

# DEVELOPMENT ALLOCATIONS THE MARKET TOWNS AND RURAL AREA



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## THE MARKET TOWNS AND RURAL AREA ALLOCATIONS

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### 14.1

The Local Plan's development strategy identifies three 'spatial areas' within Winchester District (Policy SP2). The 'Market Towns and Rural Area' is the largest in area, covering that part of the district outside Winchester Town and the South Hampshire Urban Areas. It includes all the rural settlements and undeveloped countryside outside the South Downs National Park.

### 14.2

The vision for the Market Towns and Rural Area is to support development that serves local needs in the most accessible and sustainable locations, promotes the vitality and viability of all communities, and maintains their rural character and individual settlement identity. Policy SP2 sets out the development strategy and a housing target of 4,240 dwellings for the MTRA area (including 500 in the part of the South Downs National Park within Winchester District).

### 14.3

Development in the MTRA area should be of an appropriate scale and result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the settlements. All development should be proportionate in scale and of appropriate design, so as to conserve the settlements' identity, countryside setting and local features.

### 14.4

The Homes for All chapter sets out how the housing provision and spatial strategy have been developed. The distribution of housing is based on the sustainable development strategy (Policy SP2) and reflects the high level of existing commitments. The market towns and rural area contains a large number of settlements of varying sizes and types, as well as large areas of countryside.

### 14.5

The various settlements have been assessed and a draft sustainable settlement hierarchy was developed. Parish councils were asked to consider potential housing sites to meet the provisional housing targets provided for each settlement. Following the assessment of sites, updating of the information on facilities and services and reconsideration of the hierarchy, an updated settlement hierarchy and housing provision has been developed, as set out in Policy H3.

### 14.6

The following table summarises the provision proposed for each level of the hierarchy, with details of how these will be achieved set out in the subsequent policies for each settlement.





Bishop's Waltham .	407
New Alresford .....	425
Colden Common ..	439
Denmead .....	453
Kings Worthy .....	457
Wickham .....	465
Hursley .....	481
Otterbourne .....	485
South Wonston .....	491
Sutton Scotney .....	499
Swanmore .....	501
Waltham Chase .....	507

14.1  
-  
14.6

## THE MARKET TOWNS AND RURAL AREA ALLOCATIONS

Area / Settlements	Housing Approach	Approximate Housing Provision 2019-2039
<u>Market Towns</u> Bishop's Waltham New Alresford	<p>The more sustainable 'market towns' were asked to identify new sites for 100 to 120 dwellings each. A site is allocated at Bishop's Waltham for about 100 dwellings. New Alresford is taking forward a Neighbourhood Plan and will also need to identify new sites of this scale.</p> <p>Taking account of recent completions, commitments, windfall and existing allocations which have not yet been completed and are carried forward, each settlement can achieve almost 700 dwellings over the Plan period.</p>	1380
<u>Larger Rural Settlements</u> Colden Common Denmead Kings Worthy Wickham	<p>The larger rural settlements were asked to identify new sites for 90 to 100 dwellings each. Sites are allocated for this scale of housing in Kings Worthy and Colden Common. Denmead is taking forward a Neighbourhood Plan and will also need to identify new sites for about 100 dwellings. At Wickham there is an opportunity to bring forward a site which has community support for 200 dwellings at Knowle, which has some facilities and services.</p> <p>Taking account of the varying levels of recent completions, commitments, windfall and existing allocations which have not yet been completed and are carried forward, each settlement can achieve between 250 to 450 dwellings.</p> <p>Following assessment of potential sites and updating of the settlement hierarchy, the settlements of Swanmore and Waltham Chase have been moved from this category to the 'intermediate rural settlements' grouping.</p>	1400

Area / Settlements	Housing Approach	Approximate Housing Provision 2019-2039
<u>Intermediate Rural Settlements</u> Hursley Otterbourne South Wonston Sutton Scotney Swanmore Waltham Chase	<p>The smaller 'intermediate' rural settlements were asked to identify new sites for 50 to 60 dwellings each. Sites of about 40 and 55 dwellings are allocated at South Wonston and Otterbourne respectively. Hursley has been added to this level of the hierarchy following a reassessment of the hierarchy, so was not originally given a housing target. However, a Neighbourhood Plan is being prepared for Hursley which may identify sites. It has not been possible to identify a new allocation at Sutton Scotney at this stage until foul drainage issues are resolved.</p> <p>Swanmore and Waltham Chase have been added to this category and each has existing site allocations with remaining capacity for about 100 additional dwellings. No new allocations are proposed in Swanmore or Waltham Chase, with the latter also having significant recent completions and commitments.</p> <p>Taking account of the variations in the levels of recent completions, commitments and existing allocations between these settlements, there is a wide range of housing capacities within the smaller rural settlements, ranging from about 20 to 200 dwellings.</p>	510
<u>Remaining Rural Area</u>	In the remaining rural area, planning policies allow for modest development within defined settlements. This is reflected in the level of recent completions, commitments and the windfall allowance, which indicate a capacity of about 450 dwellings for this area. It is expected that a further 500 dwellings will be provided within the South Downs National Park part of the district. No new allocations are made in this area.	950
<b>'MTRA' AREA TOTAL</b>		<b>4,240</b>

## MARKET TOWNS

### BISHOP'S WALTHAM

#### 14.7

This section of the Plan sets out the site allocations and settlement-specific policies for each of the settlements listed above. New Alresford, Denmead and Hursley have existing or emerging Neighbourhood Plans which will need to provide for the housing targets identified in Policies NA3, D1 and HU1.

#### 14.8

Any rural settlements that are not listed in the table above do not have housing or other specific development targets. Development which is commensurate with their size, character and function may be permitted as provided for by Policy H4. The areas outside the provisions of Policy H4 and the various site allocations are defined as 'countryside' for the purposes of planning policy and are subject to Policy SP3.

#### 14.9

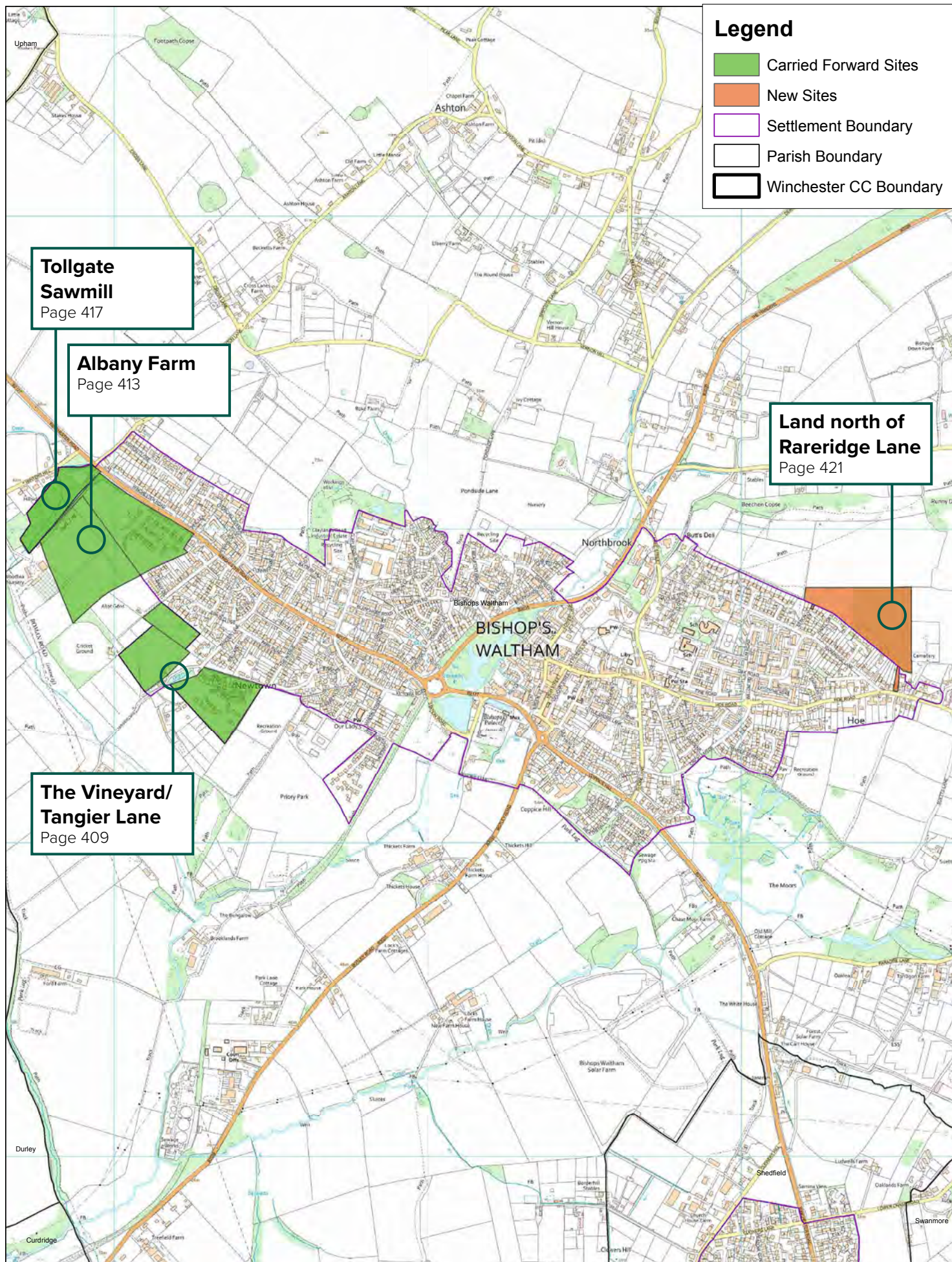
Bishop's Waltham is an historic market town in an attractive rural setting, enhanced by the South Downs National Park, which borders the northern edge of the town. The town has a long and varied history and lies at the mid-point of a long-established route from Winchester to Portsmouth that cuts through chalk downs and the ancient Forest of Bere. The town centre has much historic interest, having developed around a medieval town and Bishop's Palace. Today it is a thriving market town with a locally-based economy and strong community spirit.

#### 14.10

It is expected that there is capacity for the development of about 700 dwellings in Bishop's Waltham, which can be achieved as follows:

Bishop's Waltham Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	149
Outstanding permissions (at 2021) including Local Plan allocations carried forward (Policies BW1, BW2)	338
Remaining Local Plan allocations (at 2021) carried forward (Policy BW3)	10
Windfall allowance	90
New Site allocated in this Plan (Policy BW4)	100
<b>Total Provision 2019 - 2039</b>	<b>687</b>





## Legend

- Carried Forward Sites
- New Sites
- Settlement Boundary
- Parish Boundary
- Winchester CC Boundary

**Tollgate  
Sawmill**

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**Albany Farm**

Page 413

**Land north of  
Rareridge Lane**

Page 421

**The Vineyard/  
Tangier Lane**

Page 409

**BISHOP'S  
WALTHAM**



Scale: 1:10,500  
Paper Size: A3

**Bishops Waltham**

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## HOUSING ALLOCATIONS: THE VINEYARD/TANGIER LANE

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**Area:**

Bishop's Waltham

**Name of Site:**

The Vineyard/Tangier Lane

**Location:**

Tangier Lane

**Size:**

7.4 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Housing

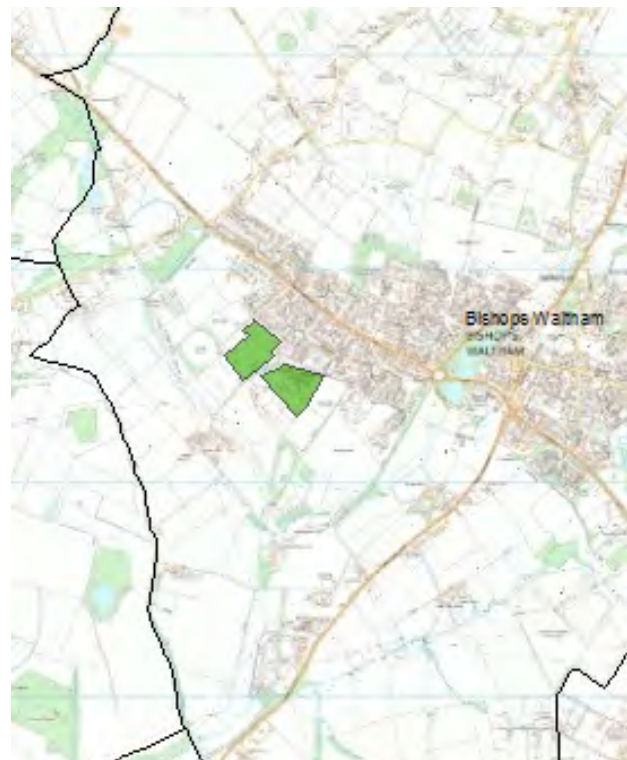
**Indicative number of homes:**

120 dwellings

**Existing use:**

Part developed

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**Site Plan****Wider context**

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**14.11****Supporting text:**

Land at The Vineyard/Tangier Lane (totalling 7.4 hectares (including the SINC) covers two parcels of land to be accessed from two access points. The impact of the new access points on existing residents, the Site of Importance for Nature Conservation and Priory Park playing fields should be minimised. Policy BW3 therefore requires traffic management measures to be developed to address potential access and parking issues before the site can be developed.

**14.12**

The site is on sloping land which has no substantial boundary at present, so proposals will need to provide this through additional landscaping. Open space should be provided in accordance with Policy NE3, with the site capable of providing a number of the expected categories on-site, including the retention and management of the Site of Importance for Nature Conservation (SINC) as Natural Green Space. Given, the location of the SINC in relation to the new and existing development along this edge of Bishop's Waltham it may be necessary to explore compensatory provision of land to be managed for its ecological value; this will ensure that overall there is no net loss in biodiversity from the development of this site. The site also provides an opportunity to achieve a valuable pedestrian and cycle route along the southern edge of Bishop's Waltham, linking the various site allocations with Priory Park and the former Bishop's Waltham to Botley railway trail.

14.11

14.12

## HOUSING ALLOCATIONS: THE VINEYARD/TANGIER LANE

### Policy BW1

#### The Vineyard/Tangier Lane

Land at The Vineyard and land east of Tangier Lane, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 120 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

#### Nature and Phasing of Development

- i. A masterplan establishing principles for the disposition of housing, open space, access points and linkages with adjacent sites and the wider countryside, including proposals for the SINC to ensure that there is no net loss of biodiversity for the whole allocated area, should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole.

#### Access

- ii. Provide two points of access via Albany Road and Tangier Lane or The Avenue, including traffic management measures to address any potential problems at the junctions with Winchester Road and with on-street parking;
- iii. Provide a new/improved footpath/ cycleway along the northern edge of the site as part of a route along the southern edge of Bishop's Waltham to link with Priory Park and the Martin Street Site and the Albany Farm site (Policy BW4).

#### Environmental

- iv. Provide a substantial landscape framework to create a new settlement edge to the south and west;
- v. Protect, retain and reinforce existing treed boundaries;
- vi. Provide on-site open space (Informal Open Space and Local Equipped Area for Play);



## Policy BW1

### The Vineyard/Tangier Lane - continued

- vii. Minimise the impact of the access points on the Site of Importance for Nature Conservation (SINC) and Priory Park;
- viii. Improve/manage the SINC as a Natural Green Space and ensure no net detriment to biodiversity (including habitat isolation and fragmentation) through on-site and, if necessary, off-site measures;
- ix. Create a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links.

#### Infrastructure

- x. Contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

POLICY

CARRIED FORWARD SITE

Policy  
BW1

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## HOUSING ALLOCATIONS: ALBANY FARM

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**Area:**

Bishop's Waltham

**Name of Site:**

Albany Farm

**Location:**

Off Winchester Road

**Size:**

11.8 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential and Open Space

**Indicative number of homes:**

120 dwellings

**Existing use:**

Agricultural / part developed

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**Site Plan****Wider context**

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**14.13****Supporting text:**

Land at Albany Farm (totalling 11.8 hectares), whilst the furthest of the allocated housing sites from the town centre, is well contained and capable of providing substantial open space areas and links with adjacent sites.

