


Winchester Omissions sites

SHELAA reference number	Respondent number	Comment	Officer comment
WIN09	BHLF-KSAR-N8BK-4	<p>Old Manor Nursery &amp; Old Orchard, Kilham Lane (WIN09) is a brownfield site which adjoins the settlement boundary for Winchester. It extends to approximately 0.47ha and comprises a group of commercial buildings including Class E, B2 and B8 uses. There is vehicular access onto Kilham Lane.</p> <p>The site is in a highly sustainable location being walkable to a range of local facilities and services, as well as close to a regular bus service. WIN09 is not located within a Conservation Area and is not within the setting of any listed buildings.</p> <p>The site presents an opportunity to make “efficient use of land and buildings” and to “prioritise the use of previously developed land/buildings in accessible locations” in accordance with draft policies SP2 and D6.</p> <p>The NPPF acknowledges that smaller sites “can make an important contribution to meeting the housing requirement of an area, and are often built up relatively quickly”. Under the ‘brownfield first’ approach championed by the Local Plan, small-scale development opportunities that are</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. The site was assessed in the IIA and scores worse than some other sites around Winchester. It is a relatively small site that includes commercial uses, so would make only a small contribution to housing provision but could result in a loss of employment land.</p> <p>Therefore the site would not be suitable as a housing allocation, but the respondent refers to the 2014 Settlement Boundary Review and suggests that the settlement boundary should be extended to include the site. The previous Settlement Boundary Review is an older evidence study and did not consider this site, so did not result in the boundary being extended in this location. However, this is a brownfield site which is well-related to the existing built-up area and reasonably close to some facilities and services.</p>

		<p>below the threshold size for allocation, would provide infill and rounding off opportunities, and are physically, functionally and visually related to the existing urban areas should be released through a review of the settlement boundary. The 2014 Settlement Boundary Review added “where there are any obvious and suitable candidates, boundaries could be adjusted to accommodate them and provide a degree of flexibility within the housing supply”.</p> <p>WIN09 is enclosed along the north-west/south-west boundaries by a group of protected trees which visually and physically separate the site from open countryside to the west. After WIN09 there is an abrupt end to the urban fabric and a clear transition to a more undeveloped landscape. The tree group creates a logical and defensible boundary to the site and establish a logical and semi-natural edge to the urban fabric. The land meets the criteria of the 2014 Settlement Boundary Review.</p> <p>The Local Plan should amend the settlement boundary to include land at WIN09. Alternatively, policies SP2 and D6 should allow flexibility for the redevelopment of previously developed (brownfield) land in accessible and sustainable locations where it adjoins an existing settlement boundary. This would align with the draft Local Plan’s ‘brownfield first’ approach, help address the immediate environmental needs of the</p>	<p>While development of suitable brownfield sites is encouraged, this does not mean that all brownfield sites are suitable for development. However, this site does consist of built development which is contiguous with the adjoining development that which falls within the settlement boundary. Although buildings are behind a wall, there is a change of character at the western edge of the site, which is marked by a strong tree belt, to a more open and rural character. Any future proposals which may involve a loss of employment land would need to be considered against policy E6 and this is not in itself a reason not to extend the settlement boundary.</p> <p>It is concluded that, while the site did not perform well as a potential housing allocation, a small extension of the settlement boundary to include this site would be appropriate. SHELAA site WIN09 is well-related to the adjoining built-up area, is already developed, is well contained by a strong tree belt (which should remain outside the settlement boundary) and relates well to the character of the built-up area rather than the agricultural land beyond.</p> <p><b>Recommended response:</b> Amend Winchester settlement boundary to include land at Old Manor Nursery, Kilham Lane (SHELAA site WIN09) and Old Orchard, as shown by dashed line:</p>
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		<p>community and make a useful contribution to meeting the District's overall development requirements in a sustainable location.</p>	
WIN10	BHLF-KSAR-N8BJ-3	<p>Land south of 91-95 St Cross Road (WIN10) is a brownfield site which adjoins the settlement boundary for Winchester. WIN10 extends to approximately 0.26ha and comprises an office building, a store building, private car parking, other associated hardstanding and landscaping. There are existing vehicular accesses onto St Cross Road.</p> <p>WIN10 is located in a highly sustainable location being walkable to a range of local facilities and services as well as close to public transport links.</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. The site was assessed in the IIA and scores worse than some other sites around Winchester. It is a relatively small site that includes commercial and parking uses and is of heritage sensitivity. Therefore, it would be likely to make little contribution to housing provision, but</p>

		<p>WIN10 is located within the Conservation Area and is within the setting of several listed buildings (The Hospital of St Cross; The Bell PH; nos.132-136 St Cross Road).</p> <p>The site presents an opportunity to make “efficient use of land and buildings” and to “prioritise the use of previously developed land/buildings in accessible locations” in accordance with draft policies SP2 and D6, and to enhance this part of the townscape.</p> <p>The NPPF acknowledges that smaller sites “can make an important contribution to meeting the housing requirement of an area, and are often built up relatively quickly”. Under the ‘brownfield first’ approach championed by the Local Plan, small-scale development opportunities that are below the threshold size for allocation, would provide infill and rounding off opportunities, and are physically, functionally and visually related to the existing urban areas should be released through a review of the settlement boundary. The 2014 Settlement Boundary Review added “where there are any obvious and suitable candidates, boundaries could be adjusted to accommodate them and provide a degree of flexibility within the housing supply”. Opportunities exist to include adjoining urban land, some of which is within the same ownership (nos.89-93 St Cross Road).</p> <p>Part of the site includes trees which separate the</p>	<p>could result in a loss of employment land, parking or damage to important heritage assets.</p> <p>Therefore the site would not be suitable as a housing allocation, but the respondent refers to the 2014 Settlement Boundary Review and suggests that the settlement boundary should be extended to include the site. The previous Settlement Boundary Review is an older evidence study and did not consider this site, so did not result in the boundary being extended in this location. However, this is a largely-developed site, adjoining the existing built-up area and reasonably close to some facilities and services.</p> <p>While development of suitable brownfield sites is encouraged, this does not mean that all brownfield sites are suitable for development. This site includes built development which is largely contiguous with adjoining development that falls within the settlement boundary. The southern part of SHELAA site WIN10 includes an area of trees, largely undeveloped land and parking which is not urban in character.</p> <p>The northern part of WIN10 and other land extending northwards to the existing settlement boundary (including site WIN11) is more developed in character. However, it is within the Winchester Conservation Area and contains / adjoins various listed buildings, most notably St Cross Hospital. It also includes employment land,</p>
