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Winchester District Local Plan

Winchester District Local Plan 2040

**Proposed Changes to the Policies Map - Consultation
Responses**

January 2026



Winchester
City Council

Proposed Changes to the Policies Map – Consultation Responses

The proposed changes to the Policies Map were published for consultation from Friday 21st November 2025 until Friday 16th January 2026.

This document sets out the responses to that consultation and a council response. Each respondent is given a unique reference number, starting with PM2040 followed by a number. Each comment made by that respondent is given a representation number, which is their representor number, followed by a hyphen and then a number.

This report includes only those Changes to the Policies Map on which comments were submitted. Changes to the Policies Map that did not receive any comments are not included in this report.

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PM2040 7 - South Downs National Park Authority (SDNPA)

Name	Mr Lewis Ford
Representor Number	PM2040 7
Representation Number	PM2040 7-1
Full Representation	<p>Please include any comments on this proposed change to the Local Plan Policies Map in the text box below.</p> <p>The SDNPA supports the proposed changes to the Policies Map in relation to new layers covered by Policy NE4. These new layers include SSSIs, SACs, SPAs, Rivers, SINCs, Ramsar sites, and Long Distance Routes. These are mapped both within and outside the SDNP Area which will be helpful when considering cross-boundary matters and planning applications on the local planning authority area boundaries of WCC and the SDNPA.</p>
Officer Response	Support for the modification is noted.

5. Change to Policies Map Related to Policy WK3

PM2040 6 - Mr Chris Knowles-Vollentine

Name	Mr Chris Knowles-Vollentine
Representor Number	PM2040 6
Representation Number	PM2040 6-1
Full Representation	<p>Please include any comments on this proposed change to the Local Plan Policies Map in the text box below.</p> <p>The inspector needs to make it clear that the intention is still to retain the larger area as a settlement gap and be protected as open green space and that the intention of the policy change is only to tidy up the overlap of WK3 and NE7 and that the protections of NE7 will remain to ensure Wickham retains a strongly protected green space settlement gap from Welborne.</p>
Officer Response	<p>Disagree that the maps on page 459 should be amended to show the Settlement Gap. this would be inconsistent with the rest of the Plan, which does not include Settlement Gaps in the inset maps for each settlement (e.g. page 392) the Settlement Gaps are defined on the Policies Map.</p> <p>However, the supporting text could be clarified to make it clearer that the areas covered by Policy WK3 and the Wickham-Knowle-Welborne gap in policy NE7 are not the same.</p> <p>Proposed Additional Modification as follows -</p> <p>14.116 Policy WK3 below sets out the planning framework for the areas within Winchester district identified as having potential to deliver green infrastructure as part of the Welborne development. <u>These two parcels of land fall within a much larger area identified as a Settlement Gap under Policy NE7.</u></p>

PM2040 8 - Bargate Homes and Macra Ltd

Name	Adam Bennett
Representor Number	PM2040 8
Representation Number	PM2040 8-1
Representation Summary	Support reduction in of area covered by policy to Knowle Triangle and Dashwood. Support proposed modification to para. 14.115.

