

5

SOUTH HAMPSHIRE URBAN AREAS

5 South Hampshire Urban Areas

Background

- 5.1 The identification of the South Hampshire Urban Areas is a local response to meet the challenges presented by a significant part of the District being located within the Partnership for Urban South Hampshire (PUSH). The City Council is a member of PUSH, a grouping of local authorities in southern Hampshire which has been formed to develop a joint economic and spatial strategy. The local authorities have cooperated through PUSH to develop a spatial vision for the South Hampshire sub-region which was incorporated into the South East Plan and subsequently updated in 2012.
- 5.2 South Hampshire has a dense and complex settlement pattern, and there are substantial areas of undeveloped or underused land within the urbanised parts of the sub-region. The updated (2012) South Hampshire Spatial Strategy reiterates PUSH's support for the growth of the cities of Southampton and Portsmouth as the drivers of a sustainable and growing economy. However, the strategy also provides for major greenfield development concentrated at 'Welborne', to the North of Fareham and adjoining the Winchester District boundary. The principle of a Strategic Development Area to the North of Fareham SDA has been established in the adopted Fareham Core Strategy (2011), and the Local Plan Part 1 commits the City Council to working closely with Fareham Borough Council to help bring forward this development.
- 5.3 The spatial vision for the South Hampshire Urban Areas is to develop a series of sustainable new neighbourhoods/communities to contribute towards meeting the PUSH strategy of improving economic performance. This will provide sustainable opportunities for large-scale, high quality housing, economic development and associated uses, in the form of new urban extensions, rather than dispersing similar numbers amongst the smaller settlements which also lie within the PUSH area. The major greenfield developments required within the PUSH part of the District are focused on the urban areas that fringe the District, at West of Waterlooville and Whiteley. A total of about 6,000 dwellings are proposed in these locations, where there are already large existing and planned employment allocations.
- 5.4 PUSH has commenced review of the South Hampshire Spatial Strategy to extend the period covered from 2026 to 2036. An updated Strategic Housing Market Assessment (SHMA) was produced in 2014 and provides evidence of housing needs. The SHMA is not a housing allocation strategy, but will inform the housing allocations in the revised PUSH Spatial Strategy alongside evidence on land availability, urban capacity, accessibility to jobs and services, infrastructure capacity, environmental impact and many other factors and constraints.
- 5.5 The Local Plan Part 1 and this Local Plan make substantial provision for housing and other development in the PUSH area, particularly at West of Waterlooville and Whiteley, but also in the MTRA2 settlements within PUSH.

This meets identified needs during the Plan period (to 2031), which includes part of the period covered by the review of the South Hampshire Spatial Strategy. It is, therefore, expected that any significant changes arising from the review of the South Hampshire Spatial Strategy will apply beyond the period of this Local Plan (i.e. post 2031). It is likely that these can be addressed through the normal process of reviewing and rolling forward the LPP1 and this Plan to cover the period beyond 2031. However, the Council will monitor the situation and the implications of the review of the South Hampshire Spatial Strategy, including whether there is a need for an earlier review of its Local Plan.

- 5.6 The majority of the housing requirement for the South Hampshire Urban Area will be delivered through the strategic allocations at West of Waterlooville and North Whiteley. There are also a number of existing completions and smaller development opportunities, which will achieve the target of 6,000 dwellings over the Plan period, as set out in the table below.

South Hampshire Urban Areas Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011 - 2031)*	6000
b. Net Completions 1.4.2011 to 31.3.2013	96
c. Outstanding permissions at West of Waterlooville**	2380
d. Outstanding permissions at Whiteley	0
e. Whiteley Allocations (SH3 + SHUA1)	3575
f. SHLAA sites within settlement boundaries	18
g. Windfall allowance	0
h. Total supply (b+c+d+e+f+g)	6069

* Policy CP1 of LPP1

** Includes 103 dwellings on allocated employment land, permitted June 2014

West of Waterlooville Strategic Housing Allocation

- 5.7 Existing completions and planning permissions for the West of Waterlooville Major Development Area (b. and c.) will provide almost 2,500 dwellings in Winchester District. The remainder (around 600 dwellings) will be developed within the neighbouring Havant Borough in accordance with the adopted Borough Core Strategy (2011). The total includes the former 'reserve' site for 1,000 homes. The City and Borough Councils will continue to work in partnership to plan for this new community. More details are given in Policy SH2 of LPP1. Development is well underway at West of Waterlooville and some additional dwellings were completed before the start of the Plan period.

North Whiteley Strategic Housing Allocation

- 5.8 Development to the north of Whiteley provides the opportunity to secure important infrastructure and community facilities, and to locate new residential development close to major employment areas. It provides the opportunity to

complete Whiteley Way as a new road primarily aimed at serving the new development, but which will also provide a new link to the Botley Road. The development will also provide for a new secondary school and two new primary schools which, in addition to meeting the needs of the new development, will also serve to meet existing shortfalls in educational facilities locally.

- 5.9 The overall site area is approximately 202 hectares, of which around half is either constrained or required to mitigate potential environmental impacts. Detailed work is well advanced on the implementation of this strategically important development: a large number of technical studies have been completed, various community engagement events have been undertaken, and an outline planning application is expected imminently. This has been achieved as a result of close and cooperative working between the City Council and Hampshire County Council, the local community and the development consortium. The North Whiteley development is, therefore, expected to deliver about 3,500 dwellings within the Plan period.