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		<p>site from undeveloped land to the south. There are additional off-site trees along this boundary. When travelling south along St Cross Road, after WIN10 there is an abrupt end to the urban fabric and a clear transition to a more undeveloped landscape. The tree group and boundary walls create a logical and defensible boundary to the site and establish a logical and semi-natural edge to the urban fabric. The perimeter walls of the Church and Almshouse of St Cross also provide a permanent boundary.</p> <p>The Plan should amend the settlement boundary to include land at (and adjoining) WIN10. Alternatively, the Local Plan policies (especially policies SP2 and D6) should allow flexibility for the redevelopment of previously developed (brownfield) land in accessible and sustainable locations where it adjoins an existing settlement boundary. This would align with the draft Local Plan's 'brownfield first' approach, help address the immediate environmental needs of the community and make a useful contribution to meeting the District's overall development requirements in a sustainable location.</p>	<p>parking areas and a public house, which could be threatened if a presumption in favour of development is created by including the land in the settlement boundary.</p> <p>It is concluded that the site does not perform well as a potential housing allocation. It consists of relatively scattered development which contains or adjoins various heritage, employment or facilities and services assets, making it also unsuitable for an extension of the settlement boundary.</p> <p><b>Recommended response:</b> No change.</p>
WIN18	ANON-KSAR-NK21-D	<p>Object to site WIN18 not being included in the plan as a residential allocation. The site was positively tested in the 2020 and 2021 SHELAA and as such the evidence base supports the allocation of the site. A detailed masterplanning exercise, within the Vision Document previously issued to the Council and informed by technical</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. The site was assessed</p>

		<p>and environmental considerations, indicates that the site can deliver in the region of 195 dwellings.</p> <p>The vision document demonstrates how the proposals meet the emerging objectives of WDLP, with the proposal being well thought out and related well to the north-western side of Winchester. Carbon neutrality by 2030 will be achieved through the delivery of energy efficient homes and carbon offsetting through public open space and the encouragement of sustainable modes of transport. The proposals encourage and plan for an increase in biodiversity and include public open space. Underpinning this proposal is a full understanding of the constraints and opportunities presented by the site. A range of housing size and type will be delivered and affordable housing will be provided, integrated with open market housing.</p> <p>Home working is an integral part of the community to be created. Additional housing at Winchester will provide additional spend to support the long-term viability and vitality of services on offer at Winchester. There will be pedestrian and cycle routes and permeability that promotes the use of non-motorised modes of transport. The vision for is to connect people with nature and improve the sense of well-being for new residents and neighbouring communities and promote a healthy lifestyle. Whilst traditional facades and</p>	<p>in the IIA and scores significantly worse than many other sites around Winchester, receiving mostly negative or neutral scores.</p> <p>The IIA assessed the principle of development without taking into account potential concept plans or opportunities to mitigate negative effects. This provides a more consistent basis for assessment than using site visions, masterplans or offers of infrastructure, which were not available for all site options. Consideration by the IIA of site layouts would also be inappropriately detailed.</p> <p>It is concluded that the IIA provides an appropriate comparative assessment and that the other factors taken into account justify the Development Strategy and Site Selection 2022 document's conclusion that <i>'many of the sites outside the settlement boundary consist of large agricultural fields, or otherwise open land, and often lack containment or features which could provide clear boundaries to development. Development of these sites would be visually intrusive, given the open landscape that forms much of Winchester Town's setting, and several would also significantly erode defined settlement gaps. Some sites are of a potentially strategic scale and would provide considerably more dwellings than needed, either individually or cumulatively, with corresponding harm to the landscape and setting of Winchester.'</i></p>
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HU01	ANON-KSAR-N85J-P	<p>Promote land named 'Manor Parks' for a residential-led low carbon habitat-first development of up to 1,000 dwellings. The site comprises approximately 70 hectares of land currently occupied by the South Winchester Golf Course. There are no known constraints that would restrict or prevent a residential led development of this site. Key opportunities are set out below:</p> <p>The site would deliver a low carbon and habitat first community, which addresses the key priorities set out within the draft Local Plan.</p> <p>The site could deliver net zero carbon for all buildings, with an 100% reduction in emissions and provision of photovoltaic panels (2,600,000 kWh) in line with the proposed LETI standards.</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The respondent compares the IIA site assessments for other 'major' sites with the promoted site and concludes that their site scores at least as well as other major sites. However, there is no requirement to allocate a major site, indeed the option of promoting a new strategic allocation or new settlement was rejected through consultation on the Strategic Issues and Priorities document in 2021.</p> <p>In any event, other sites sometimes score as well or score better than the South Winchester Golf Course site and site allocations are not based simply on adding up the 'scores' for each site.</p>

