

## HU1: Neighbourhood Plan Designated Area

### Overview of Comments:

**Support - 4**

**Neither support or object - 6**

**Object - 3**

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

<b>Comments which neither support nor object to HU1: Neighbourhood Plan Designated Area</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
BHLF-KSAR-N8BE-X Environment Agency <a href="#">Link here</a>	<p>Based on the information currently available, the site raises some environmental concerns that need to be addressed.</p> <p>Further work will be needed to show how these can be satisfactorily addressed.</p> <ul style="list-style-type: none"><li>• SPZ, FZ2</li><li>• Principal and Secondary A Aquifer</li></ul> <p>Water Quality. The protection of groundwater will need to be considered as part of this policy. The site is not in any SPZ but on principal aquifer, so would be regarded as sensitive.</p>	<p>Comments noted. The Local Plan does not make any site allocations for Hursley as these will be made through the emerging Neighbourhood Plan process. The Local Plan contains policies to protect the water environment and the Neighbourhood Plan will need to have regard to these in making site allocations.</p> <p><b>Recommended response:</b> No change</p>

	<p>Planning for new development sites in Hursley should take account of groundwater flooding that occurs with the village.</p>	
<p>BHLF-KSAR-N8R2-U Hursley Parish Council</p>	<p>The Assessment of Windfall Trends and Potential document finds potential for a district wide windfall figure of 1,725 dwellings, but the Local Plan includes an allowance of 1,975 dwellings. This is 250 more than the windfall study suggests and thus should be questioned closely.</p> <p>The recommendation of draft local plan is that all of the 13 MTRA3a settlements have potential to accommodate 45 dwellings from windfall over a 15 year period. The draft plan however identifies windfall in only four of the 13 settlements (Hursley – 20, Otterbourne – 20, South Wonston – 20, Sutton Scotney – 20), which vastly exceeds the amount which the study considers is possible and notably, the biggest contributors to windfall development in the MTRA3a settlements (Littleton and Micheldever Station) don't feature in the draft plan. This may go back to interpretation of the settlement hierarchy because Winchester City Council has downgraded Swanmore and Waltham Chase - previously the tier above Hursley in the hierarchy but now on the same level. The Windfall assessment for those settlements suggests each could potentially accommodate 50 dwellings, but in the draft plan that has been reduced to 20 and the residual appears to have been spread out to the four settlements listed above without explanation.</p> <p>If the pot for 'windfall' is reduced then this would have to be made up in direct allocations or via Neighbourhood</p>	<p>Comments noted. Comments regarding the windfall allowance are dealt with in response to representations on policy H1, with those on the settlement hierarchy dealt with under policies SP3 and H3.</p> <p>The difference of 250 is because the Local Plan's higher figure covers the whole District (including the SDNP part), whereas the Windfall Assessment excluded the National Park part of the District.</p> <p>Although the Windfall Assessment recommends an allowance of only 45 dwellings for the MTRA3a settlements, it acknowledges that this is very modest compared to recent levels. Over the 7-year period covered by the Assessment the MTRA3a settlements delivered 80 dwellings on windfall sites, or over 6 per settlement. Coincidentally, provision over this period in Hursley was also 6 dwellings.</p> <p>The key matter of relevance for windfall is the overall contribution of windfall sites to the housing requirement, not the level of provision at a settlement level. The windfall allowance is broken down to give an</p>