**14.14**

Only part of the site is allocated for housing: the rest is to be provided as informal open space, with a new settlement edge to contain and screen the housing, as well as providing links with the open space. On-site open space should be provided in accordance with LPP1 Policy CP7 and the site is capable of providing a number of the categories, including children's play. The substantial area of informal open space and parkland would meet the needs of the development and the wider community to create a new recreational area in conjunction with the adjoining cricket pitch and allotments. The site also provides an opportunity to achieve a valuable pedestrian and cycle route along the southern edge of Bishop's Waltham, linking the various sites with Priory Park and the former Bishop's Waltham to Botley railway trail. A masterplan should be produced to illustrate how the various uses and requirements will be provided, including the relative timing.

14.13

14.14

## HOUSING ALLOCATIONS: ALBANY FARM

### Policy BW2

#### Albany Farm

Albany Farm Housing and Open Space Allocation Land at Albany Farm, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 120 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

#### Nature & Phasing of Development

- i. A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole.

#### Access

- ii. Provide safe vehicle, pedestrian and cycle access to Winchester Road in a form and position which minimises the loss of trees and hedgerows;
- iii. Provide a new/improved footpath/cycleway through the site as part of a route linking the housing and open space at Albany Farm and the route proposed through the Vineyard site (Policy BW3) and explore the potential for a footpath/cycleway link with Tollgate Sawmill site (Policy BW5).

#### Environmental

- iv. Avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to reflect these in the proposals;



## Policy BW2

### Albany Farm - continued

- v. Protect the Park Lug and provide substantial landscaping to create a new settlement edge between the housing development and substantial open space to the south, linking with the adjoining allotments and cricket ground;
- vi. Protect, retain and reinforce existing treed boundaries;
- vii. Retain sufficient space to support trees and tree belts, particularly along the Park Lug;
- viii. Provide on-site open space (Informal Open Space and Local Equipped Area for Play) including a substantial area of informal open space on the undeveloped part of the site, beyond the new settlement boundary (as shown on the Policies Map), to meet current and future open space needs.

#### Other Infrastructure

- ix. Contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms;
- x. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

POLICY

CARRIED FORWARD SITE

Policy  
BW2

# HOUSING ALLOCATIONS: TOLLGATE SAWMILL

**Area:**  
Bishop's Waltham

**Name of Site:**  
Tollgate Sawmill

**Location:**

**Size:**  
2.6 hectares

**SHELAA site Reference:**  
N/A

**Allocated Use:**  
Employment, residential

**Indicative number of homes:**  
10 dwellings

**Existing use:**  
Commercial

**Site Plan**



**Wider context**



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**14.15****Supporting text:**

The planning strategy for the larger rural settlements seeks to maintain or improve Bishop's Waltham's employment role and the balance between housing and employment). The Tollgate Sawmill site (2.6 hectares) is not required for housing but has an established commercial use and is well-located to provide for more intensive employment use. To ensure that the site is brought forward for employment purposes a limited number of dwellings may be permitted if it is shown to be necessary to achieve a viable employment development and the restoration of Tollgate House, subject to surveys confirming this is feasible.

**14.16**

Vehicular access should be via the existing access into Winters Hill, along with any necessary improvements to this access or the Winters Hill junction. Proposals should test the feasibility of linking the site with the proposed allocations to the east, and the existing settlement, by means of a pedestrian and cycle route to the Albany Farm site and continuing along the southern edge of Bishop's Waltham, linking other proposed allocations.



## HOUSING ALLOCATIONS: TOLLGATE SAWMILL

### Policy BW3

#### Tollgate Sawmill

Land at Tollgate Sawmill, as shown on the Policies Map, is allocated in the adopted Local Plan for employment use and a limited amount of market housing so as to enable a viable employment development and the restoration of Tollgate House. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:

#### Nature & Phasing of Development

- i. Provide employment uses falling within Use Classes B1(b) (research & development), B1(c) (light industrial) and B8 (storage and distribution), with limited B2 (general industrial) to minimise harmful impacts on existing and proposed housing by keeping potentially harmful uses to the south west corner of the site, with other business uses limited to ancillary elements. A masterplan establishing principles for the disposition of housing, employment, open space, access points and potential linkages with the adjacent Albany Farm site for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- ii. A phasing plan establishing the order of development and infrastructure provision for all of the allocated area should be produced and agreed in advance of planning permission being granted;
- iii. Limit any residential development to the minimum needed (up to 10 dwellings) to secure a viable employment development on at least 2.2ha (gross) of the site and the restoration of Tollgate House.

#### Access

- iv. Provide improvements as necessary to the existing access onto Winters Hill;
- v. Explore the potential to provide a pedestrian/cycle link to the Albany Farm development (Policy BW4) as part of a route linking the site with other sites allocated for housing and open space.

## Policy BW3

### Tollgate Sawmill - continued

#### Environmental

- vi. Protect the Park Lug and provide a landscaped buffer between the employment uses and housing on Winters Hill to minimise impacts on residents and the Park Lug;
- vii. Avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to reflect this in the proposals;
- viii. Protect, retain and reinforce existing treed boundaries and hedgerows;
- ix. Retain sufficient space to support trees and tree belts, particularly along the Park Lug.

#### Other Infrastructure

- x. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.

POLICY

CARRIED FORWARD SITE

Policy  
BW3

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## HOUSING ALLOCATIONS: LAND NORTH OF RARERIDGE LANE

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**Area:**

Bishop's Waltham

**Name of Site:**

Land north of Rareridge Lane

**Location:**

Hoe Road, Bishop's Waltham

**Size:**

5.231 hectares

**SHELAA site Reference:**

BW17

**Allocated Use:**

Residential

**Indicative number of homes:**

100 dwellings

**Existing use:**

The site is currently undeveloped and has been used for growing trees.

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**Site Plan****Wider context**

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**14.17****Supporting text:**

The site is located north of Bishop's Waltham, and is immediately to the south of the South Downs National Park.

**14.18**

The site is currently undeveloped and has been used for growing trees. West Hoe Cemetery lies immediately to the east of the site.

**14.19**

The South Downs National Park lies immediately to the north. The site will need to be carefully managed with the aim of minimising impact upon the national park. This includes considering the landscape impact of the site from key public views including the public footpath to the north of the site, and ensuring the quality of dark skies and setting of the National Park is addressed in line with Policy NE8 (South Down National Park).

**14.20**

A number of listed buildings are in the vicinity, including a group of buildings to the south and a cottage to the east. Consideration will need to be given through the design process to address the need to minimise the visual impact of development.

**14.21**

To access the larger part of the site a standard T junction onto Hoe Road would be required and potentially a reduction in the speed limit on Hoe Road to 30 mph. This proposed access would be subject to appropriate visibility splays being achieved. There is potential for a small proportion of the site to utilise the existing access from Byron Close, but it is envisaged that traffic flow between the two accesses is limited to pedestrian and cycle flow only. There is an opportunity to link to the existing public right of way network, providing access to the wider countryside. A pedestrian crossing would be needed on Hoe Road as there is no footpath on the north side of the road.

**14.22**

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been connected to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

**14.23**

The proposals will need to include landscaping to retain and reinforce the containment of the site and to mitigate the impacts to the adjacent footpath, countryside, the national park, and nearby listed buildings. Overall these are considered likely to reduce the capacity of the site and it is therefore allocated for 100 dwellings as a prudent estimate of what can be achieved.

14.17

14.23

# HOUSING ALLOCATIONS: LAND NORTH OF RARERIDGE LANE

## Policy BW4

### Land north of Rareridge Lane

Land at Rareridge Lane, as shown on the Policies Map, is allocated for about 100 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

#### Nature & Phasing of Development

- i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

#### Access

- ii. Provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties;
- iii. Provide satisfactory pedestrian and cycle links to Bishop's Waltham centre ,

#### Environmental

- iv. Provide landscaping to create a new settlement edge to the north and mitigate views from the South Downs National Park;
- v. The layout of the site to protect the amenities of existing properties to the south of the site;
- vi. Assess and mitigate the impact upon the nearby listed buildings to the east and south.
- vii. Assess and mitigate the impact upon the South Downs National Park in accordance with Policy NE8, including the impact on Dark Skies

#### Other Infrastructure

- viii. Open space to serve the development in accordance with policy NE3.
- ix. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- x. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

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## MARKET TOWNS

### NEW ALRESFORD

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#### 14.24

New Alresford is a small market town known for its colourful Georgian architecture, open airy streets and quaint passageways. It is set on the edge of the Alresford marshlands, in the Upper Itchen Valley countryside, to the east of Winchester.

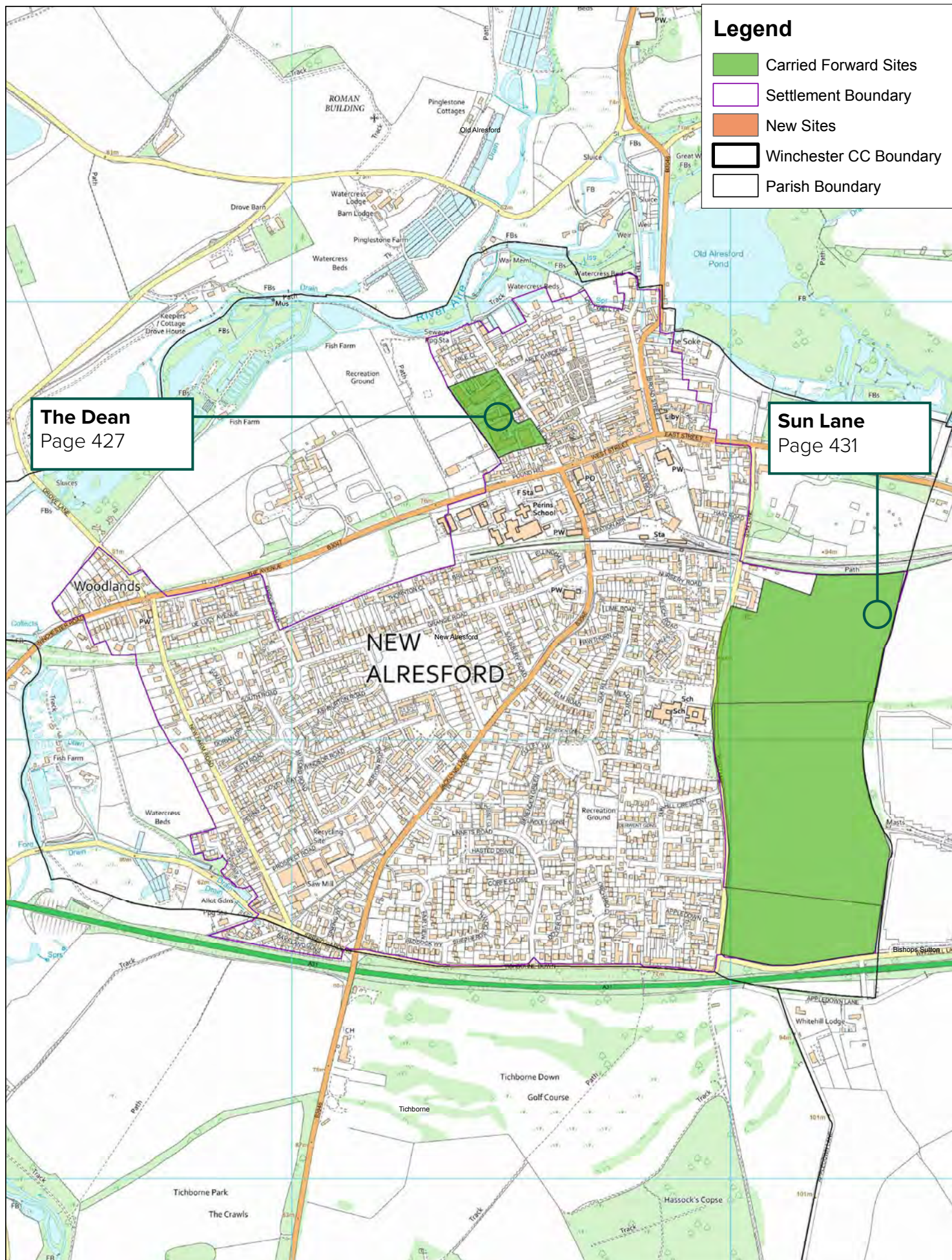
#### 14.25

Alresford Town Council is at the early stages of producing a Neighbourhood Plan, so the housing target for New Alresford will be provided by carrying forward the unimplemented development allocations of the existing Local Plan and through the allocation of additional sites in the new Neighbourhood Plan.

#### 14.26

It is expected that there is capacity for the development of about 700 dwellings in New Alresford, which can be achieved as follows:

New Alresford Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	87
Outstanding permissions (at 2021) including Local Plan allocations carried forward (Policies NA1 (part), NA2)	404
Remaining Local Plan allocations (at 2021) carried forward (Policy NA1 (part))	10
Windfall allowance	90
New Sites to be allocated in Neighbourhood Plan (Policy NA3)	100
<b>Total Provision 2019 - 2039</b>	<b>691</b>



## Legend

- Carried Forward Sites
- Settlement Boundary
- New Sites
- Winchester CC Boundary
- Parish Boundary

**The Dean**  
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**Sun Lane**  
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**NEW  
ALRESFORD**



Scale: 1:7,500  
Paper Size: A3

**New Alresford**

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# HOUSING ALLOCATIONS: THE DEAN

**Area:**

New Alresford

**Name of Site:**

The Dean

**Location:**

Land west of The Dean, Alresford

**Size:**

2.1 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential, commercial, parking

**Indicative number of homes:**

130 dwellings

**Existing use:**

Commercial

**Site Plan**



**Wider context**



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**14.27****Supporting text:**

Land is allocated in the current Local Plan for redevelopment of land on the western side of The Dean. Part of area has now been completed and most of the remainder has consent for residential development. The existing allocation in the adopted Local Plan is carried forward, updated as necessary.

**14.28**

There is a need to maintain and increase employment levels in Alresford in order to reflect the strategy for the market towns (Policy SP2) and help balance the additional housing proposed, promote economic growth and ensure Alresford remains a working town. Land is allocated to the south-east of the town which is suitable for the development of modern employment units for both the relocation of uses at The Dean and to accommodate additional businesses.

**14.29**

The southern part of the allocated area (land occupied by Units 1-3 The Dean) is closest to the town centre and therefore intended for the development of additional public car parking. The allocated area is also suitable for housing, care accommodation for the elderly, or other forms of residential development and open space provision. Existing dwellings around the site are not included within the allocation although they could form part of any future redevelopment proposals if their owners wish.

**14.30**

The Dean Masterplan has been produced to help coordinate development across the various sites within the allocated area and to show how the necessary uses can be accommodated, have regard to their surroundings, and allow for the incorporation of subsequent developments. Development should avoid uses or layouts that will make it difficult for remaining businesses to continue to operate, such as proposing housing too close to retained employment uses. Redevelopment of land in the southern part of the area for office use will be permitted, in addition to public car parking, provided the same principles are followed and a suitable mix of uses is achieved.

**14.31**

Redevelopment for housing and other suitable uses should overcome the existing problems caused by heavy vehicles accessing The Dean. It will also enable an improved public realm through high quality urban design and enhanced pedestrian access to the town centre. Open space should be provided in accordance with Policy NE3. Given the current and former uses in this area, there is the potential for contamination which will need to be fully investigated and remedied before the site can be developed. The results should be reflected in future proposals and these should include measures to deal with contamination issues in an appropriate way. The development should also contribute to any improvements to drainage infrastructure which may be necessary.

14.27

14.31

## HOUSING ALLOCATIONS: THE DEAN

### Policy NA1

#### The Dean

Land at The Dean, as shown on the Policies Map, is allocated for the development of about 130 dwellings, commercial and parking uses. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

#### Nature & Phasing of Development

- i. Development should reflect the principles established in the Masterplan for Land West of The Dean 2017. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- ii. Individual site proposals should be designed to enable future linkages to adjoining land and to avoid harm to the amenities or operation of adjacent land and businesses;
- iii. Development may include the provision of offices to meet local needs and should include additional public car parking, as well as housing suitable to help meet local housing needs in a highly accessible location.

#### Access

- iv. Provide safe vehicle, pedestrian and cycle access from The Dean and contribute to any off-site junction or pedestrian improvements necessary.

#### Environmental

- v. Retain and reinforce landscaping on existing boundaries around the area, in conjunction with open space provision, and provide for improvements to the public realm on The Dean;
- vi. Proposals should be accompanied by a comprehensive assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided;
- vii. On-site open space (Informal Open Space and Local Equipped Area for Play).