		<p>The site is highly self-contained visually and is located in a sustainable location outside any Local Gap, with established employment, education and retail areas in Winchester all in close proximity providing a realistic opportunity for a significant number of residents to meet their day-to-day needs by active travel.</p> <p>The site is adjacent to the existing settlement boundary of Winchester, a classified Tier 1 settlement under Policy SP2 and the most sustainable location in the District as classified in the Settlement Hierarchy (2022). Further, Manor Parks could create a landscape green defensible edge to the City protecting further urban sprawl.</p> <p>The site could deliver a balanced community of up to 1,000 homes providing homes for all alongside key social infrastructure such as a potential 2-form entry primary school, neighbourhood shops and home-working hub to create a 15-minute neighbourhood.</p> <p>The site could deliver a 10+% biodiversity net gain ('BNG') and the proposed development would retain 50% of the site as green space including parks and habitat creation.</p> <p>The site can deliver a significant required housing growth without having an adverse impact on the historical setting of Winchester.</p>	<p>The Development Strategy and Site Selection 2022 document explains that the SA for each site was considered alongside assessments of impacts on the historic and natural environment, transport, landscape and relationship with the built-up area. The IIA criteria were one factor that fed into the site selection process, but not the sole site selection tool.</p> <p>The IIA assessed the principle of development without taking into account potential site layouts or opportunities to mitigate negative effects. This provides a more consistent basis for assessment than using site visions, masterplans or offers of infrastructure, which were not available for all site options. Consideration by the IIA of site layouts would also be inappropriately detailed.</p> <p>It is concluded that the IIA provides an appropriate comparative assessment and that the other factors taken into account justify the Development Strategy and Site Selection 2022 document's conclusion that <i>'many of the sites outside the settlement boundary consist of large agricultural fields, or otherwise open land, and often lack containment or features which could provide clear boundaries to development. Development of these sites would be visually intrusive, given the open landscape that forms much of Winchester Town's setting, and several would also significantly erode defined settlement gaps. Some sites are of a potentially strategic</i></p>
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		<p>A technical vision document for the site is provided alongside further technical reports demonstrating the site's sustainable credentials and suitability.</p> <p>In the IIA Barton Farm is the only site which scores better than South Winchester Golf Course (or Manor Parks) as it receives a neutral for heritage. All further 'major' sites either score the same, including Land at Vale Farm and the Station Approach Regeneration Area, or worse, including Sir John Moore Barracks. Manor Parks provides a logical site for allocation based on the selection method set out at paragraph 9.6 of the draft Local Plan. We can improve the ranking of Manor Parks through mitigation measures which further demonstrates its suitability.</p>	<p><i>scale and would provide considerably more dwellings than needed, either individually or cumulatively, with corresponding harm to the landscape and setting of Winchester.'</i></p> <p><b>Recommended response:</b> No change</p>
HU03	ANON-KSAR-NKJ4-8	<p>Land at Pitt Vale should be considered an appropriate site for development being a sustainable location on the edge of Winchester Town. The site consists of 23.7 hectares of undeveloped land of open character and in use for agricultural purposes.</p> <p>The site is suitable, available and achievable, free from constraints which would preclude development and can support a residential-led sustainable community comprising:</p> <ul style="list-style-type: none"> <li>• Up to 350 dwellings;</li> <li>• A mix of dwelling sizes and types with a policy compliant provision of affordable housing;</li> </ul>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The respondent refers to Oliver's Battery Parish Council's comments although these are not supportive of the site, which is separate from Oliver's Battery. The site is within Hursley Parish and Hursley Parish Council clearly objected to its development. The Parish Councils' comments were taken into account by officers in the site selection process, alongside the IIA and other considerations.</p>

		<ul style="list-style-type: none"> <li>• A community facility which could potentially include a café and flexible work/office space;</li> <li>• Retention and enhancement of the existing public rights of way and permissive paths supplemented with new pedestrian and cycle links;</li> <li>• A network of open spaces and play areas linked by safe and convenient pedestrian and cycle routes;</li> <li>• Extensive public open space; and</li> <li>• Surface water drainage works.</li> </ul> <p>A Vision Document has been prepared which includes assessment of the site in context; a summary of the surveys undertaken to date and which inform the illustrative masterplan. Land at Pitt Vale meets the NPPF requirements for deliverability as it is available, suitable and with a realistic prospect that housing will be delivered within 5 years.</p> <p>The Local Plan needs to demonstrate improved housing delivery rates and must combine a sustainable urban focus approach which includes greater diversity in its housing supply in locations close to the Winchester urban area. This should include smaller sites of up to approximately 500 dwellings for which lead in times are shorter and delivery rates higher, as well as any major new strategic allocations with significant or complex infrastructure requirements.</p>	<p>The Development Strategy and Site Selection 2022 document also explains that the SA for each site was considered alongside assessments of impacts on the historic and natural environment, transport, landscape and relationship with the built-up area. The IIA criteria were one factor that fed into the site selection process, but not the sole site selection tool.</p> <p>The respondent has re-scored the IIA assessment criteria, based what the site could deliver. The IIA assessed the principle of development without taking into account potential site layouts or opportunities to mitigate negative effects. This provides a more consistent basis for assessment than using indicative site masterplans or offers of infrastructure, which were not available for all site options. Consideration by the IIA of site layouts would also be inappropriately detailed.</p> <p>Accordingly, the respondent's alternative site assessment is noted, but does not amount to a consistent comparative assessment, unlike the IIA and Development Strategy and Site Selection document.</p> <p>The respondent suggests that mitigation measures were taken into account in the assessment of the proposed allocation sites, which was not the case for other sites. However, the Development Strategy and Site Selection document explains that there was an initial</p>
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		<p>There are no land assembly complications, no significant technical constraints to resolve or substantial up-front infrastructure costs required before new homes can be built. There is no reason to expect viability issues that could cause delay or reduce the site's ability to meet important policy requirements such as affordable housing provision.</p> <p>Future development at Land at Pitt Vale would positively respond to all the topics in the Local Plan including: carbon neutrality; high quality well-designed places and living well; sustainable transport and active travel; biodiversity and natural environment; historic environment; homes for all; and creating a vibrant economy.</p> <p>Vistry Partnerships assessment of Land at Pitt Vale against the criteria in the IIA provides a realistic assessment of the site and sets out that the site should have a more positive score and be considered more favourably. The IIA considers the assessment of draft allocated sites assuming they are mitigated in line with Policy. The same assessment process should apply to all sites in order to provide a transparent site selection process.