	<p>Plans. We consider however that the reliance on windfall could place the local plan delivery at risk. For Hursley there is a "?" for the Neighbourhood Plan and all of the dwellings are recorded as windfall. This suggests that the settlement is windfall of 20 plus whatever the neighbourhood plan allocates. Request that the windfall allowance is reduced in line with the windfall assessment, with the 20 moved into the neighbourhood plan assessment. This would not affect overall housing numbers or distribution but would give the Neighbourhood Plan control to allocate housing where it sees fit rather than having a floating 20 in addition to any neighbourhood plan allocation.</p>	<p>indicative figure for each of the larger settlements, but this is not a target and represents a nominal estimate. It is not critical whether this is met in the settlements listed or elsewhere, although the 20 dwellings estimate for Hursley is considered achievable given past rates.</p> <p>The Local Plan does not include a “?” requirement for Hursley, with the Regulation 18 Plan leaving the Neighbourhood Plan requirement blank, because the City Council had already communicated a zero target based on the existing Local Plan. It is left to the emerging neighbourhood plan to identify any site allocations that it concludes are appropriate to meet the needs of the village.</p> <p>Nevertheless, it is accepted that this could be confusing and it is therefore recommended that the “Windfall allowance” and “New Sites to be allocated in Hursley Neighbourhood Plan” elements of the table on page 482 of the Plan be merged, to give an overall target of 20 dwellings, with corresponding changes to policy HU1 and the explanatory text. This should be provided through the Neighbourhood Plan, but could be exceeded either by the Neighbourhood Plan itself or other</p>
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		<p>schemes coming forward in the future in accordance with Local / Neighbourhood Plan policies (windfall).</p> <p><b>Recommended response:</b> Amend policy HU1 as follows:</p> <p>Additional land will be allocated as necessary to meet local housing and other needs in the Hursley Neighbourhood Plan, <u>including provision through site allocations or windfall for about 20 dwellings</u>, including <u>and</u> any amendments to the settlement boundary. Development will be expected to:....</p> <p>Amend paragraph 14.108 and subsequent table as follows:</p> <p>14.108 It is expected that there is capacity for the development of about 20 dwellings in Hursley, <del>depending on the outcome of the</del> <u>either through allocations in the emerging Neighbourhood Plan or windfall</u>, which can be achieved as follows:</p> <table border="1" data-bbox="1413 1043 2029 1193"> <tr> <td data-bbox="1413 1043 1924 1193">...New Sites to be <u>provided by allocations</u> <del>allocated</del> in Hursley Neighbourhood Plan <u>or windfall</u> (Policy HU1)....</td> <td data-bbox="1924 1043 2029 1193">20</td> </tr> </table>	...New Sites to be <u>provided by allocations</u> <del>allocated</del> in Hursley Neighbourhood Plan <u>or windfall</u> (Policy HU1)....	20
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BHLF-KSAR-N86Z-7	The GP surgeries that serve these potential sites are currently over-subscribed by 15,959 and the additional dwellings from the local plan will add a further 48 patients. The NHS will be seeking financial contributions to increase the primary care space by a further 4 sq m.	Comments noted. Officers have held a number of meetings with the ICB to understand further this representation and others on proposed site allocations in the regulation 18 draft Local Plan. Further		

	<p>Due to the additional healthcare activities that will derive from the Local Plan there should be references in policy HU1 to the requirement for impacts to be mitigated</p>	<p>information has been sought from the ICB to provide more detail on the nature and scope of any deficit in GP surgery facilities and how it may be resolved. This includes confirmation of which surgeries serve proposed allocations and which may require improvement. At this point it is considered prudent for the Plan and associated Infrastructure Delivery Plan to note this position and set out a mechanism to deal with any necessary infrastructure requirements arising from this request. The Infrastructure Delivery Plan will include the most recent information received from the ICB regarding the capacity of infrastructure and identified need for any improvements. <b>Recommended response:</b> No change.</p>
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<b>Comments which object to HU1: Neighbourhood Plan Designated Area</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
BHLF-KSAR-N8ZS-4	<p>The NPPF requires authorities to set out a housing requirement for designated neighbourhood areas. The Plan fails to do this for Hursley, which is an 'intermediate' settlement where the aim is to identify new sites for 50-60 dwellings. There is no explanation as to why it would not be appropriate to comply with the NPPF. It is wholly</p>	<p>Comments noted. The Local Plan does not include a “?” requirement for Hursley, with the Regulation 18 Plan leaving the Neighbourhood Plan requirement blank, because the City Council had already communicated a zero target based on the</p>