#### Other Infrastructure

- viii. Include provision for a public car park of about 50 spaces within the south-eastern part of the allocated area;
- ix. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider;
- x. Contribute to the expansion of Sun Hill Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

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## HOUSING ALLOCATIONS: SUN LANE

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**Area:**

New Alresford

**Name of Site:**

Sun Lane

**Location:**

Land east of Sun Lane, Alresford

**Size:**

30 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential, business, open space, burial ground

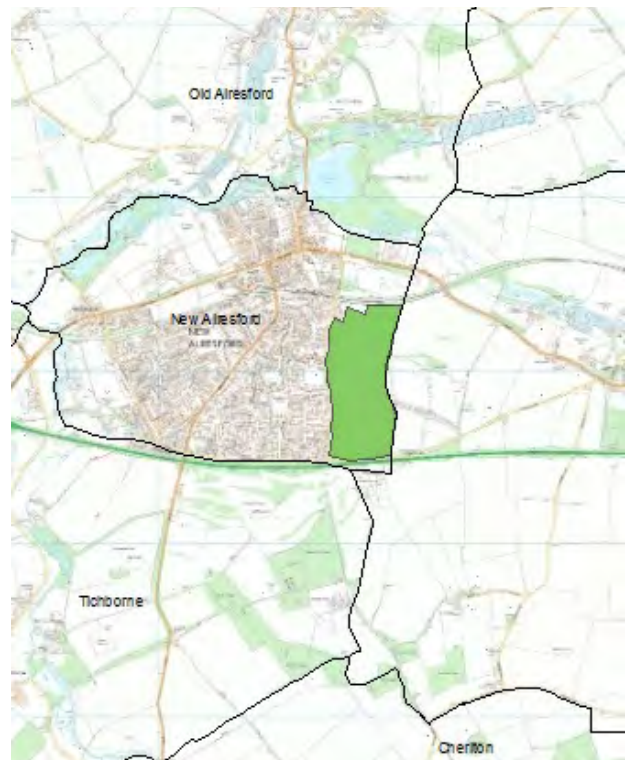
**Indicative number of homes:**

320 dwellings

**Existing use:**

Agricultural land

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**Site Plan****Wider context**

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**14.32****Supporting text:**

The Sun Lane site is an existing allocation in the adopted Local Plan which has been carried forward, updated as necessary. It totals over 30 hectares, with approximately 10 hectares proposed for housing, 5 hectares for business use and access, and 15 hectares for open space and burial ground use. These uses are proposed in the northern, southern and central parts of the site respectively. The northern part of the site performs well against the assessment criteria for housing sites, being close to the town centre and primary school. The southern part of the site is the only part of Alresford where it is considered that substantial new/ replacement business development could take place, as there is scope to create a new access onto the A31 Alresford Bypass. The central part of the site is the highest area and the most sensitive in landscape terms, making it unsuitable for built development but an ideal opportunity to provide a large and attractive new area of public space.

**14.33**

The Sun Lane site can provide a major new open space amenity, new access to the Alresford Bypass and enable the relocation and growth of businesses uses. In order for the benefits of the site to be achieved it is essential that transport and traffic management improvements are made and that the necessary infrastructure changes are achieved in the correct sequence. The new access to Alresford Bypass is the key to enabling the business site to come forward and this, in turn, is required before housing is built. New development should incorporate sustainable drainage systems in order to avoid flooding or harm to the Groundwater Protection Zone. The foul drainage system will also need to be improved to accommodate the development.

**14.34**

The central part of the site is likely to be brought into public use over a period of time as some new areas of open space are needed more urgently than others. Scope exists to divert Sun Lane into the site to create a safe parking and dropping-off point for Sun Hill Schools at an early stage. Given the scale of the central part of the site, there may be areas that are used temporarily for informal open space provision while they are held in reserve for longer-term or, as yet unforeseen, needs. Planning permission has been granted for development of the site, with legal agreements to ensure that all of the proposed open space area is provided and retained in open uses, provide appropriate phasing and secure various other matters.

**14.35**

The proposed housing area will provide for a range of housing types and tenures to meet a variety of housing needs. It should be designed so as to facilitate and improve access to the town centre by non-car modes and limit the impact of vehicles, particularly on nearby residential streets. This will be achieved through the design of the development, its access arrangements, and wider traffic management measures. Housing should be designed so as to avoid harmful impacts on the amenities of existing housing, particularly in Langtons Court, through appropriate layout, landscaping and positioning of open spaces. Substantial boundary planting will also be needed on the eastern edge of the site, which is sensitive in landscape terms, and the archaeological potential of the area will need an assessment to define the extent and significance of any archaeological remains and reflect these in the proposals prior to the commencement of development.

14.32

14.35

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## HOUSING ALLOCATIONS: SUN LANE

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### 14.36

The southern part of the site is allocated primarily for employment use, but will also need to accommodate junction arrangements associated with the new access to Alresford Bypass. These may include rearrangement of the existing junction of Whitehill Lane and Sun Lane, with scope to reduce traffic on Whitehill Lane and create an attractive green route. The new junction with Alresford Bypass will require careful design to balance highway design requirements with the need to minimise the impacts on existing residents and the landscape. A roundabout junction will best meet the Highway Authority's requirements, although other arrangements may also achieve this, and should be provided as the first stage of the development, so as to enable the employment land to be serviced and made available in advance of housing development.

### 14.37

The employment area is intended to provide for businesses wishing to relocate from The Dean, making land there available for housing and other uses, and for further business growth to balance the planned housing expansion and enable the local economy to grow. It is suitable for a range of business uses (Use Classes E(g), B2 and possibly B8). A landscape buffer should be provided along the western edge, with this side of the site accommodating uses that will protect the amenities of existing housing and create an attractive edge to Sun Lane (research and development and light industrial uses - Use Classes E(g)). Uses which may generate higher levels of noise disturbance or heavy goods traffic (Use Classes B2 and B8) should be located to the east of the site, where they will be furthest from existing and proposed housing and have immediate access to the A31 Bypass. There will be a need for a substantial landscape edge to be created on the eastern side of the site and for views from the Bypass to be taken into account in the design and landscaping of development.

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## HOUSING ALLOCATIONS: SUN LANE

### Policy NA2

#### Sun Lane

Land east of Sun Lane, as shown on the Policies Map, is allocated for a mixed use development comprising about 10 hectares of residential development (about 325 dwellings), 5 hectares of employment uses (E(g), B2 and/or B8), and 15 hectares of informal and recreational open space and a burial ground. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

#### Nature & Phasing of Development

- i. A masterplan establishing principles for the disposition of housing, employment, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole.
- ii. Provide for housing development on about 10 hectares of land to the north of the site; business development and a new access to Alresford Bypass on about 5 hectares to the south of the site, designed so as to minimise harmful impacts on existing or proposed housing by keeping potentially harmful uses to the east of the site and providing adequate landscape buffers; and open space of various types and a burial ground on about 15 hectares in the central part of the site;
- iii. A phasing plan establishing the order of development and infrastructure provision for all of the allocated area should be produced and agreed in advance of permission being granted. This should achieve the provision of the new access to Alresford Bypass in advance of business uses being developed, ensure that serviced land for business uses is made available before the completion of housing units, and secure affordable housing provision in step with market housing. The phasing of open space provision should also be agreed and set out within the phasing plan;
- iv. Proposals for individual parts of the site may be brought forward provided they are designed in accordance with the masterplan and follow the stages set out in the phasing plan, including providing business land, open space and other facilities (including affordable housing) at the appropriate stage, and do not prejudice the development of subsequent phases.

#### Access



## Policy NA2

### Sun Lane - continued

## POLICY

## CARRIED FORWARD SITE

- v. Access to the site should be primarily from the south by means of a new junction onto the A31 Alresford Bypass to be provided as the first phase of development;
  - vi. Include measures to provide new/improved pedestrian and cycle access from the site into the town centre, between elements of the development, and to the surrounding development and countryside, including off-site improvements as necessary;
  - vii. Include measures to discourage use of motorised transport and to manage traffic so as to minimise the impact of development on nearby residential roads, particularly Sun Lane, Nursery Road and Tichborne Down;
  - viii. Produce a transport assessment setting out how transport requirements, including those above, will be secured and the stages at which they need to be provided. This should include off-site vehicle, pedestrian, cycle and public transport improvements to be provided or funded by the development.
- Environmental
- ix. Retain and reinforce existing landscaped boundaries around the site, particularly along the eastern edge;
  - x. Provide suitable boundary treatment on the western edges of the proposed housing and business sites to protect the amenities of existing housing;
  - xi. Provide about 15 hectares of open space in the central part of the site, designed to achieve a major new open area for the community providing for a range of current and future needs. The area should be carefully designed, integrating the burial ground and different types of open space;
  - xii. Provide on-site open space within the proposed housing site (Informal Open Space and Local Equipped Area for Play).
- Other Infrastructure
- xiii. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider;
  - xiv. Ensure that the Groundwater Protection Zone is protected;
  - xv. Contribute to the expansion of Sun Hill Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

Policy  
NA2

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## HOUSING ALLOCATIONS: NEIGHBOURHOOD PLAN DESIGNATED AREA

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**Area:**

New Alresford

**Name of Site:****SHELAA site Reference:**

N/A

Allocated Use:

**Location:**

Neighbourhood Plan Designated Area

**Indicative number of homes:**

100 dwellings

**Size:****Existing use:**

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### 14.38

**Supporting text:**

New Alresford Town Council is in the process of producing a Neighbourhood Plan which will make provision for about 100 dwellings and may include other specific policies for Alresford. The policies of this Local Plan will apply to the area covered by the Neighbourhood Plan unless superseded by it.

**Policy NA3****Neighbourhood Plan Designated Area**

Additional land will be allocated for development in the New Alresford Neighbourhood Plan for about 100 dwellings, including 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.

POLICY

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## LARGER RURAL SETTLEMENTS

### COLDEN COMMON

#### 14.39

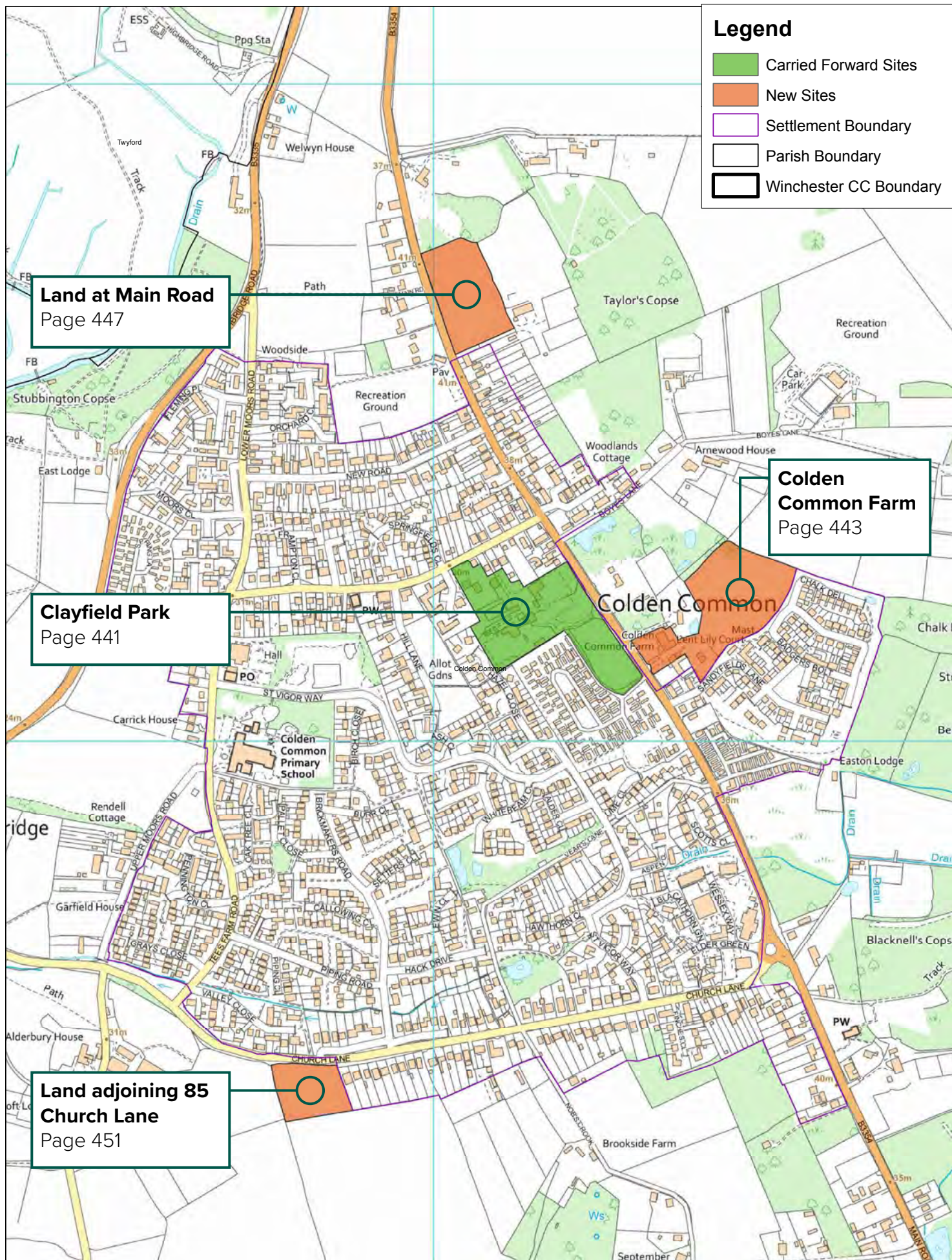
Colden Common is a thriving village located to the south of Winchester on the outskirts of the South Downs National Park. It has a mix of housing, including mobile home parks, and employment development such as Wessex Business Park. It is close to many remnants of ancient woodland, originally part of the former Forest of Bere. The approach to the village is predominantly rural, and the main areas of housing are largely concealed from the main through roads (B3354 and B3335) which provide connections to Winchester, Eastleigh, Fair Oak and Bishop's Waltham. The triangle formed by Main Road, Highbridge Road and Church Lane broadly contains the main developed area of the village. The avenue of lime trees leading from Highbridge Road to Brambridge House (Grade II\* listed), west of the village, is one of the largest in Hampshire. These aspects of the local landscape are valued highly by the local community, as reflected in the adopted Village Design Statement (2022).

#### 14.40

It is expected that there is capacity for the development of about 350 dwellings in Colden Common, which can be achieved as follows:

Colden Common Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	132
Outstanding permissions (at 2021)	30
Remaining Local Plan allocations (at 2021) carried forward (Policy CC1)	48
Windfall allowance	50
New Site allocated in this Plan (Policy CC2)	45
New Site allocated in this Plan (Policy CC3)	35
New Site allocated in this Plan (Policy CC4)	10
<b>Total Provision 2019 - 2039</b>	<b>350</b>





## Legend

- Carried Forward Sites
- New Sites
- Settlement Boundary
- Parish Boundary
- Winchester CC Boundary

**Land at Main Road**  
Page 447

**Clayfield Park**  
Page 441

**Colden Common Farm**  
Page 443

**Land adjoining 85 Church Lane**  
Page 451



Scale: 1:5,000  
Paper Size: A3

## Colden Common

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## HOUSING ALLOCATIONS: CLAYFIELD PARK

**Area:**

Colden Common

**Name of Site:**

Clayfield Park

**Location:**

Main Road

**Size:**

2.174 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential

**Indicative number of homes:**

48 dwellings

**Existing use:**

Commercial

**Site Plan****Wider context**

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**14.41****Supporting text:**

The Clayfield Park housing allocation is an existing allocation in the adopted Local Plan which has been carried forward, updated as necessary.

**14.42**

The number of expected dwellings on the site has been amended to 48 to take account of recent permission for commercial development on a small part of the site.

**14.43**

The allocation comprises two adjoining plots of land totalling about 2.7 hectares within single ownership. Located within the current settlement boundary and with a prominent frontage to Main Road, the plot at Clayfield Park Homes Ltd is previously developed whilst the part adjoining Avondale Park is an undeveloped field plot. Whilst a comprehensive development scheme for the combined area is preferable there is potential for development to be phased to allow for the relocation of existing commercial uses. Ground conditions resulting from current uses and historic use of the Clayfield site as a brick works will require assessment to determine the extent of any remedial measures prior to redevelopment.

**14.44**

The main point of access should be from Main Road with a secondary access from Spring Lane; however the development layout should be planned to allow a through route for pedestrians and cyclists but not for vehicular traffic. An existing public footpath through to St Vigor Way provides pedestrian access to the Primary School, local centre and equipped recreation area and would benefit from improvement alongside the site due to the position of protected trees. Open space on site should be flexible to provide amenity space, support informal recreation and other functions including tree planting and sustainable urban drainage.

