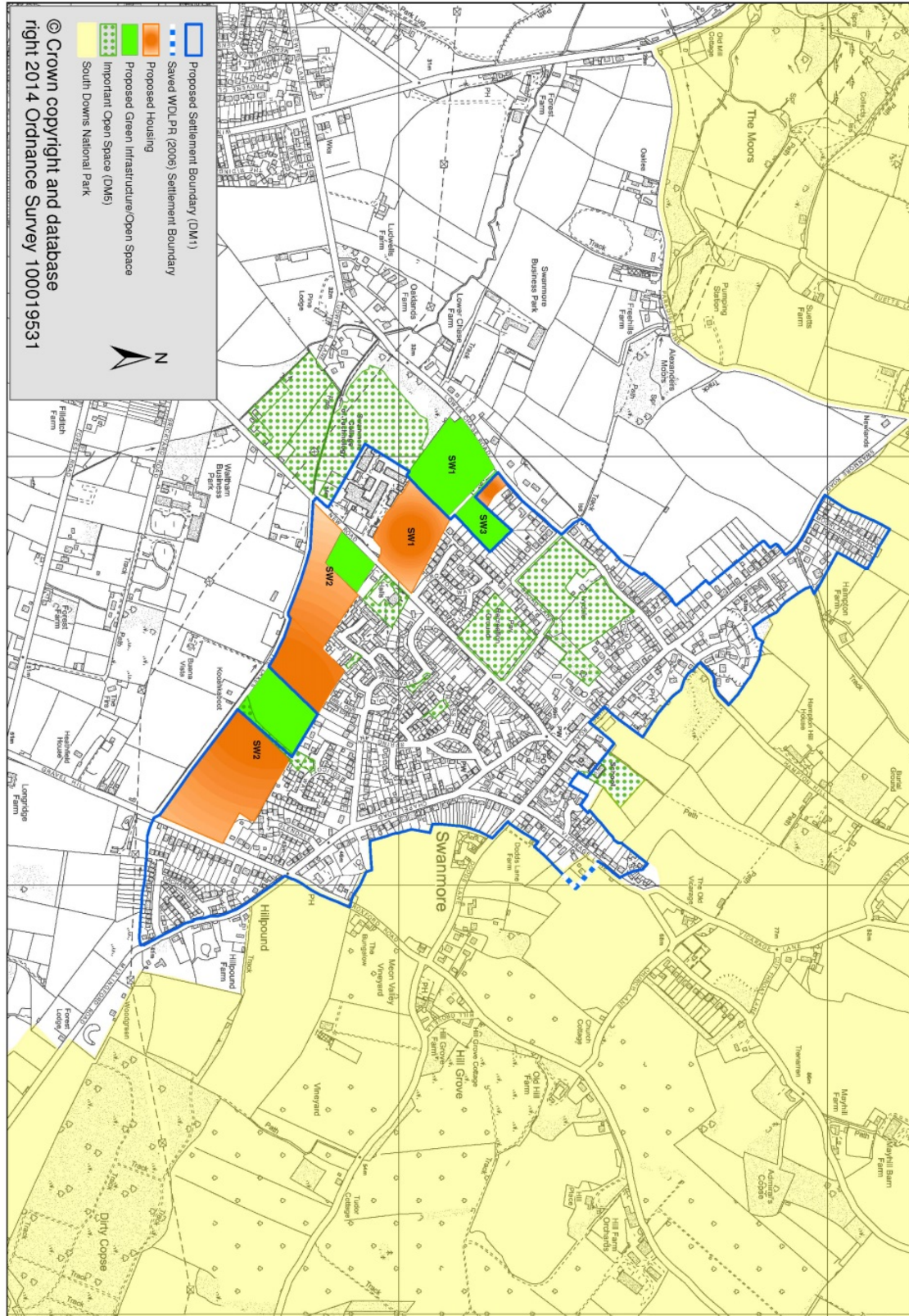
4.6.21 The area is within the Swanmore-Waltham Chase Gap and the open space uses should be designed so as to avoid harmful impacts on the surrounding housing or intrusion into the Gap.

Open Spaces

4.6.22 Open spaces in Swanmore currently protected from development by WDLPR saved policies RT1 and RT2 have been re-assessed in terms of their importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected, are set out in the updated Open Space Strategy. New Policy DM5 now supersedes RT1 and RT2 and the open spaces protected under the policy are shown on the Local Plan Policies Map. Policy SW1 above proposes housing development on the protected open space at Swanmore College, in conjunction with replacement

recreation facilities adjacent which will improve provision and help achieve other improvements at the College.

Summary Map of Swanmore Policies



4.7 WALTHAM CHASE

Location, characteristics & setting

- 4.7.1 Waltham Chase is a large village in an attractive rural setting, located to the south west of the South Downs National Park. It consists mainly of relatively modern development of various styles, but it is the rural setting which gives Waltham Chase its special character.
- 4.7.2 The LPP2 data set for Waltham Chase is included in the evidence base of the Plan (www.winchester.gov.uk/planning-policy). This sets out the background facts and figures that have informed the draft policies and proposals for the village. Along with more detail on the characteristics of the town, it includes information on -
- Population and Housing
 - Employment
 - Community and Social Infrastructure
 - Infrastructure.

Development Needs

- 4.7.3 The development strategy for the Market Towns and Rural Area has been identified through Policy MTRA1 of LPP1. Policy MTRA2 supports the evolution of the more sustainable villages, including Waltham Chase, to maintain and improve their role and function in meeting a range of local development needs. These needs include –
- the provision of about 250 dwellings over the plan period 2011-2031; and
 - supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.
- 4.7.4 Development should result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the village and its catchment area. All development should be appropriate in scale and design, so as to conserve the settlement's identity, countryside setting and local features.
- 4.7.5 The remaining housing requirement, taking account of completed and anticipated development, was about **174** dwellings (see the table below). One of the roles of this Plan is to allocate sites to meet this figure in suitable locations that can deliver the number of homes required in Waltham Chase during the Plan period.