</p> <p>Oliver's Battery Parish Council's submissions suggest that 'both Maybush and Pitt Vale offer some limited indication of support for development', so land at Pitt Vale is therefore de</p>	<p>shortlisting of all sites which adjoined the settlements, as these would be best related to existing facilities and services. This shortlist was then assessed on a consistent basis taking account of initial assessments of impacts on the historic and natural environment, transport (highways), landscape and the site's relationship with the settlement. The outcomes of the Sustainability Appraisal for each site were considered alongside these outputs and any other relevant factors to ensure the most suitable site(s) in each settlement were selected to meet the identified level of development.</p> <p>The allocated sites were, therefore selected on a consistent basis, before the more detailed assessments were undertaken. Appendix 3 of the Development Strategy and Site Selection document 2022 sets out the detailed appraisals for the proposed allocation sites, which were used as a check on the initial assessments and to identify any matters that should be referred to in the relevant site allocation policies, not to identify mitigation measures.</p> <p>It is concluded that the IIA provides an appropriate comparative assessment and that the other factors taken into account justify the Development Strategy and Site Selection 2022 document's conclusion that '<i>many of the sites outside the settlement boundary consist of large agricultural fields, or otherwise open land, and</i></p>
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		facto the Parish's communities preferred site in the vicinity of Olivers Battery.	<p><i>often lack containment or features which could provide clear boundaries to development. Development of these sites would be visually intrusive, given the open landscape that forms much of Winchester Town's setting, and several would also significantly erode defined settlement gaps. Some sites are of a potentially strategic scale and would provide considerably more dwellings than needed, either individually or cumulatively, with corresponding harm to the landscape and setting of Winchester.'</i></p> <p><b>Recommended response:</b> No change</p>
HW03	BHLF-KSAR-N864-1	<p>Land at Pudding Farm, Worthy Road is located 2–2.5km to the north of Winchester city centre and extends to 8.7 hectares. The site is bound by Abbott's Barton to the south, St Swithun's Way to the east, the River Itchen to the north, and Worthy Road, beyond which lies the Barton Meadows Nature Reserve and Kings Barton/Barton Farm development .</p> <p>A team of specialist consultants have developed a deliverable vision for the site (Vision Document included), with three concept masterplans which demonstrate that the site can deliver up to 150-200 homes and/or a Care Homes Village. The site has the potential to deliver:</p> <ul style="list-style-type: none"> <li>• Option 1: 150-200 new homes/care home village and a new country park to maximise biodiversity benefits of the site and safeguard against coalescence with Headbourne Worthy.</li> <li>• Option 2: 150-200 new homes/care home village</li> </ul>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. The site was assessed in the IIA and scores significantly worse than many other sites around Winchester, receiving only negative or neutral scores.</p> <p>The IIA assessed the principle of development without taking into account potential masterplans or opportunities to mitigate negative effects. This provides a more consistent basis for assessment than using site visions, masterplans or offers of infrastructure, which were not available for all site options. Consideration by the IIA of site layouts would also be inappropriately detailed.</p>

		<p>and a solar park. This will support the goal of carbon neutrality by 2030, producing 550MW of solar energy by 2030.</p> <ul style="list-style-type: none"> <li>• Option 3: 150-200 new homes/care home village and the creation of a new country park and solar park, which seeks to balance the environmental benefits of the county park and solar park to address biodiversity and carbon neutrality.</li> </ul> <p>There are no known constraints which would prevent development, the site is well related to Winchester and in close proximity to a number of local services and facilities and employment opportunities. The site is well connected to existing and future pedestrian and cycle connections, and the city centre can be reached in a 20-25 minute walk or 6-7 minute cycle ride. Excellent existing bus services are available along Worthy Road and Winchester Railway Station is located 1.9km from the centre of the site.</p> <p>The site is generally visually enclosed, has no landscape designations and is not clearly visible from publicly accessible areas in the South Downs National Park. Whilst the site is in a Settlement Gap, a substantial area of open space will ensure/keep a distance between Winchester and Kings Worthy.</p> <p>The site is in the sole control of Wates Developments Ltd and is being promoted with a comprehensive masterplan. Wates has a good</p>	<p>It is concluded that the IIA provides an appropriate comparative assessment and that the other factors taken into account justify the Development Strategy and Site Selection 2022 document's conclusion that <i>'many of the sites outside the settlement boundary consist of large agricultural fields, or otherwise open land, and often lack containment or features which could provide clear boundaries to development. Development of these sites would be visually intrusive, given the open landscape that forms much of Winchester Town's setting, and several would also significantly erode defined settlement gaps. Some sites are of a potentially strategic scale and would provide considerably more dwellings than needed, either individually or cumulatively, with corresponding harm to the landscape and setting of Winchester.'</i></p> <p><b>Recommended response:</b> No change</p>
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		<p>track record in progressing development in a quick and efficient manner. Wates' role as a house builder joint venture partner enables them to drastically reduce the time taken between securing an outline planning consent and delivering first home on site.</p>	
HW05	BHLF-KSAR-N87Z-8	<p>Land North of Wellhouse Lane is suitable, available and achievable for up to 2,000 dwellings as a residential-led mixed-use new neighbourhood. Identifying the site as a new MDA would facilitate reduced commuting, active travel, lower car use, improved air quality, a better balance between homes and jobs, improved housing affordability in the place where it is needed most, improved infrastructure delivery, and greater footfall in the city centre.</p> <p>The Vision document (submitted) aspiration is for a resilient, sustainable, zero carbon, modern new community that builds upon the success of the Kings Barton MDA. The site is in a sustainable location on the northern fringe of Winchester, 2.4km from the City Centre and accessible via a 30-minute walk, or an 8-minute cycle ride. It is adjacent to the Andover Road which is to be re-purposed to create an integrated active travel/public transport route into the city centre. Additional development at North Winchester provides an opportunity to deliver a comprehensive integrated transport package that compliments and enhances existing routes and services associated with King Barton.</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The respondent promotes a strategic scale allocation of about 2,000 dwellings. The option of strategic allocations or a new settlement was consulted on at the Strategic Issues and Priorities stage and was rejected. This scale of development would, therefore, not be consistent with the emerging Local Plan's development strategy, which already makes substantial housing provision at Winchester.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. The site was assessed in the IIA and scores significantly worse than many other sites around Winchester, receiving only negative or uncertain scores.</p> <p>The IIA assessed the principle of development without taking into account potential concept plans or opportunities to mitigate negative effects. This provides a more consistent basis for assessment than using site visions, concept plans</p>