**Policy CC1**

## Clayfield Park

Land at Clayfield Park and adjoining Avondale Park, Main Road, as shown on the Policies Map, is allocated for the development of about 48 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

**Access**

- i. Provide safe vehicle, pedestrian and cycle access from Main Road along with any wider traffic management and mitigation measures necessary;
- ii. Provide a footpath and cycleway link through the site from Main Road to Spring Lane.

**Environmental**

- iii. Retain and reinforce planting around the site boundaries;
- iv. Provide on-site open space (Informal Open Space and Local Equipped Area for Play).

**Other Infrastructure**

- v. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.
- vi. Contribute to infrastructure needed to make the development acceptable in planning terms

**POLICY**

14.41

14.44

## HOUSING ALLOCATIONS: COLDEN COMMON FARM

**Area:**

Colden Common

**Name of Site:**

Colden Common Farm

**Location:**

99 Main Road

**Size:**

2.3 hectares

**SHELAA site Reference:**

CC02

**Allocated Use:**

Residential

**Indicative number of homes:**

45 dwellings

**Existing use:**

Agricultural

**Site Plan****Wider context**

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14.45

**Supporting text:**

The site at Colden Common consists of area of land which is 2.3 hectares. The site is located along Main Road and there is existing access to the site, which currently comprises Colden Common farm and its

buildings. The site is in the countryside and extends some distance from the Main Road toward the South Downs National Park area further to the east.



**14.46**

The site abuts open fields from the north-east boundary around to its northern and western boundaries. The recently completed Sandyfields development abuts the site to the east and part of the south. To the west of the site are three listed buildings (Manor House, barn and grain store) abutting the western boundary.

**14.47****Nature of development**

The design and layout of the scheme is subject to various permutations, depending upon the location of key access points and the extent of integration with the adjacent Sandyfields development. Aside from preserving the setting of the listed buildings, the location and design of these access points is likely to have an effect on the wider pattern of development, taking into account the character of the immediate surroundings.

**14.48****Access**

The details of the access arrangements will need to be developed and tested at the planning application stage. The existing access is not appropriate in its current form. Suitable access will need to be provided taking into account the adjacent Sandyfields development and the access for that site and other nearby vehicular access points onto Main Road.

**14.49**

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been connected to the Main Road, adjacent development, the Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

**14.50**

Arrangements should be made for safe crossing points over Main Road, following discussions with the local highway authority.

**14.51****Environmental**

The proposals will need to respect the wider rural setting of the surrounding countryside and the South Downs National Park further to the east.

**14.52**

The proposals will need to include landscaping to retain and reinforce the containment of the site and to create a new settlement edge.

**14.53**

The adjacent listed buildings consist of a manor-style farmhouse and two associated buildings. These currently have a rural setting. The development will need to preserve the integrity of the listed buildings and not harm their setting.

**Policy overleaf**

14.45

14.53



## HOUSING ALLOCATIONS: COLDEN COMMON FARM

### Policy CC2

#### Colden Common Farm

Land at Colden Common Farm, as shown on the Policies Map, is allocated for about 45 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

##### Nature & Phasing of Development

- i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

##### Nature of development

- ii. Provide an overall site plan establishing principles for the disposition of development, with broad areas of screening to the listed buildings. The scheme should indicate appropriate locations for vehicular access and pedestrian and cycle routes connecting into the wider area. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

##### Access

- iii. Provide a safe vehicle, pedestrian and cycle access to Main Road;
- iv. Provide pedestrian and cycle links across the site and connecting to the new residential area to the south;

- v. Provide or contribute to the provision of crossing points to Main Road as appropriate;

- vi. Contribute to other necessary highway and road safety improvements in the area

##### Environmental

- vii. Provide landscaping to create a new settlement edge to the east and north of the site, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site and the open nature of the frontage to Main Road;

- viii. Provide landscape buffers to protect the amenities of existing properties to the north and south of the site and any wider views to SDNP;

- ix. Provide screening and landscape buffers to preserve the setting of the adjacent Listed Buildings at Manor House;

- x. Provide on-site open space in accordance with policy NE3;

##### Other Infrastructure

- xi. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.

- xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

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## HOUSING ALLOCATIONS: LAND AT MAIN ROAD

**Area:**

Colden Common

**Name of Site:**

Land at Main Road

**Location:**

Main Road

**Size:**

1.448 hectares

**SHELAA site Reference:**

CC04

**Allocated Use:**

Residential

**Indicative number of homes:**

35 dwellings

**Existing use:**

Agricultural

**Site Plan****Wider context**

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14.54

**Supporting text:**

The site at Main Road consists of area of land which is 1.448 hectares and fronts directly onto the road. The site is adjacent to the settlement, with residential development to the south and to the west

on the other side of Main Road. The north and east of the site is open countryside. The site is opposite Colden Common Recreation Ground to its south-west.

**14.55**

The site itself comprises a field currently used for grazing. The land rises gently to the east, where there are trees and the SDNP beyond. There is no planting to the frontage, however, there is a substantial wooded area immediately north which is covered by a group TPO. The eastern boundary is marked by a strong line of trees and there are also some trees along the southern boundary before the adjacent residential development. Some of these trees are covered by Tree Preservation Orders.

**14.56**

Opposite the site, a footpath runs alongside the Recreation Ground to Main Road. This is marked as key footpath in the Colden Common VDS 2022 and views from this area are highlighted. Open views across the site to the east towards the South Downs National Park are valued by the local community and referred to in the VDS.

**14.57**

The site is prominent in the landscape, providing a visual break to the nearby village of Twyford and marks the entrance to the village. Any new development should therefore be set well back from the road and should be buffered or separated from the road by a belt of landscaping which should include both hedges and trees.

**14.58**

The amount of development on the site will need to be limited to reflect the importance of the open aspect and views and proposals will need to include landscaping to retain and reinforce the containment of the site and to create a new settlement edge

**14.59**

Communal open space should be provided on site, located at the top of the site to take advantage of the woodland tree cover in this area.

**14.60**

There are three listed buildings opposite the site. Part of their character is the rural undeveloped nature of their setting and the development will need to respect these buildings.

**14.61****Access**

A suitable location for access to the site and any provision for crossing to the recreation ground area will need to be determined and carefully considered to avoid conflicts with existing access. It will be desirable to increase the width of the footpath in this area to improve pedestrian safety. The details of the access arrangements will need to be developed and tested at the planning application stage.

14.54

-

14.61

## HOUSING ALLOCATIONS: LAND AT MAIN ROAD

### Policy CC3

#### Land at Main Road

Land at Main Road, as shown on the Policies Map, is allocated for the about 35 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

#### Nature & Phasing of Development

- i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;
- ii. Provide an overall site plan indicating the general layout of development, open space, landscaping and access points that minimises wider landscape impacts on the setting of Colden Common and views to the SDNP. Development should be sited away from the site frontage, behind landscape buffers. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

#### Access

- iii. Provide a safe vehicle, pedestrian and cycle access to Main Road;
- iv. Provide or contribute to the provision of crossing points to Main Road as appropriate;

- v. Contribute to other necessary highway and road safety improvements in the area

#### Environmental

- vi. Provide landscaping to create a new settlement edge to the north of the site which retains a gap to Twyford village.
- vii. Retain and reinforce important trees and hedgerows within and around the edges of the site;
- viii. Provide landscape buffers to protect the amenities of existing properties to the south of the site and any wider views to SDNP;
- ix. Preserve the setting of the nearby Listed Buildings;
- x. Provide on-site communal open space (Informal Green Space / Natural Green Space) in accordance with policy NE3 towards eastern top of the site;

#### Other Infrastructure

- xi. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;
- xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.



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## HOUSING ALLOCATIONS: LAND ADJOINING 85 CHURCH LANE

**Area:**

Colden Common

**Name of Site:**

Land adjoining 85 Church Lane

**Location:**

Church Lane

**Size:**

0.8 hectares

**SHELAA site Reference:**

CC15

**Allocated Use:**

Residential

**Indicative number of homes:**

10 dwellings

**Existing use:**

Agricultural

**Site Plan****Wider context**

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14.62

**Supporting text:**

The site is located along Church Lane and directly fronts onto the road.

14.63

There is existing residential development on the other side of Church Lane across from the site, including a listed building at Keepers Cottage 94 Church Lane. The site abuts the existing frontage development along the south side of Church Lane to its eastern boundary. Open fields bound the south and west of the site. There is an

existing public footpath to the north of the site, fronting Church Lane that links into the main area of Colden Common, including the school.

#### 14.64

The site itself is currently open fields with some large established trees and some hedgerow planting along its boundaries. There are extensive open views to the south of the village from the road frontage, which are highlighted in the Colden Common VDS 2022.

#### 14.65

The site is suitable for a limited amount of new residential development that will need to respect the existing character and building pattern along Church Road. The proposals will need to retain long range views to the south as much as possible.

#### 14.66

Vehicular access to the new development can be achieved from Church Lane. The location and number of access points will depend upon the agreed layout of the development.

### Policy CC4

#### Land adjoining 85 Church Lane

Land at Church Lane, as shown on the Policies Map, is allocated for about 10 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

#### Nature & Phasing of Development

- i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

#### Access

- ii. Provide safe vehicle, pedestrian and cycle access from Church Lane and contribute to any off-site junction improvements necessary;

#### Environmental

- iii. Provide landscaping to create a new settlement edge to the west and the south that maintains wider views to the south from Church Lane;

- iv. Undertake an arboricultural survey and retain important trees within the site. Particularly fronting Church Lane, except where removal is necessary for access requirements;
- v. Ensure that development is designed so as to preserve the setting of Keepers Cottage listed building to the north-west of the site;
- vi. Open space to serve the development in accordance with policy NE3.

#### Other Infrastructure

- vii. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- viii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

## POLICY

## NEW SITE

14.62

14.66

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## LARGER RURAL SETTLEMENTS

### DENMEAD

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#### 14.67

Denmead is a large village of mixed rural and suburban character located to the south east of Winchester District, north of Portsmouth. It lies close to Waterlooville and the largely undeveloped settlement gap between Denmead and Waterlooville is highly valued by residents. A major development area of about 3,000 dwellings is being developed at 'West of Waterlooville including Newlands', partly within Denmead Parish.

#### 14.68

Denmead Parish Council opted to produce a Neighbourhood Plan to achieve the development requirements set out in the current Local Plan. The Denmead Neighbourhood Plan (DNP) was 'made' by the city council in 2015 and remains part of the development plan for Winchester District. The DNP makes site allocations and incorporates a number of specific policies for Denmead. The main housing allocation has recently been completed, with a few smaller sites remaining. Denmead Parish Council has confirmed its intention to review the Neighbourhood Plan, so the housing target for Denmead will be provided through the development allocations of the existing and reviewed Neighbourhood Plan.

#### 14.69

It is expected that there is capacity for the development of about 350 dwellings in Denmead, which can be achieved as follows:

Denmead Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	120
Outstanding permissions (at 2021) including Neighbourhood Plan allocation (DNP Policy 2i)	59
Remaining Neighbourhood Plan allocations (at 2021) (DNP Policies 2ii and 2iv)	28
Windfall allowance	50
New Sites to be allocated in DNP Review (Policy D1)	100
<b>Total Provision 2019 - 2039</b>	<b>357</b>







## LARGER RURAL SETTLEMENTS

### DENMEAD

**Area:**

Denmead

**Name of Site:**

N/A

**Location:**

Neighbourhood Plan Designated Area

**Size:**

N/A

**SHELAA site Reference:**

N/A

**Allocated Use:**

N/A

**Indicative number of homes:**

100 dwellings

**Existing use:**

N/A

#### 14.70

**Supporting text:**

Denmead Parish Council is in the process of updating the Denmead Neighbourhood Plan which was made on 1 April 2015. The updated Neighbourhood Plan will make provision for between about 100 dwellings and will include a number of specific

policies for Denmead. The development management policies of this plan will apply to the area covered by the Neighbourhood Plan which must also be in accordance with the strategic policies in the plan.

#### Policy D1

##### Neighbourhood Plan Designated Area

Land will be allocated for development in the Denmead Neighbourhood Plan for about 100 dwellings, including any required

amendments to the settlement boundary. Development will be expected to address the following:

- i. Show how they are contributing towards the Vision and Objectives of the Plan in Policy SP1 and in general conformity with its strategic approach;
- ii. Have regard to information on local need for new homes, jobs and facilities, for their plan area.

POLICY

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## LARGER RURAL SETTLEMENTS

### KINGS WORTHY

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#### 14.71

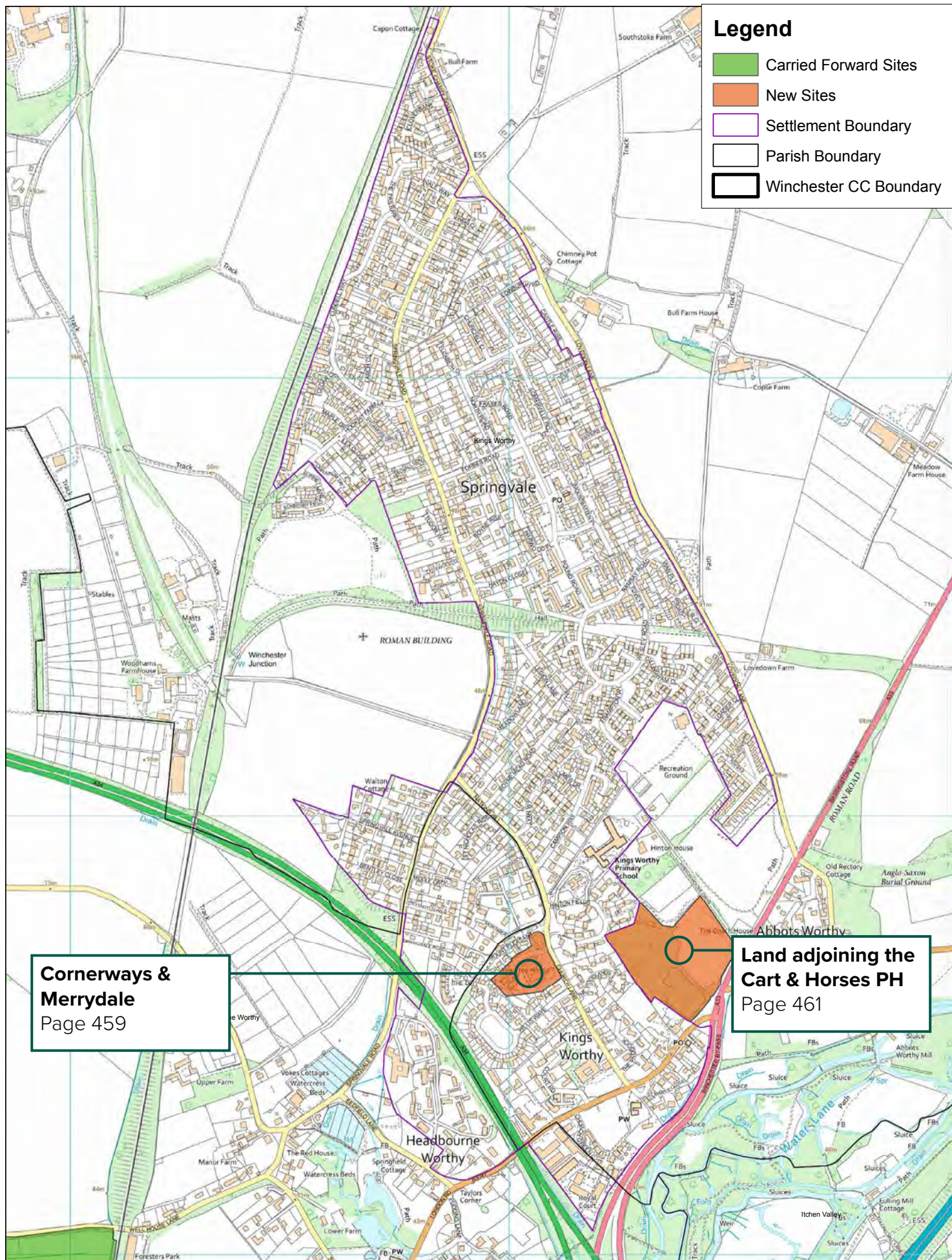
Kings Worthy is bounded generally by the main London-Southampton railway to the west, Lovedon Lane to the north-east and the A34 to the south. The older part of the village lies on a south-east facing slope above the River Itchen, with large areas of modern development to the north. Kings Worthy has a varied character, with a rural historic Conservation Area as well as extensive areas of more modern suburban development. It generally consists of medium to low density housing, a few shops, open spaces, many footpaths and a hierarchy of road styles leading into sections of housing. There are a large number of trees and hedges throughout the village, creating a very 'green' semi-rural/suburban appearance.