	<p>Considers the name of the policy should be amended to reflect that land identified will contribute to recreational opportunities for the public as a whole and which is determined important to remain 'open' to maintain the separate identities principally of Knowle and Welborne given its location.</p>
<p>Full Representation</p>	<p>Please include any comments on this proposed change to the Local Plan Policies Map in the text box below.</p> <p>(3) Policies Map Proposed Change 5 – Changes to the Policies Map related to Policy WK3</p> <p>The change proposed to the Policies Map is directly connected to MM105 and serves to reduce the extent of the area proposed to be covered by Policy WK3 – Wickham Open Space.</p> <p>Detailed representations were made at the time of the Local Plan Hearing Sessions seeking the reduction of the extent of Policy WK3, or alternatively the deletion of the policy. The change was sought due to the absence of any appropriate justification for the designation of a large area of land as 'Welborne Open Space' when Welborne Garden Village is located outside of the plan area, encompasses its own green spaces and indeed 'green gaps' intended to provide a permanent buffer to Wickham and Knowle settlements.</p> <p>The reduced area now shown on the Policies Map is limited to two separate land parcels a 'green gap' known as the 'Knowle Triangle' intended to define the separation between Welborne and Knowle Village comprising a single pastoral field at the south-east of Knowle settlement and a pocket of woodland 'Dashwood' which is positioned between Wickham and Welborne. The woodland itself already provides a clearly defined natural feature and a strong buffer between the settlements. There is little likelihood of this being subject to tree felling or material change, it is well defined in the landscape.</p> <p>Both areas are anticipated to be secured to provide accessible open space to the public which will in part service the development at Welborne and indeed in the vicinity at Ravenswood delivering additional public recreation opportunities.</p> <p>The Inspector correctly, in our view, identified that there is no evidence or justification for the allocation of any greater area of land under the scope of Policy WK3 given that there was no appetite to make the land available for such purposes.</p> <p>We support the change to the policies map in this regard and consider that these are necessary in order to render the plan sound in accordance with Minor Amendment MM105.</p> <p>Main Modifications Response - KPPC - Bargate Homes and Macra Ltd.pdf</p>
<p>Officer Response</p>	<p>Changing the name of the policy at this stage is considered unnecessary and potentially confusing. Therefore the proposed revision is not agreed with.</p>

PM2040 9 - Graham Moyse

Name	Jacob Goodenough
Representor Number	PM2040 9
Representation Number	PM2040 9-1
Full Representation	<p>Please include any comments on this proposed change to the Local Plan Policies Map in the text box below.</p> <p>This written representation is prepared specifically in response to the 'Proposed Changes to the Policies Map' consultation document (ED41d). At Proposed Change 5, this sets out revisions to the Policies Map relating to Policy WK3 – Welborne Open Space, in response to Main Modification MM105 and the Inspector Note (ED38a). As part of Proposed Change 5, our client's land at Dean Villas is still shown forming part of the Welborne Open Space (shaded in green), which our client considers to be erroneous for the reasons set out in this letter. This representation also considers consequential changes to the Settlement Boundary for Knowle and the Settlement Gap (Policy NE7) in this location.</p> <p>WCC's 'Supplementary Note to the Proposed Changes to the Policies Map (ED41d)' explains that Proposed Change 5 reduces the area covered by Policy WK3 in line with the area identified as having a potential role as Green Infrastructure on page 22 of The Welborne Plan. The 'Final Schedule of Proposed Main Modifications' consultation document (ED41a) sets out the revised wording to Paragraphs 14.115 and 14.116 of the emerging Local Plan. These paragraphs state that Policy WK3 provides the planning framework for the areas within Winchester District identified as having potential to deliver Green Infrastructure as part of the Welborne development, and that the purpose of the 'green buffers' is to ensure that Welborne does not coalesce with Wickham or Knowle. The paragraphs also state that the overriding requirement is to retain the open rural nature of this land and to prevent changes that would urbanise its undeveloped character.</p> <p>It is acknowledged that our client's land at Deans Villas does form part of the 'Land within Winchester CC with potential role as Green Infrastructure' (hatched in green), as identified in Fareham Borough Council's Local Plan Part 3 – The Welborne Plan adopted in June 2015. However, our client's land is not available for this use.</p> <p>Notwithstanding this, in preparing this written representation, we have reviewed the subsequent planning permission for the Welborne site (Fareham BC Reference Number P/17/0266/OA granted on 30th September 2021). The approved 'Application Boundary Parameter Plan' (Drawing Number 60469153-001-A0), as listed in Condition 2 of the planning permission, is enclosed with this submission for reference. This plan confirms that, despite being identified in The Welborne Plan in June 2015, our client's land at Dean Villas does not lie within the red-line boundary for the subsequent 2021 permission, and also does not form part of the blue-edged land identified as being within the outline applicant's ownership. This confirms that our client's land at Dean Villas was therefore ultimately not required, and is not relied upon, to form part of the Welborne</p>

Green Infrastructure Strategy approved in 2021.