Welborne

- 5.10 'Welborne' is the name given to the Strategic Development Area proposed to the North of Fareham, adjoining the Winchester District boundary. It is a proposal of the adopted Fareham Core Strategy, and the Winchester District Local Plan Part 1 commits the City Council to working to bring forward this development. Fareham Borough Council is producing The Welborne Plan to allocate specific land for the development and this indicates the need for large areas of 'Suitable Alternative Natural Green Space' (SANGS) to be provided to mitigate or avoid the impacts of development on sites protected for their biodiversity interest.
- 5.11 Some of the land that is likely to be provided for SANGS is in Winchester District, for example at Dash Wood and in the triangle of land between Knowle and Welborne. Such provision is fully consistent with the City Council's policies for this land, which is defined as part of a gap between Welborne and adjoining communities (LPP1 policies SH4 and CP18). The Welborne Plan also seeks to improve the provision of public rights of way to link the development with the surrounding villages and countryside, and this would also be supported by the City Council's policies.
- 5.12 Therefore, the City Council will work with Fareham Borough Council and the promoters of Welborne to implement SANGS and other facilities that retain and secure the future of the undeveloped land within the Gap between Welborne, Knowle and Wickham. Land is not allocated for these uses in this Plan, as they may not require planning consent and, if they do, this would be capable of being permitted under policies SH4, CP18 and this Plan's countryside policies. Where this is not the case, and particularly where proposals would not protect the open and undeveloped rural character of the defined Gap, the City Council will resist proposals associated with Welborne, or other development.

Whiteley

- 5.13 The Local Plan Part 1 includes strategic site allocations relating to West of Waterlooville and North Whiteley, and the Local Plan Part 2 does not need to amend or add to these, but this section and policies relate to the existing built-up area of Whiteley. No changes are proposed to the settlement boundary of Whiteley, as the strategic allocations will meet the development needs of the settlement for the Plan period.
- 5.14 The current 2006 Local Plan Review includes three ‘saved’ policies relating to proposed developments at Whiteley –
- **Policy S12:** Whiteley Green (residential and open space)
 - **Policy S14:** ‘Solent 2’, west of Whiteley Way (business park)
 - **Policy S15:** Little Park Farm (B1, B2, B8 employment uses)
- 5.15 The housing allocation at Whiteley Green (Policy S12) was granted outline permission for 75 dwellings in 2012, but was not implemented. Instead, Hampshire County Council, as landowner, has developed the site for a temporary primary school. The intention is that this will be replaced by a permanent facility as part of the North Whiteley development (see 5.3 above). Until then, it is appropriate for LPP2 to take the original proposal forward and to retain its allocation for residential and open space development.

Policy SHUA1 – Whiteley Green Housing Allocation

Land at Whiteley Green, as shown on the Policies Map, is allocated for the development of about 75 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 from Lady Betty’s Drive, an attractive footpath and cycleway network, and provide convenient access to public transport.

Landscape

- provide landscaping and tree planting belts of at least 20 metres adjoining the M27 to protect the amenities of occupiers of the proposed housing from noise and to screen the development;
- maintain or enhance existing woodland and major hedgerows within the site and carry out additional planting.

Green Infrastructure and Open Space

- provide on-site open space (Informal Open Space, and Local Equipped Area for Play) as part of a neighbourhood green to serve the proposed and surrounding development, as originally planned.

Infrastructure

- **contribute to infrastructure needed to make the development acceptable in planning terms.**

- 5.16 The Business Park allocation at 'Solent 2' (2006 Local Plan Policy S14) has now largely been built out, but some small areas remain undeveloped. However, these areas, along with some of those already built, are now included in a designated Site of Importance for Nature Conservation (SINC). This effectively precludes any further significant development and the allocation of land for further development is not, therefore, taken forward into LPP2.
- 5.17 The site at Little Park Farm (2006 Local Plan Policy S15) is part of a larger allocation for employment (B1, B2, B8) uses that extends beyond the administrative boundary of Winchester District westwards into Fareham Borough. Both the Winchester and the Fareham parts of the allocation remain undeveloped. Fareham Borough Council is taking this allocation forward into its new Local Plan and it is therefore appropriate for the City Council to do the same.

Policy SHUA2 – Little Park Farm Employment Allocation

Land at Little Park Farm, Whiteley (within Winchester District), as shown on the Policies Map, is allocated for employment development. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

- (i) **it is within Use Classes B1 (Business), B2 (General Industry) or B8 (Storage and Distribution); and**
- (ii) **it is developed comprehensively with land to the west in Fareham Borough, including the provision of suitable access.**

- 5.18 The most appropriate access to the site will be via that part of the overall site to the west of the allocated site, within Fareham Borough. Any proposals for alternative means of access will be considered on their merits.

Other Policies

- 5.19 Policy DM7 (Chapter 6) updates saved WDLPR policy SF1, regarding development in defined town and village centres, including Whiteley. The boundaries of the town centre and the Primary Shopping Frontages (policies DM7 and DM8) have been reviewed, taking account of advice in the Winchester Retail Study Update (2014). The town centre itself has now been completely rebuilt and the approved development covers a slightly larger area than the original centre, including a cinema complex. Adjustments to the boundary of the town centre have been made to ensure that it is contiguous with the centre as it now exists, and to the Primary Shopping Frontages to reflect the current layout and character of the centre (see Policies Map).

5.20 Open spaces in Whiteley 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 Whiteley Policies