#### 14.72

It is expected that there is capacity for the development of about 250 dwellings in Kings Worthy, which can be achieved as follows:

Kings Worthy Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	8
Outstanding permissions (at 2021)	92
Windfall allowance	50
New Site allocated in this Plan (Policy KW1)	30
New Site allocated in this Plan (Policy KW2)	70
<b>Total Provision 2019 - 2039</b>	<b>250</b>





## Legend

- Carried Forward Sites
- New Sites
- Settlement Boundary
- Parish Boundary
- Winchester CC Boundary

**Cornerways &  
Merrydale**  
Page 459

**Land adjoining the  
Cart & Horses PH**  
Page 461

## Kings Worthy



Scale: 1:7,500  
Paper Size: A3

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## HOUSING ALLOCATIONS: CORNERWAYS & MERRYDALE

**Area:**

Kings Worthy

**Name of Site:**

Cornerways & Merrydale

**Location:**

Church Lane

**Size:**

1.3 hectares

**SHELAA site Reference:**

KW12

**Allocated Use:**

Residential

**Indicative number of homes:**

30 dwellings

**Existing use:**

Former children's home

**Site Plan****Wider context**

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14.73

**Supporting text:**

This brownfield site is within the built-up area of Kings Worthy and is well-related to local facilities and services. It totals approximately 1.3 hectares and contains some important trees which should be

retained, particularly fronting Church Lane. There are also 3 existing dwellings within the site and, taking account of these factors, a net gain of about 30 dwellings is expected.



**14.74**

Kings Worthy conservation area and several listed buildings lie to the south of the site, along Church Lane, and the impact of development on views of these features should be taken into account. There is an existing access to the site from Church Lane and provision should be made to improve pedestrian and cycle links to key facilities and destinations, so far as the constraints of Church Lane and the conservation area allow.

**Policy KW1****Cornerways & Merrydale**

Land at Cornerways & Merrydale, Church Lane, as shown on the Policies Map, is allocated for the development of about 30 dwellings (net). Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

**Nature & Phasing of Development**

- i. As a brownfield site, there is no restriction on the phasing of development.

**Access**

- ii. Provide safe vehicle, pedestrian and cycle access from Church Lane and contribute to any off-site junction improvements necessary.

**Environmental**

- iii. Undertake an arboricultural survey and retain important trees within the site, particularly fronting Church Lane;

- iv. Ensure that development is designed so as to protect the setting and important views of the conservation area and listed buildings along Church Lane, to the south of the site.

**Other Infrastructure**

- v. Open space to serve the development in accordance with policy NE3.
- vi. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- vii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

**POLICY****NEW SITE**

14.73

14.74

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## HOUSING ALLOCATIONS: LAND ADJOINING THE CART & HORSES PH

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**Area:**

Kings Worthy

**Name of Site:**

Land adjoining the Cart & Horses PH

**Location:**

West of Basingstoke Road

**Size:**

4.7 hectares

**SHELAA site Reference:**

KW02

**Allocated Use:**

Older person's housing and open space

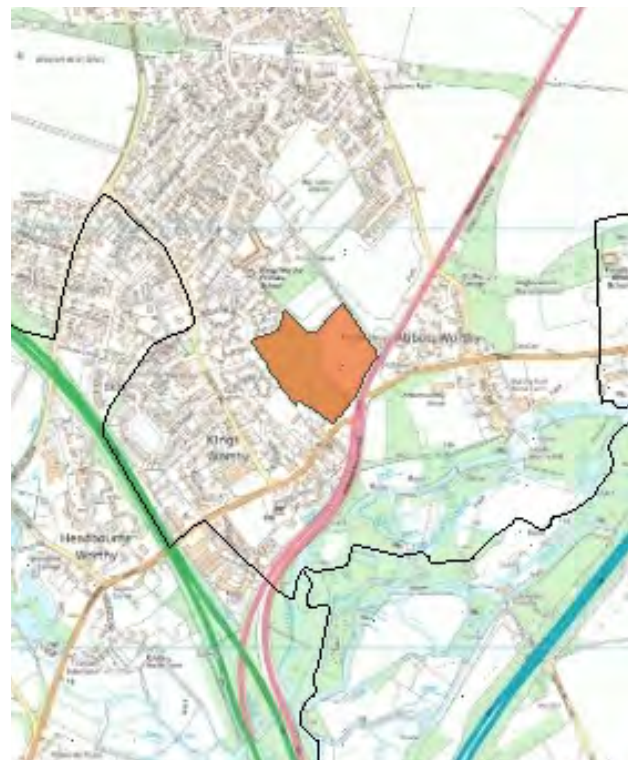
**Indicative number of homes:**

70 (dwelling equivalents)

**Existing use:**

Former country house and grounds

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**Site Plan****Wider context**

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**14.75****Supporting text:**

This site adjoins the built-up area of Kings Worthy and totals approximately 4.7 hectares. It is well-related to local facilities and services but has several constraints. It is listed in the Hampshire Gardens Trust inventory of Hampshire gardens and parks as the former site of Kings Worthy House and its grounds and is subject to 'blanket' tree preservation orders, although many of the trees are in poor condition. It forms part of the settlement gap between Kings Worthy and Abbots Worthy. The South Downs National park lies to the east of Basingstoke Road, along with Abbots Worthy conservation area, and Kings Worthy conservation area lies to the south.

**14.76**

Despite these constraints, the site is well related to the existing built-up area and sensitive development would not intrude significantly into the settlement gap, provided important existing trees are retained. The proposed development should be designed to protect retained trees, create wooded and landscaped open spaces, particularly in the northern and western parts of the site. This will also help retain the openness of the settlement gap and protect the character of the conservation areas and National Park.

**14.77**

The location and characteristics of the site make it suited to the development of older person's housing. For care units a proportion is used to determine the 'dwelling equivalents' provided (1.8 care units = 1 dwelling). It is expected that the site could accommodate a mix of care accommodation (communal) and assisted living units (independent) which would equate overall to about 70 dwellings. Affordable housing should be provided where this would be consistent with the type of provision proposed and the management arrangements for it.

**14.78**

Access to the site should be taken from Basingstoke Road and provides the opportunity to rearrange the junction of Basingstoke Road, London Road and the B3047, which has a poor safety record. The tree belt along Basingstoke Road forms an important wooded view and can help reduce the impact of noise from Basingstoke Road, so access should be carefully designed to minimise the loss of healthy trees. Conservation areas and several listed buildings lie to the south and east of the site, in Kings Worthy and Abbots Worthy, and development should be designed to avoid harmful impacts on these and the National Park.

**14.79**

The site is adjacent to the Hinton Field public open space and a link/connection to this from the site should be facilitated in any development proposal. The required masterplan should establish what degree of public access to the woodland would be appropriate and retained woodland areas should be identified and managed as an asset. A woodland management document will need to be produced, as well as an arboricultural impact assessment and method statement.

14.75

14.79

## HOUSING ALLOCATIONS: LAND ADJOINING THE CART & HORSES PH

### Policy KW2

#### Land adjoining the Cart & Horses PH

Land adjoining the Cart & Horses PH, Basingstoke Road, as shown on the Policies Map, is allocated for the development of older person's housing of about 70 dwelling equivalents. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

#### Nature & Phasing of Development

- i. A masterplan establishing principles for the disposition of housing, retained trees, open space, access and junction arrangements should be submitted. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- ii. As older person's accommodation is a housing priority, there is no restriction on the phasing of development.

#### Access

- iii. Provide for the rearrangement of the Basingstoke Road, London Road and B3047 junction so as to ensure safe vehicular access from Basingstoke Road, while protecting the important belt of trees on that edge of the site, and improve pedestrian and cycle access;

- iv. Provide a pedestrian link to the Hinton Field public open space;
- v. Contribute to any other off-site junction improvements necessary.

#### Environmental

- vi. Undertake an arboricultural survey, retain important trees within the site particularly fronting Basingstoke Road and in the northern and western parts of the site, and establish a management plan for areas of woodland to be retained;
- vii. Use retained trees to determine the layout of development and provide on-site open space (Informal Open Space) so as to create an attractive and accessible environment and retain the openness of the settlement gap;
- viii. Ensure that development is designed so as to protect important views of the conservation areas, listed buildings and South Downs National Park.

#### Other Infrastructure

- ix. Open space to serve the development in accordance with policy NE3.
- x. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- xi. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.

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## LARGER RURAL SETTLEMENTS

### WICKHAM

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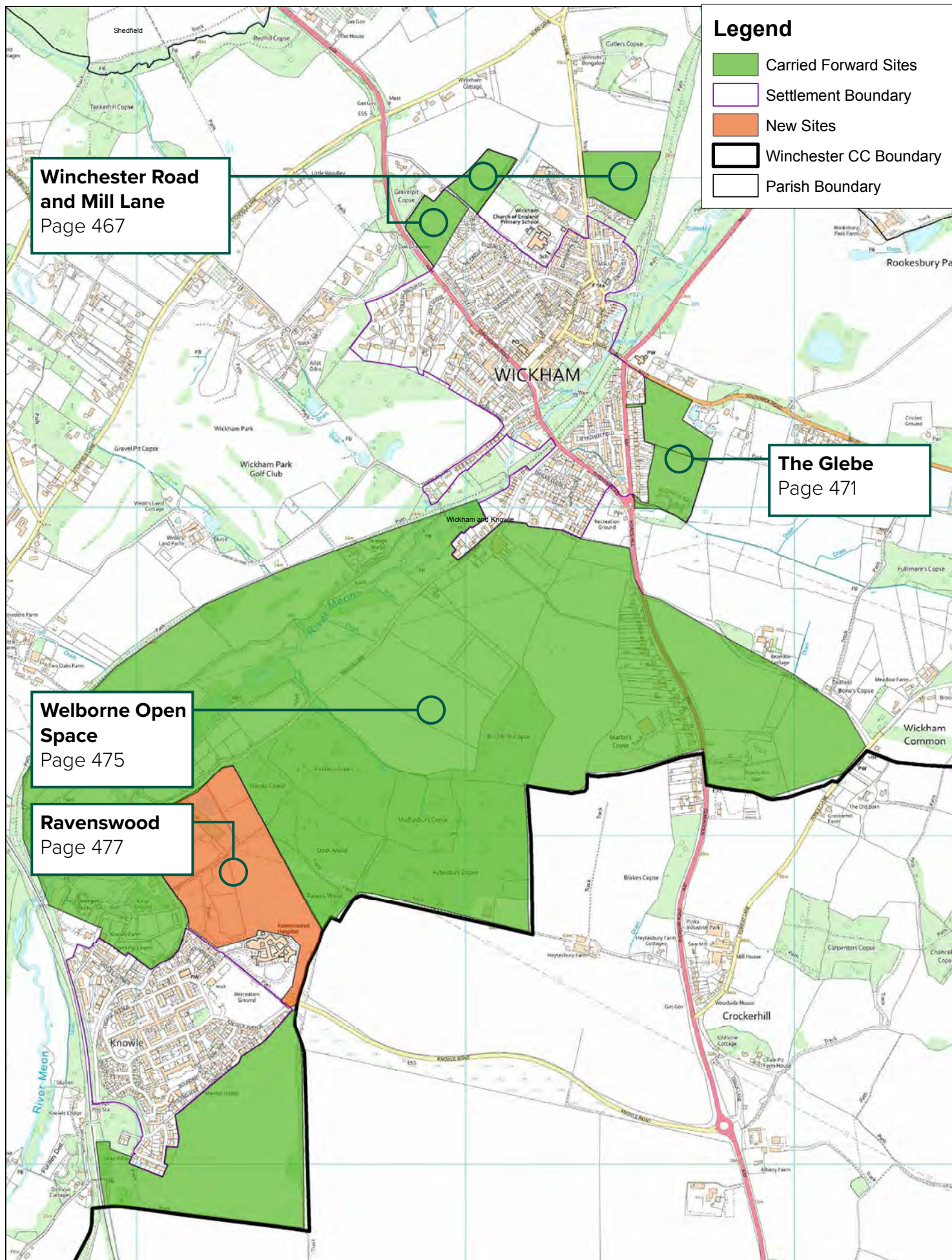
#### 14.80

Wickham is a compact, nucleated, historic village which has expanded alongside the River Meon around a medieval planned centre. Despite gradual expansion during the 20th Century to meet local housing needs, it has retained its ancient character as a peaceful and compact village in an attractive rural setting. It is surrounded by countryside typical of the Hampshire basin generally, and particularly of the natural environment throughout the lower valley of the River Meon. The River Meon, Wickham Water Meadows and Meon Valley Meadows and Woodland are all Sites of Importance for Nature Conservation (SINCs) within or adjoining the village.

#### 14.81

At Wickham there is an opportunity to bring forward a site which has community support for 200 dwellings at Knowle, which has some facilities and services. It is expected that there is capacity for the development of about 450 dwellings at Wickham, which can be achieved as follows:

Wickham Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	1
Outstanding permissions (at 2021) including Local Plan allocations carried forward (Policies WK1, WK2)	206
Windfall allowance	50
New Site allocated in this Plan (Policy WK4)	200
<b>Total Provision 2019 - 2039</b>	<b>457</b>





## HOUSING ALLOCATIONS:

### WINCHESTER ROAD HOUSING ALLOCATION AND OPEN SPACE ALLOCATION

**Area:**

Wickham

**Name of Site:**

Winchester Road Housing Allocation and Open Space Allocation

**Location:**

Winchester Road and Mill Lane

**Size:**

4.2 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential and Open Space

**Indicative number of homes:**

125 dwellings

**Existing use:**

Agricultural

**Site Plan****Wider context**

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**14.82****Supporting text:**

The Winchester Road housing area consists of two adjoining sites (totalling 4.2 hectares) which form part of an allocation which includes the provision of new sports pitches and pavilion on land in the same ownership to the east of Mill Lane. This provision is necessary to help meet part of the open space requirements for development and to improve the amount and distribution of available sports grounds. Parking provided at Mill Lane may help to alleviate shortfalls in The Square when it is not being used by the sports facility.

**14.83**

The housing sites are accessible directly from the A334 and have good access to the village centre and various facilities. They are well related to the settlement and are well-contained within the landscape and by existing boundary planting. Access should be from Winchester Road and a traffic light junction is likely to be the optimum solution in terms of vehicular and pedestrian safety (also allowing safe crossing arrangements) and reducing the impact on the important ‘tunnel’ of trees that is a feature of this part of Winchester Road. The details of the access arrangements, including off-site improvements which are likely to be necessary to the A334/Titchfield Lane junction, will need to be developed and tested at the planning application stage and other access arrangements which meet the requirements of policy WK2 are not ruled out. Pedestrian and cycle access into the village and to local facilities will need to be improved, but the rural character of the right of way crossing the site should be maintained.

**14.84**

New development will need to provide substantial landscaping to retain and reinforce the containment of the site, currently provided by various important trees and hedges around its edges, and to create a new settlement edge. The substantial belt of trees along the north-eastern edge of the site is protected by a Tree Preservation Order and the Site of Importance for Nature Conservation (SINC) to the north-west of the site should be protected to ensure no net loss of biodiversity. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories, including the proposed sports provision at Mill Lane. It may be appropriate for the required allotment provision to be on land adjoining the allocated site

14.82

14.84



## HOUSING ALLOCATIONS:

### WINCHESTER ROAD HOUSING ALLOCATION AND OPEN SPACE ALLOCATION

#### Policy WK1

#### Winchester Road Housing and Open Space Allocation

Sites at Winchester Road and Mill Lane, as shown on the Policies Map, are allocated in the adopted Local Plan for the phased development of about 125 dwellings and public sports provision. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

##### Nature & Phasing of Development

- i. Two adjoining sites at Winchester Road are proposed for residential development in conjunction with 3.5 hectares of land at Mill Lane being laid out and made available for the provision of sports pitches, pavilion and parking. A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- ii. A phasing plan establishing the order and location of development and infrastructure provision for

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

##### Access

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

## Policy WK1

### Winchester Road Housing and Open Space Allocation - continued

#### Environmental

- vi. Provide substantial landscaping to create a new settlement edge to the north and west, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site;
- vii. Provide and lay out 3.5 hectares of land at Mill Lane for public sports pitches, suitable changing facilities and associated access, parking, drainage and landscaping;
- viii. Retain and protect the important belt of protected trees along the north-eastern boundary of the site and provide substantial on-site open space (Allotments and Local Equipped Areas for Play).