Further to the above, we have also reviewed the nearby planning application for Land North of Ravenswood House, Mayles Lane, Knowle (WCC Reference Number 18/01612/OUT) and enclose a copy of the Site Location Plan (Drawing Number A090070-453 SLP-01 Rev A) for this application. This plan outlines in blue the additional land under the control of the applicant, which includes the land immediately to the east of our client's land at Dean Villas but does not include our client's site itself. The Officer's Report for this outline planning permission (also attached for reference) confirms that the land immediately to the east of our client's site is known as 'the Knowle Triangle' and describes this land as providing "an opportunity to act as a defensible physical and visual gap between the existing village of Knowle and the proposed Welborne development." The Officer's Report confirms that the Knowle Triangle will be transferred to the ownership of Wickham Parish Council as public open space to be safeguarded for the long-term thereby fulfilling both the requirements of Policy WK3 and NE7. Therefore, our client's land at Dean Villas is also not required as part of the Green Infrastructure Strategy for this development either (albeit it is not available for this use).

Against the above background, the continued inclusion of our client's land at Dean Villas within Policy WK3 is no longer necessary or justified. It appears that a blanket approach has been taken to the area of land to the south-east of Knowle proposed to still be included within Policy WK3, based on The Welborne Plan adopted over ten years ago in 2015. However, the more recent permission for Welborne (2021) and application at Ravenswood House (2018) should supersede the provisions of The Welborne Plan and be given more weight. On this basis, our client's land at Dean Villas should be removed from Policy WK3 as it does not form part of the Green Infrastructure Strategy for Welborne and also does not form part of the Knowle Triangle public open space included as part of the Ravenswood House planning application. It has clearly been established through the local planning history in this area that our client's land at Dean Villas does not have 'a potential role as Green Infrastructure' for either of these sites and the land is not available for this use.

Instead, the settlement boundary for Knowle should be amended to include our client's land at Dean Villas and follow its eastern boundary, which would logically 'round off' the settlement in this location. A corresponding change to the extent of the settlement gap under Policy NE7 should also be made. This would create opportunities for small-scale windfall development of the nature envisaged by the Plan to help maintain a robust housing land supply. This amendment would still ensure that the Knowle Triangle remains within Policy WK3 and Policy NE7, allowing this parcel of land to provide the identified 'green buffer' function set out in the revised wording for Paragraphs 14.115 and 14.116 of the emerging Local Plan, and ensure that Welborne does not coalesce with Knowle, as confirmed in the Ravenswood House Officer's Report.

The above amendment will also ensure that the emerging Local Plan is consistent with the relevant provisions of the NPPF (2024). In particular, Paragraph 127 of the NPPF states:

"Planning policies and decisions need to reflect the changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the

	<p>local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:</p> <p>a) It should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped)..."</p> <p>In accordance with Paragraph 127 of the NPPF, the current review of the Winchester Local Plan represents an appropriate opportunity to acknowledge the changed demand for our client's land at Dean Villas (since it was identified in 2015). The local planning history for Welborne and Ravenswood House confirms that there is, in fact, no need for our client's site to provide Green Infrastructure in association with these developments and there is no reasonable prospect of a planning application coming forward to use the Dean Villas site for Green Infrastructure, as an appropriate strategy has been identified for both developments using alternative land. In addition, our client's site is not available for this use. It should therefore be excluded from Policy WK3 and Policy NE7 and, as a minimum, incorporated into the Knowle urban area, where it would create opportunities for small-scale windfall development of the type envisaged by the Local Plan to maintain housing land supply. In support of this, our response to WCC's recent Call for Sites 2025 confirms that the site is capable of delivering 5 to 7 dwellings in the short-term period (0-5 years).</p> <p><u>WCC LP Proposed Mods Reps - Dean Villas - January 2026 - NOVA planning Redacted. pdf</u></p>
Officer Response	<p>It is accepted that Planning Permission P/17/0266/OA for Welborne granted on 30th September 2021 by Fareham BC does not include this land. However, at this stage in the Welborne project the adopted Welborne Plan remains an appropriate basis for identifying land which could be required for green infrastructure.</p> <p>It would not be appropriate at this point in the Winchester Local Plan process to exclude this site from the settlement gap without evidence.</p> <p>On balance, it is considered that the site should remain within the revised boundary of allocation WK3 (Welborne Open Space). The site has been submitted to the recent 2025 SHELAA consultation, and its relative merits for housing development, including its value as potential open space and the contribution it makes to the settlement gap, should be considered as part of that process leading into the next Local Plan.</p>