	<p>insufficient to set the housing requirement for Hursley as “?” and the Plan is unsound as a result. Policy HU1 states that additional land will be allocated as necessary in the Hursley Neighbourhood Plan. If the Local Plan does not set a housing requirement for Hursley, the Neighbourhood Plan cannot meet it – the plan must set a housing requirement for Hursley.</p> <p>No evidence is given to explain how the capacity for 20 dwellings has been reached. The SHELAA identifies 5 potential sites around Hursley and each scores very highly against the SHELAA criteria. These sites have capacity for 117 dwellings and are available and deliverable within the first 5 years. An artificially low development capacity for Hursley will curtail and predetermine the outcome of the Neighbourhood Planning process and capacity should not be limited unless there is compelling justification. The assumptions regarding the windfall allowance are too high and unsupported by evidence so the approach to meeting housing need in Hursley is misconceived and must be reconsidered.</p> <p>The NPPF requires at least 10% of the housing requirement to be on sites no larger than one hectare, unless there are strong reasons why this cannot be achieved. The Plan claims that 2,700 dwellings (or 17%) of the housing requirement will be on sites less than 1 ha. but the majority come from windfall. Windfall dwellings have not been identified or planned for, so do not meet the requirements of the NPPF. There is a need to identify further small sites and the 5 sites identified around</p>	<p>existing Local Plan. The figure of 20 dwellings is based on an estimate of potential windfall capacity. It is left to the emerging neighbourhood plan to identify any site allocations that it concludes are appropriate to meet the needs of the village.</p> <p>Nevertheless, it is accepted that this could be confusing and it is therefore recommended that the “Windfall allowance” and “New Sites to be allocated in Hursley Neighbourhood Plan” elements of the table on page 482 of the Plan be merged, to give an overall target of 20 dwellings, with corresponding changes to policy HU1 and the explanatory text. This should be provided through the Neighbourhood Plan, but could be exceeded either by the Neighbourhood Plan itself or other schemes coming forward in the future in accordance with Local / Neighbourhood Plan policies (windfall).</p> <p>It will be for the Neighbourhood Plan to identify, assess and consult on potential sites for housing. The figure of 20 dwellings is not a cap and could be exceeded if the Neighbourhood Plan identifies greater local needs or suitable sites, or through windfall.</p>
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	<p>Hursley in the SHELAA are all under 1 hectare and could contribute towards this.</p> <p>Hursley contains a surprisingly comprehensive range of facilities together with the IBM campus with well over 2,000 jobs. This is very unusual for a relatively rural settlement. Hursley's score is factually incorrect as a number of important facilities were not counted. The settlement should score an additional 13 points which would put it in the "Larger Village" class. This error feeds through to the strategic approach and the failure to allocate any housing.</p> <p>There were 6 windfall completions in Hursley between 2012 and 2019. The Plan's windfall allowance of 20 is unsupported by the evidence and unsound. The settlement boundary of Hursley is drawn very tightly and a great deal falls within a conservation area. There will be limited opportunities (if any) for infill and windfall development.</p> <p>Hursley is one of the most sustainable villages in the plan area yet the plan only includes windfall development. Policy H3 allocates 510 dwellings to the 6 Intermediate Rural Settlements (including Hursley). If evenly spread, this would result in around 85 dwellings being allocated to each settlement. No attempt appears to have been made to identify sites in Hursley, which is incomprehensible given the constraints in other Intermediate Rural Settlements – sites of about 40 and 55 dwellings at South Wonston and Otterbourne, no new allocations at Sutton Scotney, Swanmore and Waltham Chase. There is a wide</p>	<p>The NPPF requires authorities to '<i>identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare</i>'. This is not the same as a requirement for 10% of site allocations to be on small sites, which would require disproportionate levels of assessment to identify a large number of small allocations.</p> <p>Comments regarding housing provision, including in the National Park, are dealt with in response to representations on policy H1. Comments on the settlement hierarchy and housing distribution are dealt with under policies SP3 and H3.</p> <p><b>Recommended response:</b> Amend policy HU1 as follows: Additional land will be allocated as necessary to meet local housing and other needs in the Hursley Neighbourhood Plan, <u>including provision through site allocations or windfall for about 20 dwellings</u>, including <u>and</u> any amendments to the settlement boundary. Development will be expected to:....</p> <p>Amend paragraph 14.108 and subsequent table as follows: 14.108 It is expected that there is capacity for the development of about 20 dwellings</p>
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	<p>range of housing capacities within the smaller rural settlements, with no explanation as to how the shortfall will be accommodated. The evidence suggests that the 50-60 dwelling target for each intermediate settlement could be accommodated in Hursley.</p> <p>Policy H1 states that 500 dwellings will be delivered in the South Downs National Park Local Plan area so the Plan does not provide 100% of the housing requirement for the District. The National Park cannot accommodate its own housing requirements and there is no evidence to suggest the National Park will be able to deliver 500 dwellings, which would result in unsustainable patterns of development. These dwellings should be reallocated within Winchester City Council's administrative area. There is an opportunity for the unmet need from the National Park to be accommodated within Winchester and the surrounding settlements.</p>	<p>in Hursley, <del>depending on the outcome of the</del><u>either through allocations in the</u> emerging Neighbourhood Plan <u>or windfall</u>, which can be achieved as follows:</p> <table border="1" data-bbox="1413 379 2029 528"> <tr> <td data-bbox="1413 379 1928 528"> <p>...New Sites to be <u>provided by allocations</u> allocated in Hursley Neighbourhood Plan <u>or windfall</u> (Policy HU1)....</p> </td> <td data-bbox="1928 379 2029 528"> <p>20</p> </td> </tr> </table>	<p>...New Sites to be <u>provided by allocations</u> allocated in Hursley Neighbourhood Plan <u>or windfall</u> (Policy HU1)....</p>	<p>20</p>
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<p>ANON-KSAR-NKN8-G</p>	<p>50-60 dwellings would swamp this beautiful village. 20 would match requirements to build more but maintain the current culture and rural nature of the village</p>	<p>Comments noted. The Local Plan does not propose 50-60 dwellings at Hursley and the proposed amendments to policy HU1 refer to 20 dwellings.</p> <p><b>Recommended response:</b> No change</p>		
<p>ANON-KSAR-N8UQ-W</p>	<p>There should be a clear green belt between Winchester and Hursley. This stretch of beautiful countryside needs protecting for future generations to enjoy.</p>	<p>Comments noted. The NPPF sets stringent requirements for the creation of new Green Belt, which is a strategic planning tool intended to apply over a wide area. The Partnership for South Hampshire has undertaken an assessment of whether a</p>		