#### Other Infrastructure

- ix. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;
- x. Include surface water management measures to ensure the risk of flooding is not increased.

POLICY

CARRIED FORWARD SITE

Policy  
WK1

## HOUSING ALLOCATIONS: THE GLEBE

**Area:**

Wickham

**Name of Site:**

The Glebe

**Location:**

Off the A34/A334 (School Road)

**Size:**

5.9 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential and Open Space

**Indicative number of homes:**

80 dwellings

**Existing use:**

Agricultural

**Site Plan****Wider context**

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**14.85****Supporting text:**

The site at The Glebe totals 5.9 hectares of which the northern part (3 hectares) is proposed for informal public open space use. The site is of potential archaeological interest, especially the northern part, and this will require investigation and appropriate protection and recording, in accordance with policy HE6. The southern part of the site is part of an allocation which includes the use of the northern part of the site for informal recreation and parkland, along with a contribution to the improvement of Wickham's sports provision (likely to be in the form of a replacement pavilion at the Recreation Ground). This provision is necessary to help meet the open space requirements for development and will also improve the amount and distribution of recreation land and facilities. The site is well related to the settlement and accessible directly from the A32/A334 junction, with good access to the village centre and various facilities.

**14.86**

Vehicular access should be from the existing A32/A334 roundabout and is likely to be by means of a fourth 'arm' being provided. However, the detailed access arrangements will need to be developed and tested at the planning application stage, taking account of any measures needed as a result of the proposed development of Welborne to the south. The revised junction arrangements should include improved facilities for pedestrians wishing to access the village centre using Fareham Road and, in order also to enable

safe access via Bridge Street, it will be necessary to provide pedestrian crossing facilities on School Road. This may also provide an opportunity to improve the operation of the A32/Southwick Road junction and any transport measures relating to this site should take account of, and be developed alongside, improvements needed to accommodate Welborne.

**14.87**

New development will need to retain protected trees within the site, reinforce the containment of the site, and provide a new settlement edge through substantial additional planting, particularly on the northern and eastern boundaries. Open space should be provided in accordance with Policy NE3, with the site capable of providing a number of the expected categories on-site, as well as contributing to improving Wickham's sports provision, particularly at the nearby Recreation Ground. The northern part of the site should be laid out and made available as informal public open space and parkland so as to conserve the archaeology of the site in situ and enhance the setting of the village on this approach. Archaeological excavation and assessment will be required in the southern part of the site to define the extent and significance of any archaeological remains and reflect these in the proposals, prior to housing development taking place.

14.85

14.87



## HOUSING ALLOCATIONS: THE GLEBE

### Policy WK2

#### The Glebe Housing and Open Space Allocation

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

##### Nature & Phasing of Development

- i. The southern part of the site (approximately 2.9 hectares) is proposed for residential development in conjunction with the northern part (approximately 3 hectares) being laid out and made available for informal public open space. A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

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

##### Access

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

##### Environmental

- v. Provide substantial landscaping to

## Policy WK2

### The Glebe Housing and Open Space Allocation - continued

- create a new settlement edge to the north and east, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site;
  - vi. Provide and lay out 3 hectares of land in the northern part of the site for public Informal Open Space and Parkland, and make Sports provision by contributing to the improvement of Wickham Recreation Ground, and provide open space within housing development (Local Equipped Areas for Play);
  - vii. Investigate the archaeology of the whole site and take the results into account in planning the future of the site, preserving in situ, excavating or recording, as appropriate, important finds so as to prevent damage to the heritage of the site.
- Other Infrastructure
- viii. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;
  - ix. Include surface water management measures to ensure the risk of flooding is not increased.

POLICY

CARRIED FORWARD SITE

Policy  
WK2

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## HOUSING ALLOCATIONS: WELBORNE OPEN SPACE

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**Area:**

Wickham

**Name of Site:**

Welborne Open Space

**Location:**

Located between Knowle and Wickham to the north of the FBC boundary

**Size:**

210 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Open Space/Settlement Gap

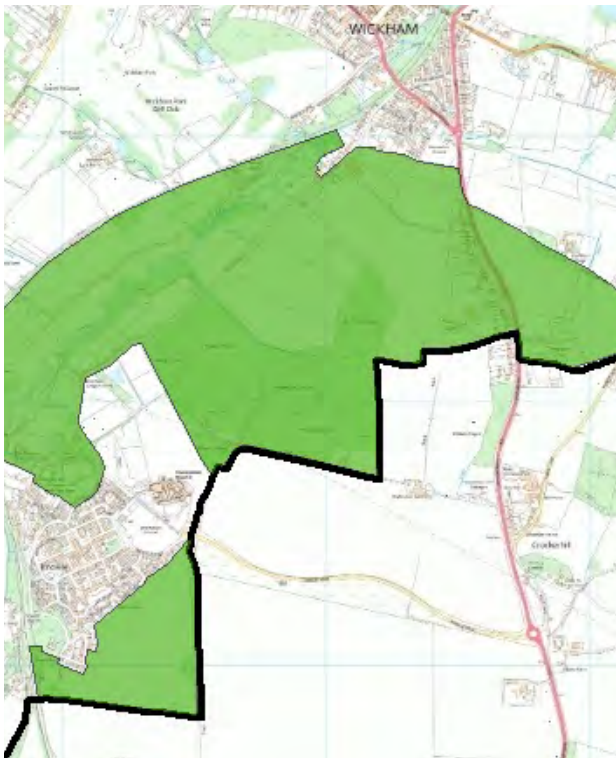
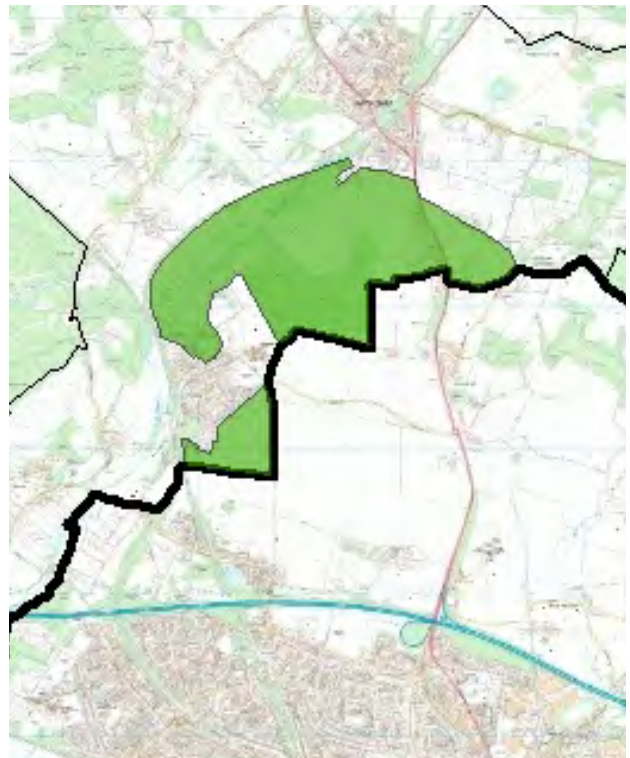
**Indicative number of homes:**

0

**Existing use:**

Agricultural / woods

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**Site Plan****Wider context**

14.88

**Supporting text:**

The Welborne development to be located to the North of Fareham will comprise approximately 6,000 new homes. This development will be focused towards the City of Portsmouth and help deliver the

strategic growth required in the South Hampshire sub-region. The adopted Fareham Core Strategy (2011) and Local Plan Part 3 (2015) set out the planning framework for the development.

## 14.89

Although none of the built element of the SDA will be within Winchester District, the SDA is a strategic issue which the Winchester District Local Plan needs to address. The Fareham Core Strategy requires that green buffers are provided to ensure that the SDA does not coalesce with Wickham or Knowle. Some of the land involved will be within Fareham Borough, and the city council would encourage its location adjoining areas of new green infrastructure, so as to reinforce the buffer between the SDA and Knowle and Wickham. It is also necessary for this Plan to define the general extent of open land within Winchester District which should be retained as a gap between the SDA and these settlements. It may be possible to accommodate some natural green infrastructure on land within Winchester

District, provided it does not include buildings and maintains the open and rural character of the land and enables its long-term management to be secured. The overriding requirement is to retain the open rural nature of this land and to prevent changes which would urbanise its undeveloped character. The uses and management of the area must help to secure an effective, viable and long-term gap between the SDA and the separate settlements of Knowle and Wickham.

## 14.90

Policy SH7 below sets out the planning framework for the areas within Winchester District.

### Policy WK3

#### Welborne Open Space

The city council will cooperate with Fareham Borough Council to help develop a Strategic Development Area of between 6,500 - 7,500 dwellings together with supporting uses, centred immediately to the north of Fareham. Land within Winchester District (as shown on the

plan below) will form part of the open areas, to ensure separation between the SDA and the existing settlements of Knowle and Wickham. The open and undeveloped rural character of this land will be retained through the application of Policy NE7 – Settlement Gaps.

## POLICY

14.88  
-  
14.90



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## HOUSING ALLOCATIONS: RAVENSWOOD

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**Area:**

Wickham

**Name of Site:**

Ravenswood

**Location:**

North and south of Knowle

**Size:**

65.78 hectares

**SHELAA site Reference:**

WI18

**Allocated Use:**

Housing and agriculture, open space and recreation, nature conservation

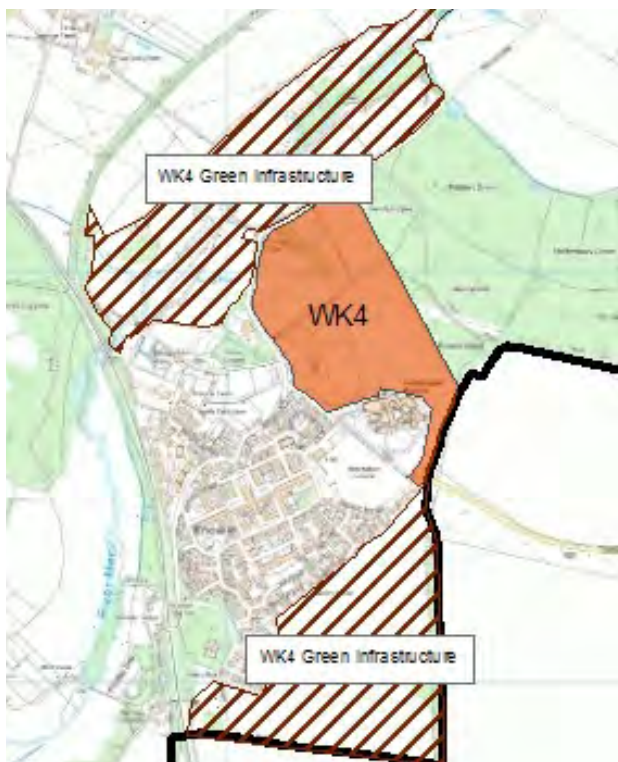
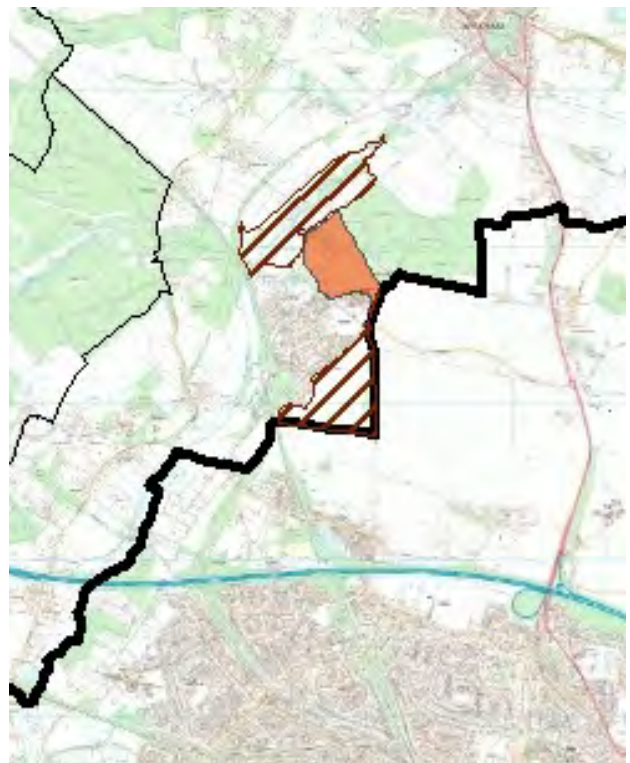
**Indicative number of homes:**

200 dwellings

**Existing use:**

Currently undeveloped

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**Site Plan****Wider context**

**14.91****Supporting text:**

The site is located north of the Ravenswood Hospital adjacent to the settlement of Knowle.

**14.92**

The site is formed of three parcels of land areas of land. Together they have been the basis of a proposal to develop part of one of the sites, with the other two parcels being made over to the parish council. This proposal was the subject of a planning application 18/01612/OUT which has delegated approval, subject to the signing of a 106 agreement. It was promoted as a community led proposal under adopted Local Plan policy MTRA3.

**14.93**

The main parcel north of Ravenswood House Hospital takes access from Knowle Road. In total is it 17.58ha of land. The material supporting the planning application demonstrates that 5.98 could be the focus of residential development. The site wraps around the outer tree lined boundary of the hospital from Knowle Road and occupies the land to the boundary to the northern side with Dash Wood, a wooded area.

**14.94**

The second parcel of 27.25ha is accessed via Mayles Lane, to the west of the main site. It encompasses an open circulatory strip of land either side of the River Meon with a large man-made lake at the north-eastern end.

**14.95**

The third parcel of 20.95ha is known as the Knowle Triangle and falls between the settlement of Knowle and the proposed new community of Welborne, which falls within Fareham Borough to the south.

**14.96**

It is envisaged that the development will be accessed via a new arm from the existing Knowle Road / Knowle Avenue roundabout.

**14.97**

Dash Wood lies immediately to the north east of the development site. It is ancient woodland, and is subject to potential pressures from the development envisaged at Welborne. Therefore, development should minimise the potential impact upon the woodland and not provide for additional footpath entries to the woods.

**14.98**

This application is in close proximity to Botley Wood and Everett's and Mushes Copses SSSI. Development proposals must demonstrate that they will not damage or destroy the interest features for which the site has been notified.

**14.99**

The site falls within what is currently designated as a settlement gap under adopted LPP1 Policy SHUA4. However, the planning application, and associated technical evidence, has demonstrated that development of this site will secure a much larger part of the Gap to be safeguarded for the longer term, and in that context the loss of this part of the gap is acceptable.

14.91

14.99

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## HOUSING ALLOCATIONS: RAVENSWOOD

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### 14.100

There are a number of nearby heritage assets within the existing settlement of Knowle, including the Grade II listed former hospital building, chapel, and farm cottages. The topography and existing development means that it is not envisaged these will prevent development of the site – but proposals should demonstrate that any impacts upon these assets are considered.

### 14.101

The site falls within the Solent catchment for nitrates (Policy NE16) and within the 5.6 Kilometre Zone of Influence for the Solent and Southampton Water Special Protection Area (SPA) within which additional recreational disturbance must be addressed.

### 14.102

Advice from the Local Education Authority regarding the planning application has indicated that this development would require an expansion of Wickham Primary School, and a suitable contribution towards the cost of provision will be required.

### 14.103

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been connected to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

### 14.104

A key aim on the council and the community has been to secure a link from the existing Meon Valley Trail through to Knowle.

### 14.105

Considerable discussions have been held with the community regarding this proposal, and with the Wickham Community Land Trust regarding the provision of affordable dwellings.

## Policy WK4

### Ravenswood

Land at Ravenswood House, is allocated for the development of about 200 homes. Land at the Meon Water Meadows, and Knowle Triangle is allocated for amenity, open space and recreation , agricultural uses and nature conservation. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

#### Access

- i. Provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties;
- ii. Provide satisfactory pedestrian and cycle links to Knowle centre ,
- iii. Provision of a satisfactory link from the Meon Valley Trail through to Knowle.