		<p>Baseline studies demonstrate the site is suitable: the majority of the land is intensively managed open arable fields; there are no statutory or non-statutory ecological designations; there are no designated heritage assets; there is some potential for buried archaeology but this can be safeguarded through excavation, evaluation and recording; there is a small area of land in the southern part of the site that is classified as Flood Zone 2 and 3 but the site has capacity to manage and mitigate flood risk; surface water drainage can be designed to support landscape and biodiversity; the site contains a mix of Grade 3a and 3b agricultural land; the land rises to form a ridgeline which should remain undeveloped and open in character and could form a Downland Park. The strategic scale of the development means that health facilities could be delivered on site, properties would be situated a considerable distance from potential noise sources associated with the A34, and any odour impacts from the adjacent Harestock wastewater treatment works could be mitigated.</p> <p>The sustainability appraisal of reasonable alternative sites has been assessed. The sustainable location adjacent to the Andover Road public transport and active travel corridor has significant positive effects against criteria IIA1 and IIA2 and extensive on-site facilities would result in a positive score against criterion IIA7.</p>	<p>or offers of infrastructure, which were not available for all site options. Consideration by the IIA of site layouts would also be inappropriately detailed. The IIA consultants have considered any comments made and do not recommend any changes to the scores for this site.</p> <p>It is concluded that the IIA provides an appropriate comparative assessment and that the other factors taken into account justify the Development Strategy and Site Selection 2022 document's conclusion that <i>'many of the sites outside the settlement boundary consist of large agricultural fields, or otherwise open land, and often lack containment or features which could provide clear boundaries to development. Development of these sites would be visually intrusive, given the open landscape that forms much of Winchester Town's setting, and several would also significantly erode defined settlement gaps. Some sites are of a potentially strategic scale and would provide considerably more dwellings than needed, either individually or cumulatively, with corresponding harm to the landscape and setting of Winchester.'</i></p> <p><b>Recommended response:</b> No change</p>
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		<p>The site would generate significant positive effects against IIA4. On-site co-working opportunities supported by digital connectivity to facilitate flexible working / small business start-ups would make a positive contribution to economic objectives (IIA8). The site could achieve biodiversity net gain exceeding 10% easily and has capacity to manage and mitigate flood risk with positive effects for IIA14 and significantly positive for IIA9. Loss of greenfield land is a common issue for all greenfield sites within the district (IIA12). With suitable mitigation, impacts would be negligible against landscape, historic character and water quality (IIA10, 11, 13).</p> <p>The land is controlled by two of the country's largest home builders and The Vision is capable of being delivered in partnership with the Council and the wider community in an efficient and timely manner, coordinated with the development phasing of the Kings Barton MDA and Sir John Moore Barracks Site (phasing schedule and site delivery statement provided). Strategic sites have a good record of delivery and this should be extended by allocating MDA scale growth (2,000 dwellings) on the land to the north of Wellhouse Lane.</p>	
HW06	BHLF-KSAR-N8BH-1	<p>The SHELAA assessment confirms that land north of the A34 at Three Maids Hill (site HW06) is available and deliverable and is not subject to any overarching constraints. The Integrated Impact Assessment Report assesses the site at</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The site was assessed in the IIA along with others promoted for employment. Whilst it is the case</p>



		<p>as having a likely significant negative effect for both bio-diversity and efficient use of land. Minor negative effects are assessed in relation to climate change, reducing the need to travel, and public health. However it is considered these are either misplaced or can be suitably mitigated through a sensitive development.</p> <p>The Plan acknowledges the need to reconsider the impacts of the pandemic on future employment needs and requirements. One of the more significant impacts relates to the significant increase in demand for storage and distribution (logistics) premises. It is important that the Local Plan responds to these challenges, which would indicate an even greater emphasis on identifying sites for modern, purpose-built storage and distribution facilities.</p> <p>There is an opportunity to deliver an exemplar employment site in terms of its contribution to carbon neutrality and biodiversity net gain that aligns with the ambitions of the Council and the Local Plan (illustrative masterplan submitted).</p> <p>The site is currently a motocross track with consent for several buildings, so is considered previously developed land. It is only one of handful of employment sites that are not existing commitments / allocations. It is unique in both its location and opportunity to provide a suitable and deliverable access direct on to the A34 trunk road</p>	<p>that most sites scored negatively or neutral in this exercise, this site had no positive scores and several 'significant negative' scores. The issues concerning the IIA have been raised with the IIA consultants but they conclude that these do not change the scoring for this site. The IIA assessed the principle of development without taking into account potential masterplans or opportunities to mitigate negative effects. This provides a more consistent basis for assessment than using site visions, masterplans or offers of infrastructure, which were not available for all site options. Consideration by the IIA of site layouts would also be inappropriately detailed.</p> <p>It is not accepted that the site constitutes previously developed land. Whilst there may be consent for some buildings, these are modest in scale and do mean that the whole area is PDL. It is accepted that this and some other sites in the area are in various recreational uses but these are generally open in nature and appropriate to a countryside location.</p> <p>The respondent refers to the 2020 Employment Land review and the Local Plan's reference to updating this. This has been done and the Winchester Employment Land Study 2024 has been published as part of the evidence base. This concludes that the Local Plan already includes site allocations and employment commitments that are sufficient to achieve the</p>