Waltham Chase Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011 - 2031)*	250
b. Net Completions 1.4.2011 to 31.3.2013	15
c. Outstanding permissions at 31.3.2013	1
d. Significant permissions since 1.4.2013	0
e. SHLAA sites within settlement boundary	60
f. Windfall allowance	0
g. Total supply (b+c+d+e+f)	76
Remainder to be allocated (a – g)	174

* Policy MTRA2 of LPP1

- 4.7.6 There are minimal existing planning permissions referred to in the table (c. and d.). The SHLAA site referred to in the table (e.) is at **Morgan's Yard**. This site is within the current settlement boundary but is a key site which can deliver several uses that Waltham Chase needs. Hence it is subject to a specific mixed use allocation (see policy WC1 below). This, along with all the other sites submitted for Waltham Chase through the SHLAA process, are shown on the Waltham Chase page of the LPP2 web site: www.winchester.gov.uk/planning-policy/local-plan-part-2 (see 'Waltham Chase – All Sites Submitted' document).
- 4.7.7 No allowance is made for the development of unidentified ('windfall') sites which may come forward within the defined settlement boundary on infill or redeveloped sites over the Plan period. This reflects the conclusions of the 'Windfall Trends and Potential' study for Waltham Chase, but does not mean that such opportunities are not appropriate or may not be suitable for new housing. Any such proposals will continue to be considered on their individual merits against current policies and, where approved, will provide flexibility in maintaining the supply of housing in the village.
- 4.7.8 The process of selecting appropriate sites has taken into account the work undertaken by the Parish Council to establish the community's preferences for the location of new development sites. Through local consultation and discussions with Council officers, all the potential housing sites in and around Waltham Chase that were promoted through the SHLAA were considered. Having regard to development needs identified, the established assessment methodology (see Chapter 2), and the community's preferences that the development should be spread around the edges of the village, which emerged through earlier consultations, a preferred development strategy was drawn up:

Housing Sites

- Land north of Clewers Lane (SHLAA sites 2529)
- Land east of Sandy Lane (combined sites 1893 and 2566)
- Land north of Forest Road (site 2567)

- Land south of Forest Road (site 1837)

Mixed- use site

- Morgan's Yard (site 2065)

4.7.9 The Parish Council then undertook an informal consultation on the development strategy between November 2013 and January 2014. Although the preferred sites were widely publicised through the Parish Magazine and the Parish Council web-site, only 2 responses were received one from a local resident and the other from a promoter of an alternative site.

4.7.10 The small number of existing completions and outstanding planning permission (totalling 16 dwellings) means that the majority of the housing requirement for Waltham Chase will be accommodated on new site allocations (policies WC1- WC5 below). These policies include estimates of each site's capacity, but the number of dwellings actually delivered over the 20 year Plan period will take account of various site and market conditions that will influence the number, type and size of homes provided. While the precise number may be a little higher or lower than estimated, the existing commitments and allocated sites are expected to provide the requirement of 'about 250 new homes' in total.

4.7.11 The owners of the preferred sites have confirmed that all are available for development within the Plan period (up to 2031). When the sites are considered against the Site Assessment Methodology,

- their locations are consistent with the Settlement Hierarchy;
- no major constraints have been identified;
- they are well-related to existing services and facilities;
- site conditions are favourable;
- infrastructure requirements will not affect viability;
- neither has a significant adverse impact on biodiversity, landscape or heritage;
- they reflect the results of community involvement

4.7.12 Work on local needs and the evidence base also highlights a need for open space provision in most categories. No new employment sites are needed but existing provision should be retained and additional employment development is encouraged in suitable locations within the built-up area.

Infrastructure

4.7.13 The overall scale of development proposed in Waltham Chase will require an extension to the Primary School. All the development allocations will be expected to make a contribution to the cost of this improvement, which is required as a result of development and is facilitated by policy DM10. The allocated sites fall within the area covered by the Solent Recreation Mitigation Partnership Strategy (see paragraph 1.11), so will be expected to make a financial contribution towards measures to mitigate their recreational impact on protected sites.

Policies

Policy WC1 – Morgan’s Yard Mixed Use Allocation

Land at Morgan’s Yard, as shown on the Policies Map, is allocated for the development of about 60 dwellings, extension of the adjoining St John the Baptist Primary School, and employment generating uses to replace existing jobs on the site. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

Nature & Phasing of Development

- a masterplan establishing the disposition of housing, school extension and employment uses for the whole site should be produced and agreed in advance of permission being granted for components of the allocation. Individual proposals should be designed in accordance with the masterplan, provide other uses and facilities (including affordable housing) at the appropriate stage, and avoid prejudicing the development of adjacent parts of the site.

Access

- provide a safe vehicle, pedestrian and cycle access point from Solomons Lane;
- include footpath/cycle access onto Winchester Road and through the site to provide a safe pedestrian link with the School.

Landscape

- maintain and reinforce existing landscaped boundaries around the site, particularly to ensure an effective buffer between the development and the adjoining Waltham Chase Meadows Site of Special Scientific Interest (SSSI);
- provide suitable boundary treatment with the neighbouring School.

Green Infrastructure and Open Space

- provide for an extension of the adjoining St John the Baptist Primary School playing fields and on-site open space (Local Equipped Area for Play, or Multi Use Games Area and Informal Open Space).

Infrastructure

- Provide between 0.5 to 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms.

- 4.7.14 The proposed site (totalling 2.8 hectares) is within the current settlement boundary of Waltham Chase. It is close to the village centre, well contained and easily accessible from the B2177. Due to the previous uses on the site it is believed to suffer from low levels of contamination which will need to be remedied before the site can be developed.

- 4.7.15 The site is currently used for a number of employment uses, and showroom/sales facilities. It is one of the few significant employment sites in the village, although the disposition of the various uses does not make for the most effective use of the site. Given the requirement to enable the school extension and for decontamination, and the fact that this is not a prime employment location, it would not be realistic to expect all the existing land area devoted to employment uses to be replaced, or to specify the precise amount or uses of floorspace to be provided. However, in bringing forward the site the developers should develop a masterplan for a mix of uses that includes sufficient commercial uses to at least compensate for the loss of existing employment floorspace.
- 4.7.16 This site will be expected to make a contribution to the improvement of St John the Baptist Primary School, which is required as a result of development. Scope to extend the School is limited, given the SSSI immediately to the north, and Morgan's Yard offers the best opportunity for expansion. Following discussions with Hampshire County Council on the best way to extend the school, they confirmed that the site's contribution towards the expansion of the School, should, therefore, be achieved by providing an area of land (0.5 – 0.64 hectares) for the expansion of the School grounds. This additional land is needed to provide additional play space to meet the needs of the enlarged school. There is also the potential to provide a multi-use games area for the school which could be made available to the local community outside of school hours.