#### Environmental

- iv. Appropriate buffering of Ravenswood Hospital and Dash Wood
- v. Ensure impacts upon Dash Wood are appropriately managed

#### Other Infrastructure

- vi. Provision of Knowle Triangle and Meon Water Meadows as green infrastructure.
- vii. Open space to serve the development in accordance with policy NE3.
- viii. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- ix. Identify and contribute to infrastructure needed to make the development acceptable in planning terms

POLICY

NEW SITE

14.100  
-  
14.105



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## INTERMEDIATE RURAL SETTLEMENTS

### HURSLEY

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#### 14.106

Hursley is located in the west of Winchester District, between Winchester and Romsey. The village is largely linear in layout with some housing developed in more depth to the rear of properties on the main road. The village has an historic centre containing many listed buildings and the conservation area covers most of the built-up area. To the west is Hursley Park, containing listed buildings within a parkland setting, occupied by IBM which is a major local employer.

#### 14.107

Following the reassessment and updating of the settlement hierarchy, Hursley is now within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings. However, the parish council has commenced production of a Neighbourhood Plan and it would not be appropriate to identify a new housing target at this stage. Even so, the Neighbourhood Plan is able to identify local housing needs and allocate any sites that may be appropriate as it is developed.

#### 14.108

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

Hursley Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	0
Outstanding permissions (at 2021)	0
Windfall allowance	20
New Sites to be allocated in Hursley Neighbourhood Plan (Policy HU1)	
<b>Total Provision 2019 - 2039</b>	<b>20</b>



## Hursley

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## INTERMEDIATE RURAL SETTLEMENTS

### HURSLEY

**Area:**

Hursley

**Name of Site:**

N/A

**Location:**

Neighbourhood Plan Designated Area

**Size:**

N/A

**SHELAA site Reference:**

N/A

**Allocated Use:**

N/A

**Indicative number of homes:**

N/A

**Existing use:**

N/A

#### 14.109

**Supporting text:**

Hursley Parish Council is in the process of producing a Neighbourhood Plan which may make provision housing to meet local needs and could include other specific policies for Hursley. The policies of this Local Plan will apply to the area covered by the Neighbourhood Plan unless superseded by it.

#### 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 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.

POLICY

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## INTERMEDIATE RURAL SETTLEMENTS

### OTTERBOURNE

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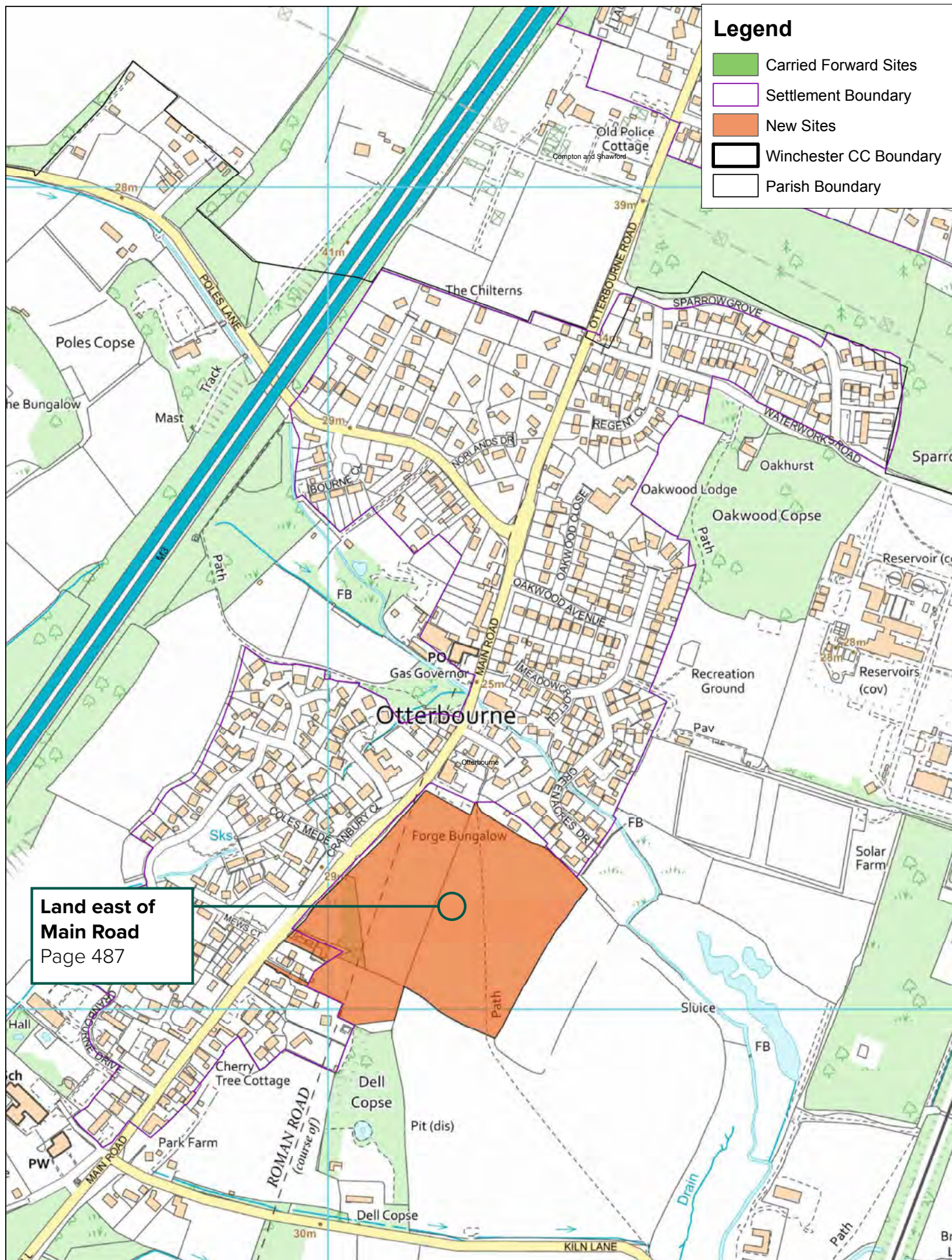
#### 14.110

Otterbourne is located in the river Itchen valley which developed as a key transport route in this area, initially for navigation, then rail and now the M3 motorway. The village appears largely linear in layout though newer housing has been developed in more depth to the rear of properties on the main road. There are a number of scattered buildings of historic interest although there is no conservation area. The setting of the village in the Itchen valley, with various wooded areas, is important to its character. The Otterbourne Village Design Statement identifies these features in more detail.

#### 14.111

It is expected that there is capacity for the development of about 75 dwellings in Otterbourne, which can be achieved as follows:

Otterbourne Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	-2
Outstanding permissions (at 2021)	4
Windfall allowance	20
New Site allocated in this Plan (Policy OT1)	55
<b>Total Provision 2019 - 2039</b>	<b>77</b>



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## HOUSING ALLOCATIONS: LAND EAST OF MAIN ROAD

**Area:**

Otterbourne

**Name of Site:**

Land east of Main Road

**Location:**

Land off Main Road

**Size:**

6.4 hectares

**SHELAA site Reference:**

OT03

**Allocated Use:**

Residential and Open Space

**Indicative number of homes:**

55 dwellings

**Existing use:**

The site is currently vacant but was formerly in agricultural use

**Site Plan****Wider context**

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**14.112****Supporting text:**

The site at Otterbourne consists of an area of land that measures about 6.4 hectares with about 2.8 hectares of open space and about 3.5 hectares of developable area. The site is located to the east of Main Road and there is existing access to the site.

**14.113**

The site lies adjacent to the existing residential area and is within 10 minutes walking distance to shops, pubs, primary school, football pitch and open space. Existing residential properties lie to the north, west and south with countryside to the east.

**14.114**

The details of the access arrangements will need to be developed and tested at the planning application stage. It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been connected to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

**14.115**

Only part of the site is being promoted for development of about 55 dwellings. It is anticipated that the developable area of the site would comprise only that area consisting of the field bordering the length of Main Road, infilling only as far back as the current building line between 'The Old Forge restaurant' and the houses further up Main Road as far as Charlotte Mede, bounded by the hedgerows and tree line to north/south/east (all for retention) and the potential fourth access spur off the Coles Mede roundabout.

**14.116**

The parish council have requested that the settlement boundary only be extended to include the developable part of the site.

**14.117**

The site is accessed off a road with a 30mph speed limit and there are options for the point of connection from the site to the existing road. The first option includes modifying the existing roundabout on Main Road directly in front of the site, to include a fourth arm or upgrading it to a compact roundabout to provide motor vehicle access to the site. Further work (including monitoring traffic flows in this location) is needed to establish the most appropriate roundabout access solution. The costs associated with upgrading the existing roundabout would be high.

**14.118**

A second option could be to establish a new a motor vehicle access point (simple "T" junction) further north of the site, onto Main Road away from the existing roundabout (subject to visibility splays being achieved). The costs associated with this option would be medium.

**14.119**

There is a footway on both sides of Main Road at this point and an existing pedestrian crossing point. There is limited existing cycling infrastructure in this location to link in to. The development must provide new and improved footpath and cycleway links both within the site and connecting to the existing network.

14.112

-  
14.119



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## HOUSING ALLOCATIONS: LAND EAST OF MAIN ROAD

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### 14.120

The proposals must include landscaping to retain and reinforce the containment of the site and to create a new settlement edge and open space. About 2.8 hectares of formal and informal open space will be provided on site which will be transferred to the parish council (details to be agreed via S106 agreement) and must include a local equipped area for play.

### 14.121

There may be potential for the 2.8 hectares of open space to contribute towards biodiversity offsetting for the developable part of the site. This will need further investigation and may be agreeable in principle provided it does not interfere with the overall aim that the area remains open and green and mainly publically accessible.

### 14.122

There are no Heritage assets within the site but directly opposite the site is the Grade II Listed Parsonage, Meadow Cottage to the South, Milestone and Otterbourne House to the South. In order to ensure that the proposals do not adversely impact on these assets the scale of development must take them into account.

**Policy OT01**

## Land east of Main Road

Land at Main Road Otterbourne, as shown on the Policies Map, is allocated for the about 55 dwellings and 2.8 hectares of open space. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

**Nature & Phasing of Development**

- i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;

**Access**

- ii. Provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3;
- iii. Provide a new and improved footpath and cycleway links within the site with connections to the existing public rights of way network;

**Environmental**

- iv. Provide about 7 acres of formal and informal open space including a local equipped area for play;
- v. Provide new structural landscaping to the boundaries of the site;
- vi. Identify and protect the existing key landscape features and TPO'd trees on the site;
- vii. Special regard must be had to conserving the setting of The Parsonage, Otterbourne House and Meadow Cottage.

**Other Infrastructure**

- viii. Open space to serve the development in accordance with policy NE3.
- ix. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- x. Identify and contribute to infrastructure needed to make the development acceptable in planning terms

POLICY

NEW SITE

14.120  
-  
14.122

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## INTERMEDIATE RURAL SETTLEMENTS

### SOUTH WONSTON

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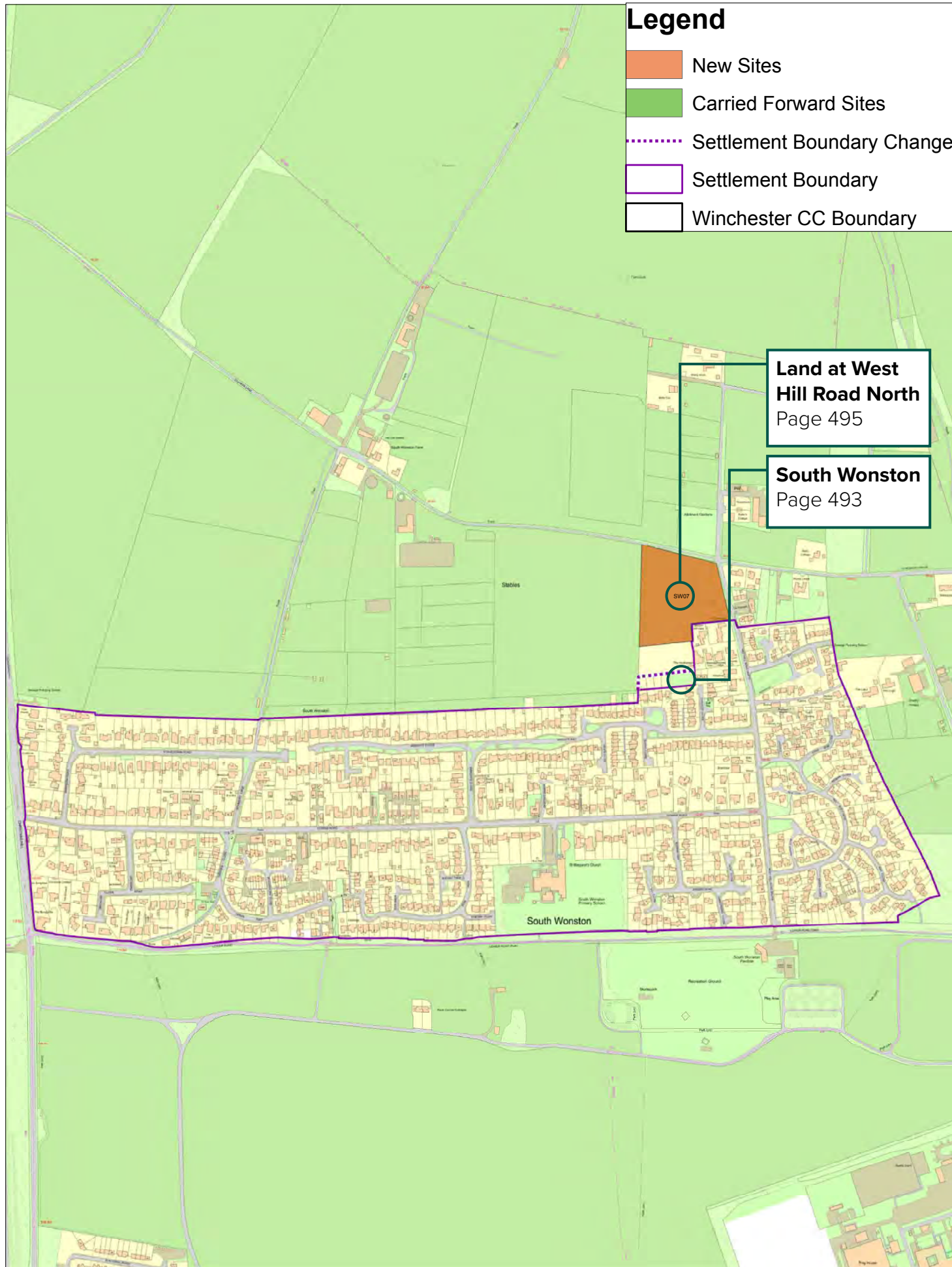
#### 14.123

South Wonston is situated on a chalk ridge to the north of Winchester. It developed initially as plots along Downs Road, which have now been infilled and redeveloped with development in more depth taking place to the rear. There are no buildings listed as of historic interest within the built-up area of the village and no conservation area. The setting of the village is very open, with download to the north and south, the latter accommodating the Worthy Down defence establishment. The South Wonston Village Design Statement identifies the important features and character of the village in more detail.

#### 14.124

It is expected that there is capacity for the development of about 70 dwellings in South Wonston, which can be achieved as follows:

South Wonston Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	7
Outstanding permissions (at 2021)	3
Windfall allowance	20
New Site allocated in this Plan (Policy SW1)	40
<b>Total Provision 2019 - 2039</b>	<b>70</b>





## HOUSING ALLOCATIONS: SETTLEMENT BOUNDARY ADJUSTMENT

**Area:**

South Wonston

**Name of Site:****Location:**

Chaucer Close

**Size:****SHELAA site Reference:****Allocated Use:****Indicative number of homes:****Existing use:****Site Plan****Wider context**

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**14.125**

**Supporting text:**

A minor adjustment is to be made to the settlement boundary to accommodate a limited amount of development, as shown above.

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**Area:**

## South Wonston

**Name of Site:**

## Land at West Hill Road North

**Location:**

# West Hill Road North

**Size:**

1.8 hectares

**SHELAA site Reference:**

SW07

### Allocated Use:

## Residential

**Indicative number of homes:**

40 dwellings

**Existing use:**

## Agricultural

[illegible]

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**14.126****Supporting text:**

The site at South Wonston consists of an area of land located at the northern end of the village, at the corner formed by The Drove and West Hill Road North. The site is within the countryside, with its south-eastern corner abutting the settlement boundary. There is existing residential development to the south and east of the site and open countryside to the north and west.