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		<p>network, specifically to cater for a logistics based development. It also benefits from its proximity to Winchester, the ongoing development of Kings Barton and the proposed allocation at St. John Moore Barracks, via existing and proposed high-quality footpath/cycle route, and enhanced bus services. This will ensure existing and future residents will have access to employment near the home contributing to the aim of a fifteen minute city.</p> <p>The site should be allocated for employment use. If there are any questions or clarifications please do not hesitate to contact us.</p>	<p>range of accommodation needs identified: <i>‘Within Winchester district, the Warehouse and Logistics sector is predominantly accommodated by mid-sized flexible ‘industrial’ units which can meet the needs of both B2 and B8 uses. Take-up data suggests this element of supply meets demand for occupiers in both the industrial and distribution sectors.’</i> (Employment Land Study 2024, paragraph 0.8.2) <i>‘The Council’s current employment land supply (as of March 2022) shows an existing supply of approximately 50ha: 20ha at sites with extant planning permission; and 30ha at allocated sites. It is noted that the exact quantum and typology of employment land to come forward at the allocations is currently uncertain. However, the current identified supply suggests sufficient employment land to meet identified needs.’</i> (Employment Land Study 2024, paragraph 0.10.2). It is proposed that the Regulation 19 Local Plan includes details of the Employment Land Study and land supply, see responses on Creating a Vibrant Economy policies.</p> <p>The site is separated from the built-up area of Winchester by substantial areas of undeveloped land and by the A34 dual carriageway. While development may be well-related to the A34 junction, it is in a relatively isolated and open location that is poorly related to the built-up area. As such, the site would fall within the IIAs conclusion about other (mostly housing) SHELAA</p>
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			<p>sites around Winchester, namely that <i>‘many of the sites outside the settlement boundary consist of large agricultural fields, or otherwise open land, and often lack containment or features which could provide clear boundaries to development. Development of these sites would be visually intrusive, given the open landscape that forms much of Winchester Town’s setting, and several would also significantly erode defined settlement gaps.’</i></p> <p><b>Recommended response:</b> Update Chapter 10 of the Local Plan (Creating a Vibrant Economy) to refer to the Employment Land Study 2024, see responses relating to this chapter.</p>
LH03	ANON-KSAR-N8EP-C and BHLF-KSAR-N8ZZ-B	<p>Development on 10 Harestock Road would be contiguous with the built-up extent of the settlement and adjoined by built development on three sides. The site measures approximately 0.7 hectares and is located on the northern edge of Winchester. When viewed in conjunction with the proposed redevelopment of the Sir John Moore Barracks it would represent an entirely logical ‘insertion’ to the Barracks site. Alternatively, the settlement boundary of Winchester could be realigned to include 10 Harestock Road and the surrounding houses.</p> <p>Development would provide open space as well as biodiversity enhancements and gains. The site is ideally located for a landscape-led residential development and is capable of accommodating around 12 dwellings whilst providing areas of</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. The site was assessed in the IIA and scores significantly worse than many other sites around Winchester, receiving only negative or neutral scores.</p> <p>The IIA assessed the principle of development without taking into account pre-application information or opportunities to mitigate negative effects. This provides a more consistent basis for assessment than using detailed site assessments or offers of infrastructure, which were not available for all site options. Consideration by the</p>

		<p>open space, landscape buffers and ecological enhancement. Harestock Shopping Parade is situated approximately 700m east of the site and provides a comprehensive range of facilities. Harestock Primary School and Henry Beaufort Secondary School are 1.1km away and are readily accessible by safe and well-lit footpaths.</p> <p>Pre-Application discussions with the Council, HCC Highways and the technical work undertaken to date has established that 12 dwellings can be accommodated in such a way as to preclude the future need to fell protected trees surrounding the Site. Safe vehicular and pedestrian access can be gained (as agreed with HCC Highways) and the site can deliver a policy compliant mix of affordable and market housing. Residential development would not have a harmful impact on the landscape character or visual amenity of the area.</p> <p>The site represents a logical 'rounding off' of the settlement without harmful encroachment the open countryside. The site is urban in terms of character and location, and there is no direct relationship between the site and open countryside or agricultural land. To the immediate west is Sir John Moore Barracks, allocated under emerging Policy W2, and to the south-east is Barton Farm. These will ultimately lead to the surrounding area becoming urbanised.</p>	<p>IIA of site layouts would also be inappropriately detailed.</p> <p>The site was not included in the Development Strategy and Site Selection 2022 document's assessment of sites in or adjoining Winchester, as the majority does not immediately adjoin the existing built-up area. However, it is well contained by existing development, roads and woodland and does not fall within the currently-defined Winchester – Littleton settlement gap. Therefore, it is not necessarily subject to the conclusion that non-allocated sites would be visually intrusive, erode defined settlement gaps, or harm the landscape setting of Winchester.</p> <p>The site is currently somewhat separate from the existing defined Winchester Town built-up area, although it is likely to be contained by the future development of Sir John Moore Barracks. This will require the re-drawing of the settlement boundary when the development of the Barracks is fully established and underway.</p> <p>It may be logical to include this land within an extended settlement boundary in the future, when the location and nature of development of the Barracks is established. However, at this stage the site remains beyond the Winchester built-up area and the settlement boundary should remain unchanged in this Local Plan.</p> <p><b>Recommended response:</b> No change.</p>
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<p>LH08. LH09, LH10, LH14, LH15</p>	<p>BHLF- KSAR- N86V-3</p>	<p>Parcels LH09,10 &amp; 14 are wholly in the City ward of St.Barnabas, whilst LH08 and 15 are within Littleton and Harestock. In combination the sites about the settlement boundary of Winchester, which is recognised as the primary settlement within the administrative area. The Local Plan review continues to identify Winchester as the primary settlement offering the best prospects of delivering sustainable development.</p> <p>A key theme throughout the Local Plan review is the ambition to create and support communities where people can undertake journeys by foot or cycle, within 15 minutes of their home. The combined parcels offer an excellent opportunity to facilitate such development.</p> <p>The site is identified as a combination of Parcels LH08, LH09, LH10, LH14 and LH15. Parcels LHJ09, LH10 and LH14 would be residential development, whilst parcels LH08 and LH15 would provide open space. An illustrative site plan is included. It is no longer proposed to offer community related uses on Parcel LH14 and this would be developed for residential use.</p> <p>The site benefits from being within 800m of a number of facilities, services, and employment provision. Weeke Local Centre is immediately beyond the 800m/10mins walk zone, providing a more comprehensive range of facilities and services. There are also a number of bus stops</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. The IIA was expected to consider the scope of all parcels for residential development, but the Development Strategy and Site Selection document correctly considered those parcels proposed by the promoter for residential development. It also explains that the SA for each site was considered alongside assessments of impacts on the historic and natural environment, transport, landscape and relationship with the built-up area. The IIA criteria were one factor that fed into the site selection process, but not the sole site selection tool.</p> <p>The respondent suggests that the assessment was only undertaken after the decision to allocate them was made. However, the Development Strategy and Site Selection document explains that there was an initial shortlisting of all sites which adjoined the settlements, as these would be best related to existing facilities and services. This shortlist was then assessed on a consistent basis taking account of initial assessments of impacts on the historic and natural environment, transport (highways), landscape and the site's relationship with the settlement. The outcomes of the Sustainability Appraisal for each site were</p>