Policy WC2 – Clewers Lane Housing Allocation

Land at Clewers Lane, as shown on the Policies Map, is allocated for the development of about 30 dwellings. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

Access

- provide a safe vehicle, pedestrian and cycle access point from Clewers Lane;
- provide a pedestrian/cycle link through the site to the adjoining recreation ground and investigate/implement improvements to pedestrian/cycle links with the surrounding area;
- provide for access to enable the development of adjoining land along Clewers Lane.

Landscape

- maintain and reinforce existing landscaped boundaries around the site, particularly the northern site boundary.

Green Infrastructure and Open Space

- provide on-site open space (Informal Open Space).

Infrastructure

- contribute to the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms.

- 4.7.17 The proposed site (0.8 hectare) is one of a number of potential sites identified along Clewers Lane. The allocated site has an estimated capacity of about 30 dwellings and it is sensible to modify the settlement boundary to include this site and other adjoining land. However, the adjoining areas are not part of the proposed allocation as they include existing businesses and dwellings and any net residential gain would be modest. Any future development proposals can be assessed against the Plan's general policies for development within the village, but it is important that development of the allocated site does not prejudice suitable development of adjoining sites which might come forward in the future.
- 4.7.18 The site should include Informal Open Space and has the potential to improve access to other types of open space by providing pedestrian access to the adjoining 'Triangle' open space and possibly providing some parking spaces to serve it.

Policy WC3 – Sandy Lane Housing Allocation

Land at Sandy Lane, as shown on the Policies Map, is allocated for the development of about 60 dwellings. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

Access

- provide a safe vehicle, pedestrian and cycle access from Curdrige Lane which minimises the impact on the existing hedgerow and maintains access to existing residential properties;
- provide a new/improved footpath/cycleway along the eastern edge of the site as part of a route into the village centre.

Landscape

- provide substantial landscaping to create a new settlement edge to the south and west.
- provide landscape buffers to protect the amenities of existing properties to the south and east of the site.

Green Infrastructure and Open Space

- provide on-site open space (Informal Open Space and Local Equipped Area for Play).

Infrastructure

- contribute to the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms.

- 4.7.19 The proposed site (totalling 3.2 hectares) performs well against the assessment criteria and Sandy Lane makes a logical and defensible boundary to the western side of the settlement. The site has a substantial hedgerow along the western boundary which, apart from access

arrangements, should be retained and strengthened. The site is also higher in parts than the surrounding residential properties, so care will be needed in the layout to avoid over-looking. There is an existing access road to the north of the site which serves a number of residential properties, access to which needs to be maintained.

Policy WC4 – Forest Road (North and South) Housing Allocations

Land to the north and south of Forest Road, as shown on the Policies Map, is allocated for the development of about 85 dwellings. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

Access

- **provide safe vehicle, pedestrian and cycle access points to Forest Road in a form and position which minimises the loss of trees and hedgerows.**

Landscape

- **provide substantial landscaping to create a new settlement edge to the north, south and east of the sites, and protect and strengthen the existing hedgerow on the western boundaries adjoining existing housing.**

Green Infrastructure and Open Space

- **provide on-site open space (Informal Open Space and Local Equipped Area for Play) including a substantial area of informal open space on the undeveloped part of the site to meet current and future open space needs.**

Infrastructure

- **contribute to the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms.**

- 4.7.20 The above policy allocates two proposed sites (totalling 3.9 hectares) to the north and south of Forest Road. These perform well against the assessment criteria. There is residential development immediately to the west of the sites and on the opposite side of the road to the northern site. Although the sites lie within the Waltham Chase/Swanmore Gap, development is not considered to undermine its overall purpose as the northern site would not extend beyond the existing developed area and the southern site runs alongside existing development.
- 4.7.21 The sites are also visually well contained and new development will need to retain and reinforce this containment so as to avoid intrusion into the Gap, including through the provision and location of open space. Due to the more rural nature of the southern site and the open Gap to the south and east, a lower density of development might be more appropriate.

4.7.22 Open space should be provided in accordance with LPP1 Policy CP7, with each site capable of providing Informal Open Space and a Local Equipped Area for Play on-site.

Open Space

4.7.23 Open spaces in Waltham Chase currently protected from development by WDLPR saved policies RT1 and RT2 have been re-assessed in terms of their importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected, are set out in the updated Open Space Strategy. New Policy DM5 now supersedes RT1 and RT2 and the open spaces protected under the policy are shown on the Local Plan Policies Map.

Summary Map of Waltham Chase Policies



4.8 WICKHAM

Location, characteristics & setting

- 4.8.1 Wickham is a compact, nucleated, historic village which has expanded alongside the River Meon around a medieval planned centre. Despite gradual expansion during the 20th Century to meet local housing needs, it has retained its ancient character as a peaceful and compact village in an attractive rural setting. It is surrounded by countryside typical of the Hampshire basin generally, and particularly of the natural environment throughout the lower valley of the River Meon.
- 4.8.2 Much of the Wickham environment is riverine with adjacent mixed pasture and woodland. Many small fields feature old hedges, creating a rich biodiversity. The River Meon, Wickham Water Meadows and Meon Valley Meadows and Woodland are all Sites of Importance for Nature Conservation (SINCs) within or adjoining the village.
- 4.8.3 The LPP2 data set for Wickham is included in the evidence base of the Plan (www.winchester.gov.uk/planning-policy). This sets out the background facts and figures that have informed the draft policies and proposals for the village. Along with more detail on the characteristics of the town, it includes information on –
- Population and Housing
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Development Needs

- 4.8.4 The development strategy for the Market Towns and Rural Area has been identified through Policy MTRA1 of LPP1. Policy MTRA2 supports the evolution of the more sustainable settlements, including Wickham, to maintain and improve their role and function in meeting a range of local development needs. These include –
- the provision of about 250 dwellings over the plan period 2011-2031; and
 - supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.
- 4.8.5 Development should result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the village and its catchment area. All development should be appropriate in scale and design, so as to conserve the settlement's identity, countryside setting and local features.