		South Hampshire Green Belt would be justified and concluded that it is not.  <b>Recommended response:</b> No change
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	Recommendations	Officer response
Comments from SA	None.	N/A
Comments from HRA	None.	N/A

### **Policy HU1: Neighbourhood Plan Designated Area**

Additional land will be allocated as necessary to meet local housing and other needs in the Hursley Neighbourhood Plan, **including provision through site allocations or windfall for about 20 dwellings**, including and any amendments to the settlement boundary. Development will be expected to:

- i. Show how it contributes towards the Vision and Objectives of the Plan in Policy SP1 and is in general conformity with its strategic approach;
- ii. Have regard to information on local needs for new homes, jobs and facilities, for the Neighbourhood Plan area.

Explanatory text:

14.108 It is expected that there is capacity for the development of about 20 dwellings in Hursley, ~~depending on the outcome of the~~ either through allocations in the emerging Neighbourhood Plan or windfall, which can be achieved as follows:

<b>Hursley Housing Sources</b>	<b>No. of dwellings</b>
Net Completions in or adjoining settlement ( <del>2019 – 2021</del> 2020 - 2023)	0
Outstanding permissions (at <del>2021</del> 2023)	0
Windfall allowance	20

New Sites to be <i>provided by allocations</i> <del>allocated</del> in Hursley Neighbourhood Plan <i>or windfall</i> (Policy HU1)	<u>20</u>
<b>Total Provision <del>2019 – 2039</del> 2020 – 2040</b>	<b>20</b>