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		<p>providing connectivity with Winchester city centre and mainline railway station.</p> <p>The IIAA Site Assessment confirms that LH09, LH10 and LH14 have positive affects for criteria relating to climate change, reducing the need to travel, and proximity to recreation opportunities and essential services and facilities. LH08 and LH15 are incorrectly assessed as proposed residential use when evidence submitted to the SHELAA identified these parcels for open space.</p> <p>The site is also in close proximity to the proposed allocation at St. John Moore Barracks which includes 900 additional dwellings and related education, recreation and leisure facilities and a Park &amp; Ride. The site can also deliver integrated and dedicated public open space, with potential for bio-diversity net gain and/or nutrient mitigation. The open space would be provided on an area of the site that is the only part that provides a meaningful role in visual and physical separation within the Gap.</p> <p>The IIA Site Assessment of these parcels does not recognise the opportunities for bio-diversity enhancement/mitigation, nor the ability to deliver efficient use of land. There are again some inconsistencies between the assessment of the different parcels, including those genuinely submitted for residential use (Parcels 09, 10 and</p>	<p>considered alongside these outputs and any other relevant factors to ensure the most suitable site(s) in each settlement were selected to meet the identified level of development.</p> <p>The allocated sites were, therefore, selected on a consistent basis, before the more detailed assessments were undertaken. Appendix 3 of the Development Strategy and Site Selection document 2022 sets out the detailed appraisals for the proposed allocation sites, which were used as a check on the initial assessments and to identify any matters that should be referred to in the relevant site allocation policies.</p> <p>The IIA assessed the principle of development without taking into account potential layout plans or opportunities to mitigate negative effects. This provides a more consistent basis for assessment than using site layouts, concept plans or offers of infrastructure, which were not available for all site options. Consideration by the IIA of site layouts would also be inappropriately detailed.</p> <p>It is concluded that the IIA provides an appropriate comparative assessment and that the other factors taken into account justify the Development Strategy and Site Selection 2022 document's conclusion that <i>'many of the sites outside the settlement boundary consist of large agricultural fields, or otherwise open land, and often lack containment or features which could</i></p>
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		<p>14).</p> <p>Policy W4 of the Regulation 18 Plan proposes to allocate land west of Courtenay Road, Winchester, for residential development and open space. There are parallels with the site at Harestock Road and the allocation of the site at Harestock Road would offer similar benefits. The technical appraisal in the Site Selection background paper only lists the allocations selected, after the decision to allocate them has been made, and fails to provide any data on the alternative sites. Had this exercise been undertaken, this is likely to have highlighted these similarities and indeed the site may have better attributes, e.g., more contained in landscape, delivery of enhanced open space against known deficiencies.</p> <p>In July 2022, officers e-mailed our clients to confirm that “The Council is in the process of considering which sites should be allocated for development and is considering the allocation of these SHELAA sites for a mix of housing (sites LH09, LH10 and LH14) and open space (sites LH08 and LH15).” The capacity of the site was estimated to be around 125 dwellings based on a total developable area of 4.2 hectares, and assuming open space would be provided adjacent. It is appreciated that this was on a without prejudice basis, but it does demonstrate both the merits of the site and that the site was</p>	<p><i>provide clear boundaries to development. Development of these sites would be visually intrusive, given the open landscape that forms much of Winchester Town’s setting, and several would also significantly erode defined settlement gaps. Some sites are of a potentially strategic scale and would provide considerably more dwellings than needed, either individually or cumulatively, with corresponding harm to the landscape and setting of Winchester.’</i></p> <p><b>Recommended response:</b> No change.</p>
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		<p>given serious consideration as an allocation. The allocation of the site would deliver around 125 dwellings and public open space.</p>	
OB01	BHLF-KSAR-N8T6-1	<p>Object to the exclusion of land at Texas Drive, Olivers Battery as a development allocation in the draft Local Plan. The site is approximately 3 miles south of Winchester City Centre and extends to approximately 18 hectares. Access is principally from Compton Way onto Texas Drive, which cuts across a portion of the site, or from Oliver's Battery Road South.</p> <p>The north western boundary to the site is formed by existing residential properties within the defined settlement. A caravan park is situated to the north east of the site. Two residential properties are located to the east which are screened by dense landscaping. The eastern and western borders of the site are bounded by undeveloped land.</p> <p>The site is well located in terms of its proximity to public transport links. Winchester railway station is approximately 3.5 kilometres to the northeast and Shawford railway station is also located nearby. A local commercial area is located nearby and there are also good and wide ranging educational and healthcare facilities available within the local area.</p> <p>There is a strong synergy between the conceptual development ideas for the subject site and many</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document explains that the SA for each site was considered alongside assessments of impacts on the historic and natural environment, transport, landscape and relationship with the built-up area. The IIA assessed the principle of development without taking into account potential site layouts or opportunities to mitigate negative effects. This provides a more consistent basis for assessment than using site visions, masterplans or offers of infrastructure, which were not available for all site options. Consideration by the IIA of site layouts would also be inappropriately detailed.</p> <p>It is concluded that the IIA provides an appropriate comparative assessment and that the other factors taken into account justify the Development Strategy and Site Selection 2022 document's conclusion that <i>'many of the sites outside the settlement boundary consist of large agricultural fields, or otherwise open land, and often lack containment or features which could provide clear boundaries to development. Development of these sites would be visually intrusive, given the open landscape that forms</i></p>