- 4.8.6 The remaining housing requirement, taking account of completed and anticipated development, was about **206** dwellings (see the table below). One of the roles of this Plan is to allocate sites to meet this figure in suitable locations that can deliver the number of homes required in Wickham during the Plan period.

Wickham Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011-2031)*	250
b. Net Completions 1.4.2011 to 31.3.2013	2
c. Outstanding permissions at 31.3.2013	5
d. Significant permissions since 1.4.2013	37
e. SHLAA sites within settlement boundary	0
f. Windfall allowance	0
g. Total supply (b+c+d+e+f)	44
Remainder to be allocated (a – g)	206

* LPP1: Policy MTRA2

- 4.8.7 The existing planning permissions referred to in the table (c.) include several small sites, mostly in the Mill Lane area, and there are some larger recent permissions (d.), particularly at the former Wickham Laboratories site. In Wickham's case, no further suitable sites have been identified within the settlement boundary through the SHLAA process.
- 4.8.8 No allowance is made for the development of unidentified ('windfall') sites that may come forward within the defined settlement boundary on infill or redeveloped sites over the Plan period. This reflects the conclusions of the 'Windfall Trends and Potential' study for Wickham, but does not mean that such opportunities are not appropriate or may not be suitable for new housing. Any such proposals will continue to be considered on their individual merits against current policies and, where approved, will provide flexibility in maintaining the supply of housing in the village.
- 4.8.9 The process of selecting appropriate sites has taken into account the work undertaken by the Neighbourhood Planning Steering Group, set up by the Parish Council work with to work with City Council officers to develop a Local Plan or Neighbourhood Plan that represents the views, needs and aspirations of the community. The Steering Group produced a Wickham Needs Assessment and undertook consultation to establish the community's preferences for new development sites. It established a series of 'basic principles' for development outside the settlement boundary. These seek to retain the compact nature of the village, accommodate the necessary development over several sites rather than one large site, conserve Wickham's rural environment, and use development to enhance open space provision. The need for affordable housing provision and for modest family accommodation was also identified.

- 4.8.10 All the potential housing sites in and around Wickham that were promoted through the SHLAA were considered through a series of local consultation events and discussions with Council officers. Having regard to the established assessment methodology (see Chapter 2), and to the community's preferences that have emerged through earlier consultations, a development strategy including site options for new housing allocations was drawn up. These were at Winchester Road (SHLAA site 1909) and the southern part of The Glebe (site 2438), with sports pitches proposed on land east of Mill Lane and public open space on the northern part of The Glebe.
- 4.8.11 This approach was considered to provide the best balance between the need for sites to meet planning criteria and achieving the aims and needs of the local community. As part of their collaborative approach, the Steering Group and City Council then undertook an informal consultation with the local community on the preferred sites in January/February 2014. The majority of responses to the public consultation supported the proposed development strategy, but there was considerable concern about existing flooding issues and the impact of additional development on these.
- 4.8.12 The preferred sites' owners have confirmed that both are available for development within the Plan period (up to 2031). When the sites are considered against the Site Assessment Methodology,
- their locations are consistent with the Settlement Hierarchy;
 - no major constraints have been identified;
 - they are well-related to existing services and facilities;
 - site conditions are favourable;
 - infrastructure requirements will not affect viability;
 - neither has a significant adverse impact on biodiversity, landscape or heritage;
 - they are consistent with the 'basic principles' and needs established by the community (taking account of the number and size of suitable sites available).
- 4.8.13 Work on local needs and the evidence base also highlights a need for open space provision, especially for allotments, children's play and sports uses. There is also a need to improve the distribution of open space in the village. No new employment sites are needed but existing sites should be retained and additional employment provision is encouraged in suitable locations within the built-up area. The retail centre of Wickham is thriving and there is strong support to maintain shops in the village and to conserve the attractiveness and vitality of The Square.
- 4.8.14 The Wickham Needs Assessment identified the need for improvements to various community facilities, particularly the Community Centre and Recreation Ground Pavilion. The doctors' surgery has recently been relocated to a new building and the school has capacity for additional development. Parking is an issue in the village centre but it has not been possible to identify a site for new provision. Existing policies would provide for additional parking if a suitable site becomes available, otherwise any

improvements are likely to be achieved through the management of the existing stock.

Infrastructure

- 4.8.15 Consultation on development needs and options in Wickham has consistently highlighted concerns about the adequacy of infrastructure, especially drainage. The transport impact of developments in and around the area, particularly at Welborne, is also a frequent concern.
- 4.8.16 The transport assessments undertaken for the Local Plan indicate that the scale of development proposed can be accommodated, but more detailed transport assessments will be needed for individual sites and should also have regard to the cumulative impact of proposed developments and incorporate measures to deal with these as appropriate. The Highway Authority will need to be satisfied with the transport measures proposed and will also scrutinise the impacts for Wickham of the transport arrangements proposed at Welborne.
- 4.8.17 There have been localised but serious flooding problems, especially at the lower end of Bridge Street, at times of heavy rainfall, apparently caused by infiltration of surface water into the foul drainage system. It is essential that new development does not add to these problems and, wherever possible, contributes to resolving them. This is a particular issue in Wickham and a policy especially on drainage infrastructure is therefore necessary.
- 4.8.18 Infrastructure improvements or financial contributions which are required to accommodate development will be secured through planning conditions or obligations, with the Council's Community Infrastructure Levy also being payable for measures to accommodate the wider impacts of development. The allocated sites fall within the area covered by the Solent Recreation Mitigation Partnership Strategy (see paragraph 1.11), so will be expected to make a financial contribution towards measures to mitigate their recreational impact on protected sites.

Policies

Policy WK1 – Drainage Infrastructure

Further development at Wickham will only be permitted provided that,

- (i) flooding incidents in the locality, foul and surface water drainage capacity, and potential mitigation measures have been properly assessed and taken into account in testing the impact of the proposed development;**
- (ii) the development connects to the sewerage network at nearest point of adequate capacity; and**
- (iii) surface water drainage is separated from the sewerage system and managed so that the risk of flooding is not increased within the vicinity of the site or downstream of it.**

These requirements are necessary to ensure development is acceptable in planning terms. Planning conditions will be applied, or planning obligations secured, to ensure that the development does not proceed until any required infrastructure is delivered to avoid increasing the risk of flooding. Opportunities to overcome existing drainage problems in association with new development should be explored and taken wherever possible.

- 4.8.19 Southern Water advises that the existing Wastewater Treatment Works (WTW) at Wickham has capacity to accommodate the level of development proposed in this Plan without compromising performance or water quality objectives. However, there are problems with surface water infiltrating into the foul sewer network and, if more surface water was permitted to pass through the sewer network to the WTW, this could affect the capacity of the Works. Hampshire County Council is commissioning a flood investigation study for Wickham to investigate further the causes of flooding problems, potential measures to address the problems and recommendations for managing flood risk.
- 4.8.20 The City Council will work with Hampshire County Council, Southern Water, the Environment Agency, and Wickham Parish Council to progress the flood investigation study and secure the implementation of improvements. Development proposals should await and take account of the findings of the study, to ensure that their impact is properly assessed and that they contribute to improvements where necessary.
- 4.8.21 Given the problems experienced, surface water should be dealt with at source to prevent it entering the foul sewer network. Attempting to accommodate existing or proposed surface water flows within the foul network may in turn lead to a requirement to upgrade the WTW. The proposed approach is the most effective for all involved and will help to reduce burdens on the drainage network, existing residents, developers and the water environment. Therefore, developers should work with the local authorities, Environment Agency and Southern Water to ensure their drainage proposals take account of the results of the flood investigation study and contribute as necessary towards implementing proposed improvements.

Policy WK2 – Winchester Road Housing Allocation

Two sites at Winchester Road, as shown on the Policies Map, are allocated for the phased development of about 125 dwellings in conjunction with the provision of sports pitches, pavilion and parking at Mill Lane. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

Nature & Phasing of Development

- **two adjoining sites at Winchester Road are proposed for residential development subject to 3.5 hectares of land at Mill**

Lane being laid out and made available for public sports provision.

- a phasing plan establishing the order and location of development and infrastructure provision for all the allocated areas should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the sports provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.

Access

- provide safe vehicle, pedestrian and cycle access to the housing sites by means of a new junction on Winchester Road, including suitable crossing arrangements, in a location and form that minimises any harmful impact on the important group of trees alongside Winchester Road in this area;
- provide safe vehicular, pedestrian and cycle access to the sports site in Mill Lane, including parking provision commensurate with the proposed use;
- provide pedestrian/cycle access within the site and improve off-site links to community facilities and the village centre along Winchester Road and via The Circle and Dairy Moor.

Landscape

- provide substantial landscaping to create a new settlement edge to the north and west, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site.

Green Infrastructure and Open Space

- provide and lay out 3.5 hectares of land at Mill Lane for public sports pitches, a pavilion and associated access, parking, drainage and landscaping;
- retain and protect the important belt of protected trees along the north-eastern boundary of the site and provide substantial on-site open space (Allotments and Local Equipped Areas for Play).

Infrastructure

- undertake any drainage measures or improvements necessary, in accordance with policy WK1.

4.8.22 The proposed housing area consists of two adjoining sites (totalling 4.2 hectares) which perform very well against the assessment criteria and were well supported through the public consultation. It has been promoted as part of a package which includes the provision of new sports pitches and pavilion on land in the same ownership to the east of Mill Lane. This provision is necessary to help meet part of the open space requirements for development and will also improve the amount and distribution of available sports grounds. Parking provided at Mill Lane may help to alleviate shortfalls in The Square when it is not being used by the sports facility.

- 4.8.23 The housing sites are accessible directly from the A334 and have good access to the village centre and various facilities. They are well related to the settlement and are well-contained within the landscape and by existing boundary planting. Access should be from Winchester Road and a traffic light junction is likely to be the optimum solution in terms of vehicular and pedestrian safety (also allowing safe crossing arrangements) and reducing the impact on the important ‘tunnel’ of trees that is a feature of this part of Winchester Road. The details of the access arrangements will need to be developed and tested at the planning application stage and other access arrangements which meet the requirements of policy WK2 are not ruled out.
- 4.8.24 New development will need to provide substantial landscaping to retain and reinforce the containment of the site, currently provided by various important trees and hedges around its edges, and to create a new settlement edge. The substantial belt of trees along the north-eastern edge of the site is protected by a Tree Preservation Order. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories on-site, as well as the proposed sports provision at Mill Lane.

Policy WK3 – The Glebe Housing Allocation

Land at the southern end of The Glebe, as shown on the Policies Map, is allocated for the development of about 80 dwellings in conjunction with the provision of public open space on the northern part of the site. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

Nature & Phasing of Development

- the southern part of the site (approximately 2.9 hectares) is proposed for residential development subject to the northern part (approximately 3 hectares) being laid out and made available for informal public open space;
- a phasing plan establishing the order and location of development and infrastructure provision for all the allocated area should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the open space provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.

Access

- provide safe vehicle, pedestrian and cycle access to the site by means of an improved A32/A334 junction, with pedestrian/cycle accesses provided at this point and to the north, on School Road and Southwick Road;
- provide crossing arrangements to enable pedestrians and cyclists to cross School Road safely to access the village centre and facilities, along Fareham Road and Bridge Street.

Landscape

- **provide substantial landscaping to create a new settlement edge to the north and east, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site.**

Green Infrastructure and Open Space

- **provide and lay out 3 hectares of land in the northern part of the site for public Informal Open Space and Parkland, and make Sports provision by contributing to the improvement of Wickham Recreation Ground, and provide open space within housing development (Local Equipped Areas for Play).**

Infrastructure

- **undertake any drainage measures or improvements necessary, in accordance with policy WK1.**

4.8.25 The proposed site totals 5.9 hectares of which the northern part (3 hectares) is proposed for informal public open space use. The site is of potential archaeological interest, especially the northern part, and this will require investigation and appropriate protection and recording, in accordance with policy DM26. The southern part of the site performs very well against the assessment criteria and is promoted as part of a package which includes the use of the northern part of the site for informal recreation and parkland, along with a contribution to the improvement of Wickham's sports provision (likely to be in the form of a replacement pavilion at the Recreation Ground). This provision is necessary to help meet the open space requirements for development and will also improve the amount and distribution of recreation land and facilities. The site is well related to the settlement and accessible directly from the A32/A334 junction, with good access to the village centre and various facilities.