		<p>of the key themes of the Reg18 Plan, which are centred around achieving sustainable development; these themes are fully endorsed. Our initial conceptual layout plan, as recently presented to the Parish Council, is attached.</p> <p>Development would positively respond to all the topics in the Local Plan including: carbon neutrality; high quality well-designed places and living well; sustainable transport and active travel; biodiversity and natural environment; historic environment; homes for all; and creating a vibrant economy.</p> <p>The Highway Authority raised no objections to the principle of development on highway grounds. This included discussions concerning the implications of possible improvements to the junction of Badger Farm Road and Oliver's Battery Road South. A highways scheme was duly prepared at that time and could now be re-assessed for potential inclusion as part of a wider package of scheme benefits.</p> <p>Through the landscape-led approach adopted, the concept masterplan work has demonstrated that a scheme could be developed that would have limited impact on the landscape, which to a large degree would be mitigated by the disposition and arrangement of generous public open space associated with the new housing. The land does not play any significant role in the visual or</p>	<p><i>much of Winchester Town's setting, and several would also significantly erode defined settlement gaps. Some sites are of a potentially strategic scale and would provide considerably more dwellings than needed, either individually or cumulatively, with corresponding harm to the landscape and setting of Winchester.'</i></p> <p><b>Recommended response:</b> No change</p>
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		<p>physical separation of the settlements of Winchester and Compton Down; nor does it make an important contribution to the setting of Winchester and its identity. It has been shown conceptually that the site can be developed with no adverse visual or landscape character impacts involved.</p> <p>The site is available, offers a sustainable location for development, can make a valuable contribution to the creation of sustainable mixed communities and can be delivered on the land within 5 years. The masterplan concept would deliver against all three strands of sustainable development:- social; economic; and environmental. A residential allocation would provide a logical and sustainable extension of the existing settlement and would assist in delivering a robust and deliverable housing strategy.</p>	
	<p>BHLF-KSAR-N8TQ-V</p> <p>BHLF-KSAR-N8T2-W</p> <p>BHLF-KSAR-N8T5-Z</p>	<p>Object to housing development on Texas Field / land between Texas Drive and Yew Hill as it is an important local amenity.</p>	<p>Comments noted, the Local Plan does not propose to allocate land in this area for development.</p> <p><b>Recommended response:</b> No change</p>

<p>SP01</p>	<p>ANON-KSAR-N81F-E</p>	<p>Land at Salters Lane, Winchester represents a highly sustainable, suitable, serviceable and deliverable residential development opportunity. It is available and viable, benefits from good public transport accessibility and close proximity to a number of shops and local services, as well as primary schools within easy walking distance. It is approximately 12.5ha with frontages to Stockbridge Road, Salters Lane and Dean Lane and lies adjacent to Winchester Town’s boundary.</p> <p>The concept plan shows the potential to accommodate 176-200 new homes with a density range of between 25 dph and 40 dph, with up to 50% of the site comprising open space. This can help address the existing shortfall in provision at the St Barnabas and Sparsholt Wards, as well as meeting the needs for future residents at the site.</p> <p>Access is from Stockbridge Road, set back from mature trees and enclosing the development in green space creating a buffer to the countryside to the west. The site is outside of the perceived ‘gap’ between Winchester Town and Littleton and aligns with existing development.</p> <p>The opportunity at Salters Lane is closely aligned with the principles set out in Policy T1. It is well placed to form part of the 15 minute neighbourhood model, benefitting from good public transport accessibility within a short walking distance on Stockbridge Road. The site is within</p>	<p>The attributes claimed for the site and the nature of development proposed are noted.</p> <p>The Development Strategy and Site Selection 2022 document sets out the process that was followed to arrive at the site allocations in the Regulation 18 Local Plan. The site was assessed in the IIA and scores significantly worse than many other sites around Winchester, receiving mostly negative or neutral scores.</p> <p>The IIA assessed the principle of development without taking into account potential concept plans or opportunities to mitigate negative effects. This provides a more consistent basis for assessment than using site visions, concept plans or offers of infrastructure, which were not available for all site options. Consideration by the IIA of site layouts would also be inappropriately detailed.</p> <p>It is concluded that the IIA provides an appropriate comparative assessment and that the other factors taken into account justify the Development Strategy and Site Selection 2022 document’s conclusion that <i>‘many of the sites outside the settlement boundary consist of large agricultural fields, or otherwise open land, and often lack containment or features which could provide clear boundaries to development. Development of these sites would be visually intrusive, given the open landscape that forms</i></p>
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	<p>close proximity to a number of shops and services at the Stoney Lane local centre.</p> <p>The site is a sustainable, logical and viable choice for the siting of development within this part of Winchester and therefore appropriate for allocation in the new Local Plan. The Salters Lane site is within the control of Bargate Homes and considered deliverable within the next five years as it suitable, available, serviceable and achievable.</p> <p>There are no physical constraints that would prevent the site coming forward and the site benefits from good links to the surrounding road network and Winchester rail station. There are no known utilities constraints to the proposals and it is anticipated that the overhead power lines that would be re-laid underground as part of the development proposals. The site is not within a groundwater protection zone and is within Flood Zone 1.</p> <p>A landscape appraisal has been undertaken and it can be confirmed that the Zone of Theoretical Visibility of the proposed development will be very limited. The site has been subject to ecological survey work which has identified that the site primarily comprises an arable field bounded by hedgerows and a strip of broad-leaved woodland along the eastern boundary of the site. No overriding ecological constraints have been</p>	<p><i>much of Winchester Town's setting, and several would also significantly erode defined settlement gaps. Some sites are of a potentially strategic scale and would provide considerably more dwellings than needed, either individually or cumulatively, with corresponding harm to the landscape and setting of Winchester.'</i></p> <p><b>Recommended response:</b> No change</p>
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		identified which could not be addressed through the planning process and scheme design. The provision of new woodland planting and strengthening on hedgerows will provide an opportunity to enhance biodiversity.	
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