4.8.26 Vehicular access should be from the existing A32/A334 roundabout and is likely to be by means of a fourth 'arm' being provided. However, the detailed access arrangements will need to be developed and tested at the planning application stage, taking account of any measures needed as a result of the proposed development of Welborne to the south. The revised junction arrangements should include improved facilities for pedestrians wishing to access the village centre using Fareham Road and, in order also to enable safe access via Bridge Street, it will be necessary to provide pedestrian crossing facilities on School Lane. This may also provide an opportunity to improve the operation of the A32/Southwick Road junction and any transport measures relating to this site should take account of, and be developed alongside, improvements needed to accommodate Welborne.

4.8.27 New development will need to retain protected trees within the site, reinforce the containment of the site, and provide a new settlement edge through substantial additional planting, particularly on the northern and eastern boundaries. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories on-site, as well as contributing to improving Wickham's sports provision, particularly at the nearby Recreation Ground. The northern part of

the site should be laid out and made available as informal public open space and parkland so as to conserve the archaeology of the site and enhance the setting of the village on this approach.

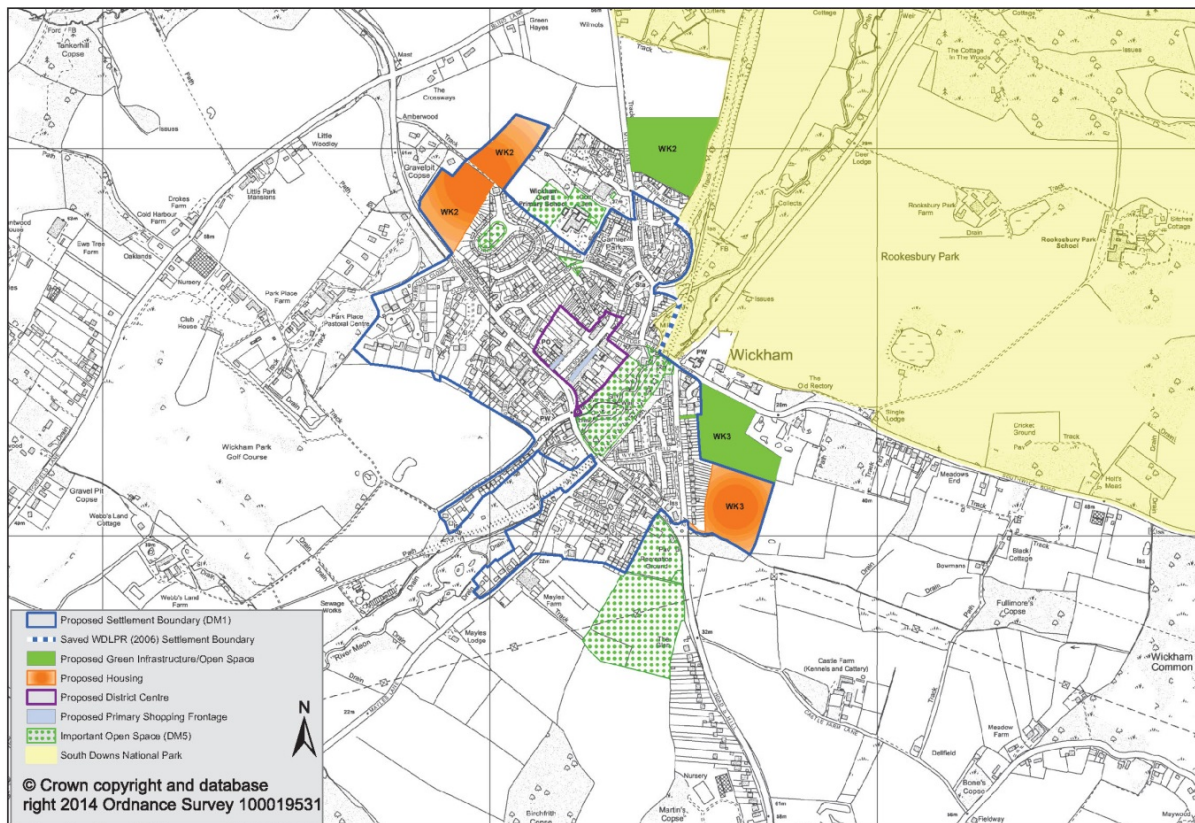
Wickham Village Centre

4.8.28 Policy DM7 (Chapter 6) updates saved WDLPR policy SF1, regarding development in defined town and village centres, including Wickham. The boundaries of the village centre and the Primary Shopping Frontages (policies DM7 and DM8) have been reviewed, taking account of advice in the Winchester Retail Study Update (2014). It is proposed that the village centre boundary (now defined as a 'district centre') and the Primary Shopping Frontages remain unchanged and these are included on the Policies Map and subject to policies DM7 and DM8.

Open Spaces

4.8.29 Open spaces in Wickham currently protected from development by WDLPR saved policies RT1 and RT2 have been re-assessed in terms of their importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected, are set out in the updated Open Space Strategy. New Policy DM5 now supersedes RT1 and RT2 and the open spaces protected under the policy are shown on the Local Plan Policies Map.

Summary Map of Wickham Policies



4.9 DENMEAD

- 4.9.1 In September 2012, the City Council, as local planning authority, designated a 'Neighbourhood Area' to cover the majority of Denmead Parish for the purpose of preparing the [Denmead Neighbourhood Plan](#) (DNP). This is being prepared by a working party of the Denmead Parish Council, which is a "qualifying body" for making a neighbourhood plan under the Planning and Compulsory Purchase Act 2004 (as amended by Localism Act 2011).
- 4.9.2 The Neighbourhood Area excludes that part of the Parish within the South Down National Park, as well as a small area in its south-eastern corner that is part of the West of Waterlooville Strategic Housing Allocation (see Policy SH2 of Local Plan Part 1).
- 4.9.3 The 'Pre-Submission' Neighbourhood Plan was approved by the Parish Council in March 2014 and published for public consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan was amended, as necessary, in the light of representations received and a revised plan was submitted to the City Council as the local planning authority. The City Council published the Neighbourhood Plan in September 2014 for a further six weeks to enable any further representations to be made before formally submitting it for examination by an independent examiner. Subject to a successful outcome from the examination, a referendum will be held for local residents. If there is majority support for the Plan (51% or more of votes cast) it can be formally adopted by the City Council as part of the statutory development plan for Winchester District.
- 4.9.4 As the LPP2 is not due to be adopted until mid 2016, the DNP will need to conform with Part 1 of the Local Plan and the relevant 'saved' policies of the 2006 Local Plan Review. The Neighbourhood Plan's preparation alongside LPP2, however, means that its policies will also need to take account of the emerging policies of this document. While the Denmead Neighbourhood Plan will make site allocations and incorporate a number of specific policies for Denmead, the Development Management policies of LPP2 (see Chapter 6 below) will also apply to Denmead and will form part of the development plan for the area.

Denmead Neighbourhood Plan: Summary of Proposals

- 4.9.5 The Submission Neighbourhood Plan includes a series of policies and proposals on the following matters –

Land Use Policies

1. Spatial Plan
2. Housing Allocations:
 - i Land East of Village Centre
 - ii Land off Tanners Lane
 - iii Land at Baptist Church, Anmore Road

- iv Land off Anmore Road
- 3. Housing Design
- 4. Parklands Business Park, Forest Road:
 - i. Care home
 - ii. Changes of use
 - iii. Lorry park
- 5. Sports & Leisure Facilities
- 6. Public Car Park at Hambledon Road/Kidmore Lane
- 7. Burial Ground
- 8. Travellers' Accommodation

Other Non-Statutory Proposals

- 1. Green Infrastructure
- 2. Denmead Village Centre
- 3. Locally Listed Buildings
- 4. Infrastructure Projects

4.9.6 The Neighbourhood Plan is subject to a separate process of preparation and approval from LPP2 (see 4.9.3 above). The policies, including the main Proposals Map and an Inset Map, do not form part of this Plan and are included for information only (see summary map below). Consultation on the Neighbourhood Plan is being undertaken separately from the LPP2 and the City Council is not able to accept comments on LPP2 that relate to matters dealt with by the Neighbourhood Plan.

4.9.7 The strategic policies of LPP1 will continue to be applied to the Neighbourhood Plan area, along with the relevant Development Management policies of this Plan (Chapter 6). Together with the Neighbourhood Plan, these will be the basis for the consideration of planning applications and other development proposals in Denmead.

Denmead Village Centre

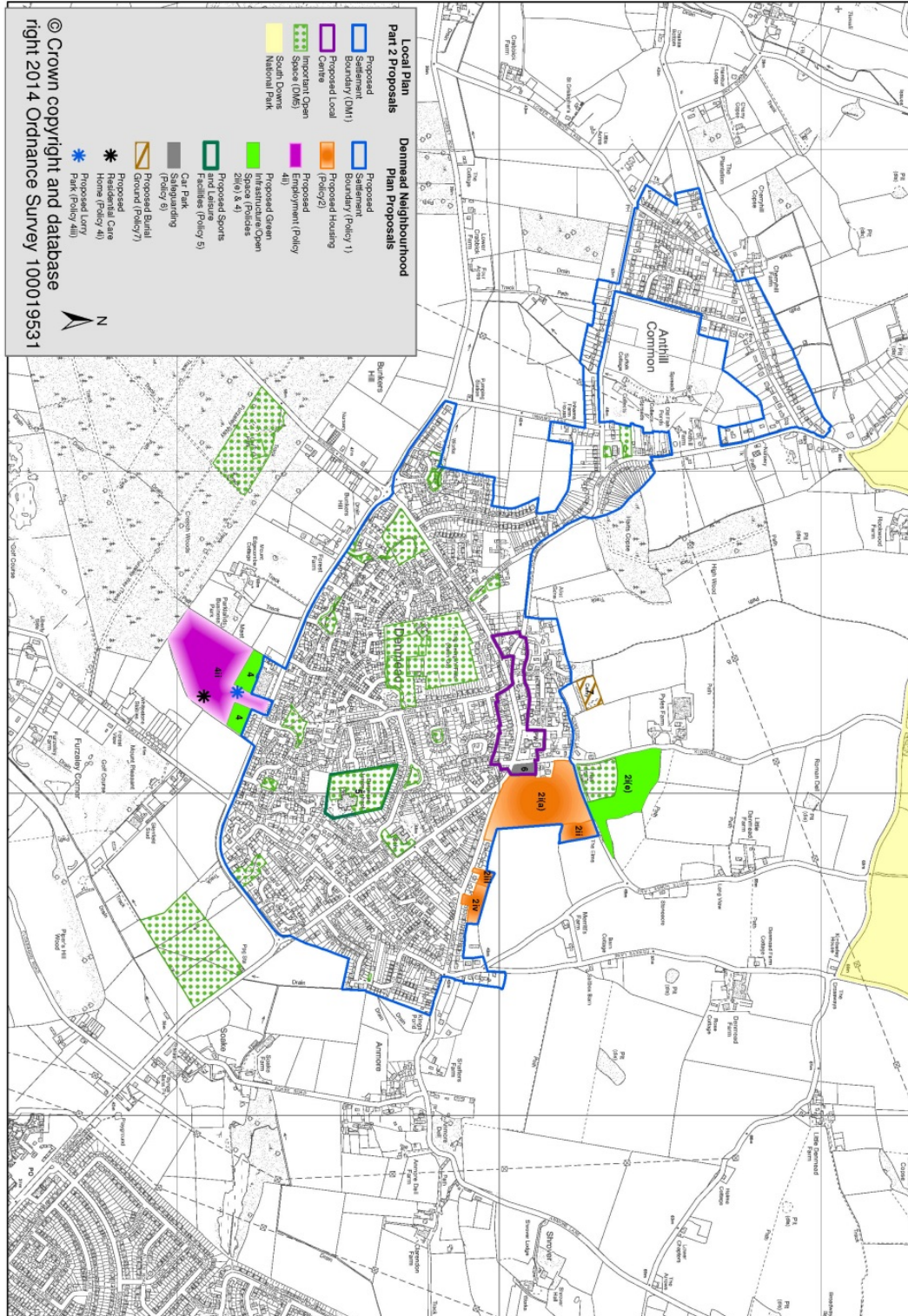
4.9.8 The Neighbourhood Plan's non-statutory proposal to support infrastructure improvements to the village centre should be read in conjunction with Policy DM7 (Chapter 6). This updates saved WDLPR policy SF1, regarding development in defined town and village centres, including Denmead. The boundaries of the village centre and the Primary Shopping Frontages have been reviewed, taking account of advice in the Winchester Retail Study Update (2014). The Local Plan Part 1 defines Denmead village centre as a 'local centre' and no Primary Shopping Frontages are proposed in this smallest level of centres. The village (now 'local') centre boundary has been reviewed and no change to it is proposed.

Open Spaces

4.9.9 Open spaces in Denmead currently protected from development by WDLPR saved policies RT1 and RT2 have been re-assessed in terms of their

importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected, are set out in the updated Open Space Strategy. New Policy DM5 now supersedes RT1 and RT2 and the open spaces protected under the policy are shown on the Local Plan Policies Map.

Summary Map of Denmead Policies, including Neighbourhood Plan



4.10 THE SMALLER VILLAGES & RURAL AREA

Smaller Villages

- 4.10.1 The policy for development in those villages not dealt with in sections 4.1 – 4.9 above is established in LPP1 (policy MTRA3). That policy does not set housing targets for these villages, nor envisage that their settlement boundaries will be reviewed, but includes provision for local communities to identify needs or aspirations which may require development that does not fall within the normal provisions of MTRA3. Where this is the case there is an opportunity for these to be reflected in Local Plan Part 2. The policies of LPP1 and this Plan which apply to the smaller villages and rural area will enable modest levels of housing and other development to take place, providing an added level of flexibility to contribute to the Local Plan's housing requirements.
- 4.10.2 At the start of work on LPP2 all Parish Councils were notified of the opportunity to review their development needs and settlement boundaries and put forward suggestions through the LPP2 process. The only MTRA3 village that responded in detail was Otterbourne, suggesting that other villages were content to rely on MTRA3 and its provisions for local needs to be identified and accommodated.
- 4.10.3 Otterbourne Parish Council undertook work to assess its housing, employment and other needs and agreed a report setting out its conclusions in September 2013. This took account of evidence from the 2011 Census and other sources, as well as the results of public consultation. The report concluded that policy MTRA3 was appropriate for Otterbourne and that housing needs were modest and related to types of housing that could be provided within the settlement boundary or on exception sites (LPP1 policy CP4), rather than needing a change to the settlement boundary. No need for additional business development was identified, other than for small-scale local facilities, particularly health provision. Indeed, there were substantial concerns about the impact, particularly from traffic, of existing commercial sites within or adjoining the Parish, and opposition to their expansion. The key infrastructure improvements sought were in relation to footpaths and pavements, provision of a GP surgery, and more open space.
- 4.10.4 Therefore, no changes are proposed to the settlement boundaries of those settlements within the Plan area that are subject to policy MTRA3. The policy provides for additional development in all the smaller settlements where it would meet a community need and has its clear support. Early experience of this provision suggests there is a risk of it being used by landowners or developers to put pressure on communities to support developments that they have not identified a need for, or initiated. This is not the intention of the policy and, in applying it, the local planning authority will expect to see evidence that any community needs and benefits that are claimed for a proposal have been instigated by the local community or

clearly identified through their Neighbourhood Plan, Parish Plan, or similar process.

The Rural Area

- 4.10.5 The area outside defined settlement boundaries and the infilling provisions of policy MTRA3 is defined as countryside and subject to policy MTRA4 of Local Plan Part 1. This limits development to that which has an operational need for a countryside location, the reuse of existing buildings for certain uses (and their redevelopment in some cases), or small-scale tourist accommodation. The Development Management policies (Chapter 6) amplify this policy in relation to specific types of development, e.g. agricultural workers' dwellings. Policy MTRA5 provides for masterplans to be produced to enable the retention and development of seven specific large establishments in the countryside.
- 4.10.6 The Local Plan Review 2006 contained several policies relating to the safeguarding of transport routes or the development of rural rights of way. These have been reviewed and no specific proposals or reservations of land or routes are including in this Plan. However, there are some proposals which warrant mention, as follows:
- Botley Bypass
 - Development of long distance rights of way, particularly along former railway lines.
- 4.10.7 The Local Plan Review (2006) safeguards land for the construction of an east-west bypass for Botley, between the District boundary with Eastleigh Borough and the A334/A3051 junction. Advice from the Highway Authority (Hampshire County Council) states that there is no technical justification which supports the need for a bypass. Nevertheless, the emerging Eastleigh Borough Local Plan (2011-2029) includes a proposal for that part of Botley bypass within Eastleigh Borough. The City Council is subject to the 'Duty to Cooperate' with both the Highway Authority and adjoining local authorities.
- 4.10.8 The City Council has discussed the requirement for a bypass around Botley with Eastleigh Borough Council and has made representations on Eastleigh's emerging Local Plan questioning the justification for the bypass reservation and whether it will be taken up within the plan period. The views of the City Council, Highway Authority and others will be considered when the Eastleigh Local Plan is examined and the subsequent Inspector's report is expected to be available in time to be taken into account by this Local Plan. In the short term, the land will continue to be safeguarded by the 'saved' policy of the Local Plan Review 2006 until that is replaced by the Local Plan Part 2. In the longer term there is scope to either carry forward the safeguarding in this Plan, or to protect the route of a possible bypass through the application of the Local Plan's countryside policies. Therefore, it is not currently proposed to safeguard the bypass through this Plan but there

is scope to do so if it is included in the Eastleigh Local Plan following the Public Examination, or if the scheme is supported by the Highway Authority.

4.10.9 The Local Plan Review 2006 also encouraged improvements to the rights of way network, either generally or through specific proposals for former railway lines in the Meon Valley and between Kings Worthy and South Wonston. In addition, other initiatives for rural rights of way have been brought forward more recently. No specific proposals are carried forward as they have either been implemented, are being brought forward by other means, or would not have sufficient prospect of delivery to justify a proposal in this Plan.

4.10.10 However, the City Council supports the improvement of the rural rights of way network, which is consistent with its policies on green infrastructure and other strategies. In particular, it recognises the potential offered by former railway lines and welcomes the initiatives being promoted to bring the following into use:

- Bishops Waltham to Botley footpath along the former railway line;
- The 'Watercress Way' along the former railway line between Alresford and Kings Worthy and on to South Wonston and Wonston;
- Missing links between Wickham and Fareham along the former railway line and around Knowle and Welborne.