**14.127****Environmental**

The site itself is a flat consisting of open fields, with some established trees and hedgerows along the boundaries to The Drove Road restricted byway and Public Right of Way (PROW) and parts of West Hill Road. The site is characteristic of the visually open and expansive arable landscape of the Wonston Downs Landscape Character Area, as identified in the Winchester LCA 2022.

**14.128**

South Wonston village itself is on a slightly elevated ridge and the site is within the area of open views to the north which extend for some distance towards the Dever Valley, punctuated by historic drove roads and tracks. The wider views to the north are valued by the local community and referred to in the South Wonston VDS 2016. It is therefore important that the site is developed in such a way as to minimise visual intrusion into the wider landscape with close attention given to the selection of materials for roofs and elevations.

**14.129****Access**

The site boundary to West Hill Road North is the most suitable location for achieving access into the site. The junction with Drove Road has poor visibility and the access will need to be located at a safe distance away from this junction with suitable visibility splays.

**14.130**

Pedestrian footpath and street lighting currently extends along the eastern side of West Hill Road as far as La Frenaye Place. Proposals should demonstrate how safe pedestrian access can be provided to link to the site, whilst minimising the loss of existing screening to the site.

**14.131****Infrastructure**

Parts of South Wonston do not currently have adequate mains sewage and drainage provision. Development of this site will need to ensure that this is adequately provided for.



## HOUSING ALLOCATIONS: LAND AT WEST HILL ROAD NORTH

### Policy SW01

#### Land at West Hill Road North

Land at West Hill Road North, as shown on the Policies Map, is allocated for the about 40 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

#### Nature & Phasing of Development

- i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;
- ii. Provide an overall site plan indicating the general siting of development, open space, landscaping and access points that minimises wider landscape impacts, provides vehicular and pedestrian and cycle access to the site and indicates linkages to existing footpaths around the site. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;

#### Access

- iii. Provide a vehicular access to the site from West Hill Road North;
- iv. Provide a new footpath/cycleway links along eastern edge of the site as part of a route into the village centre;
- v. Provide pedestrian/cycle links through or around the site to the Drove Road PROW;

#### Environmental

- vi. Retain and enhance existing planting/trees/hedgerows around the borders of the site except where their removal is necessary for access and visibility purposes and increase screening with additional planting;
- vii. Provide landscape buffers to protect the amenities of existing properties to the south of the site and any wider views from South Wonston village to the north;
- viii. Provide on-site, informal green space and children's play space in accordance with the approach set out in policy NE3;
- ix. Provide a lighting scheme to enable a secure environment for residents and users of the site and minimises light pollution and visual intrusion into the wider countryside area;

#### Other Infrastructure

- x. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network and/or make arrangements for appropriate water drainage/disposal in collaboration with the service provider;
- xi. Contribute to infrastructure needed to make the development acceptable in planning terms;

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## INTERMEDIATE RURAL SETTLEMENTS

### SUTTON SCOTNEY

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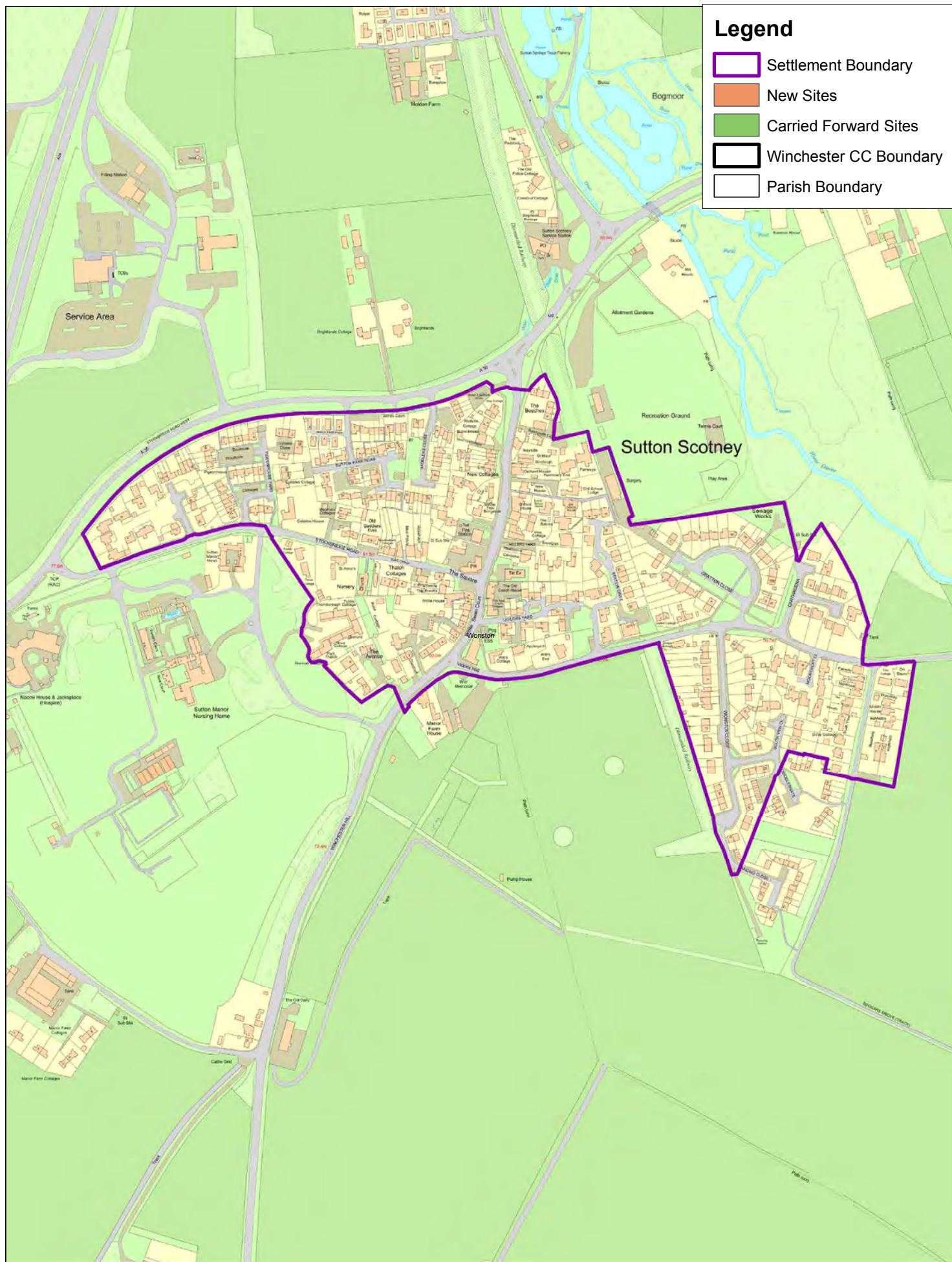
#### 14.132

Sutton Scotney is located on the northern edge of Winchester District, in the River Dever valley. The village has an historic centre containing several listed buildings and the conservation area covers much of the built-up area. There are various more recent developments, mainly on the northern and eastern edges of the village.

#### 14.133

Sutton Scotney is within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings. However, investigation of the few potential development sites has revealed substantial foul drainage issues, such that it would not be appropriate to allocate additional land for development in this Local Plan. This could be reviewed in future Plans, should the current issues be resolved. It is expected that there is capacity for the development of about 20 dwellings in Sutton Scotney through windfall development:

Sutton Scotney Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	0
Outstanding permissions (at 2021)	0
Windfall allowance	20
<b>Total Provision 2019 - 2039</b>	<b>20</b>



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## INTERMEDIATE RURAL SETTLEMENTS

### SWANMORE

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#### 14.134

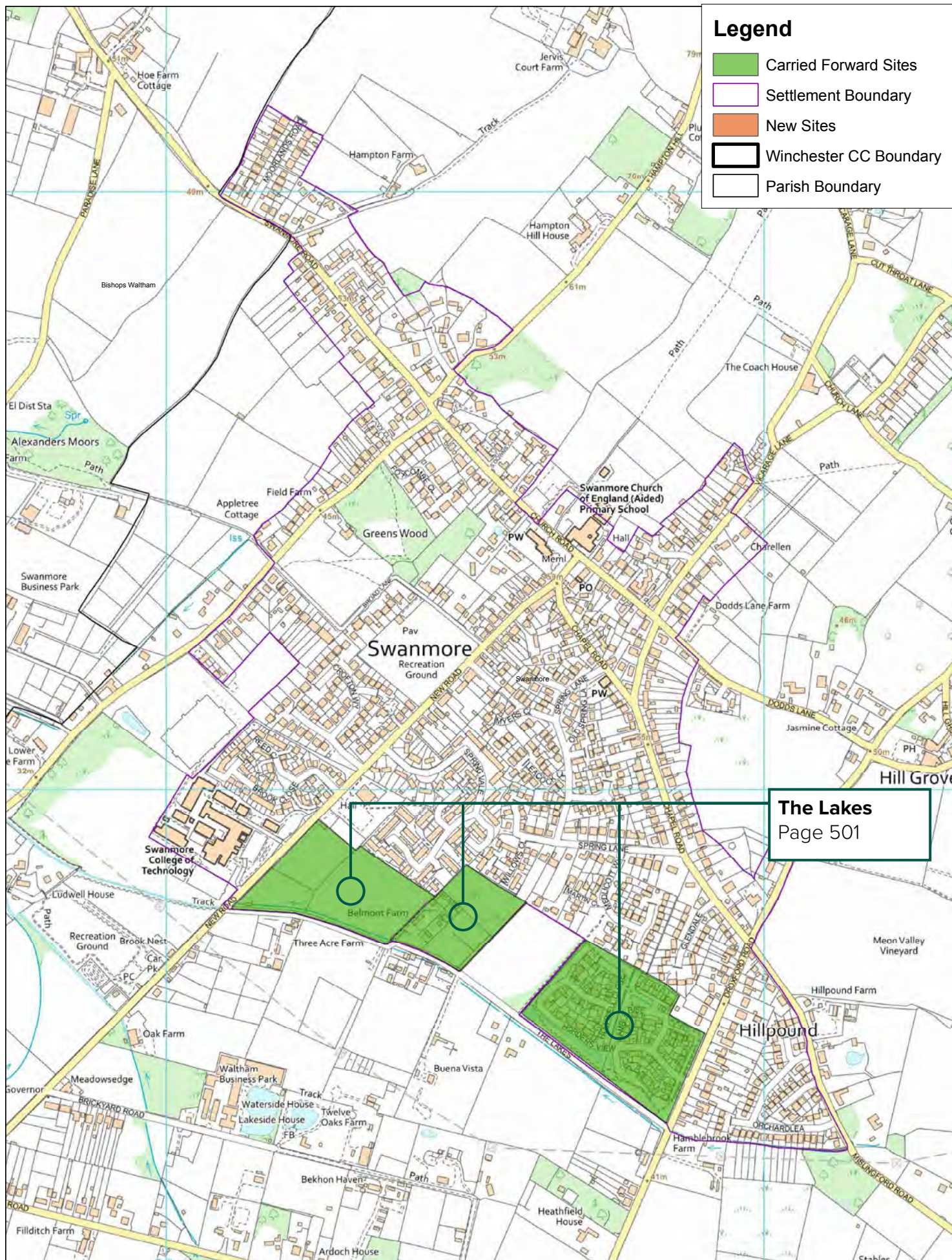
Swanmore is roughly equidistant between Winchester, Portsmouth and Southampton. The village has retained its essentially rural character and setting despite the relatively large scale of development that has taken place there over the past 50 years or so. The South Downs National Park borders its north-eastern edge and there are a large number of sites around the village designated for their environmental interest, including Sites of Special Scientific Interest (SSSIs), Sites of Importance for Nature Conservation (SINCs) and ancient woodlands. The Swanmore Village Design Statement identifies the important features and character of the village in more detail.

#### 14.135

Following the reassessment and updating of the settlement hierarchy, Swanmore is now within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings. However, given the constraints mentioned above and the substantial level of allocated land remaining to be developed, no new sites are allocated in this Plan. Even so, it is expected that there is capacity for the development of about 125 dwellings in Swanmore, which can be achieved as follows:

Swanmore Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	0
Outstanding permissions (at 2021)	8
Remaining Local Plan allocation (at 2021) carried forward (Policy SW1)	100
Windfall allowance	20
Total Provision 2019 - 2039	128





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## Swanmore

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## HOUSING ALLOCATIONS: THE LAKES

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**Area:**

Swanmore

**Name of Site:**

The Lakes

**Location:**

Off The Lakes

**Size:**

11.6 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential, open space

**Indicative number of homes:**

100 dwellings

**Existing use:**

Agricultural/Residential

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**Site Plan****Wider context**

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**14.136****Supporting text:**

The Lakes housing allocation is an existing allocation in the adopted Local Plan (Ref SW1) which has been carried forward, updated as necessary.

**14.137**

Land on the eastern part of the allocation has now been developed, so the number of expected dwellings on the site has been amended to reflect the capacity of the land that remains to be developed; estimated at about 100 dwellings.

**14.138**

The allocation at The Lakes extends between New Road and Hillpound (totalling 11.6 hectares). The development options around Swanmore are heavily constrained by the presence of the South Downs National Park to the north and settlement Gaps on most other sides. Development would be contained by The Lakes, a well defined feature, and will need to retain and reinforce existing landscaping along the southern edge of the area to create a substantial new landscaped edge to the built-up area and Gap.

**14.139**

The area includes two Sites of Importance for Nature Conservation (SINCs), which need to be retained and managed, and land along the southern edge which is potentially liable to flooding. As it is an extensive area in several ownerships, and with a variety of constraints and proposed uses, a masterplan setting out development principles for the whole area was approved as part of the first stage of development (REF) . This indicates which parts of the site should be developed for various uses, including the provision and retention of various types of open space, adequate vehicular, pedestrian and cycle access through the site and financial contributions to off-site improvements as necessary, and to ensure that the considerable

opportunities provided by the site are properly assessed and achieved.

**14.140**

The size of the area and the constraints existing provide scope for a number of open areas to be provided, retained, and managed as Natural Green Space, Informal Open Space, Parkland, Allotments and Local Equipped Areas for Play. Developments should create (or make financial contributions towards) an extensive and attractive series of connected public and wildlife routes and spaces through the site, incorporating the SINCs, areas that may be undevelopable due to potential flooding, and the creation of additional open spaces of a variety of types. The site lies within an area of archaeological potential, the preparation of an archaeological assessment will be needed to define the extent and significance of any archaeological remains and reflect these in the proposals, in accordance with Policy DM26, prior to the commencement of development.

**14.141**

Part of the land covered by policy SW1 is potentially liable to flood and measures will need to be implemented as necessary to prevent this. Development should be avoided within Flood Zones 2 and 3. Drainage and sewage provision should ensure that pollution to areas of nature conservation importance, such as The Moors at Bishop's Waltham, is avoided. Improvements will also be needed to the foul drainage network to accommodate the proposed development. Drainage and water supply infrastructure cross the site and this will need to be safeguarded through the design and layout of development.

14.136

-

14.141



## HOUSING ALLOCATIONS: THE LAKES

### Policy SW1

#### The Lakes

Land to the north of The Lakes, as shown on the Policies Map, is allocated for the development of about 100 dwellings and areas of open space. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

#### Nature & Phasing of Development

- i. Development proposals should follow the principles established in the masterplan approved with the planning application for the first stage of development.

#### Access

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

#### Environmental

- iv. Provide substantial landscaping to create a strong new settlement edge to the south, whilst retaining and reinforcing protected and other important trees and hedgerows within the area to maintain and improve green links;
- v. Retain, improve and manage the Sites of Importance for Nature Conservation (SINCs) where possible and link these with the provision of substantial on-site open spaces running through the site (Natural Green Space, Informal Open Space, Parkland, Allotments and Local Equipped Areas for Play) to provide for adequate public open space and wildlife corridors to enhance biodiversity; • avoid development in areas potentially liable to flooding.

#### Other Infrastructure

- vi. Contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms;
- vii. Undertake a surface water drainage assessment and implement any drainage measures or improvements necessary, including providing Sustainable Drainage Systems, and making any necessary on- and off-site drainage improvements;
- viii. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

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## INTERMEDIATE RURAL SETTLEMENTS

### WALTHAM CHASE

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#### 14.142

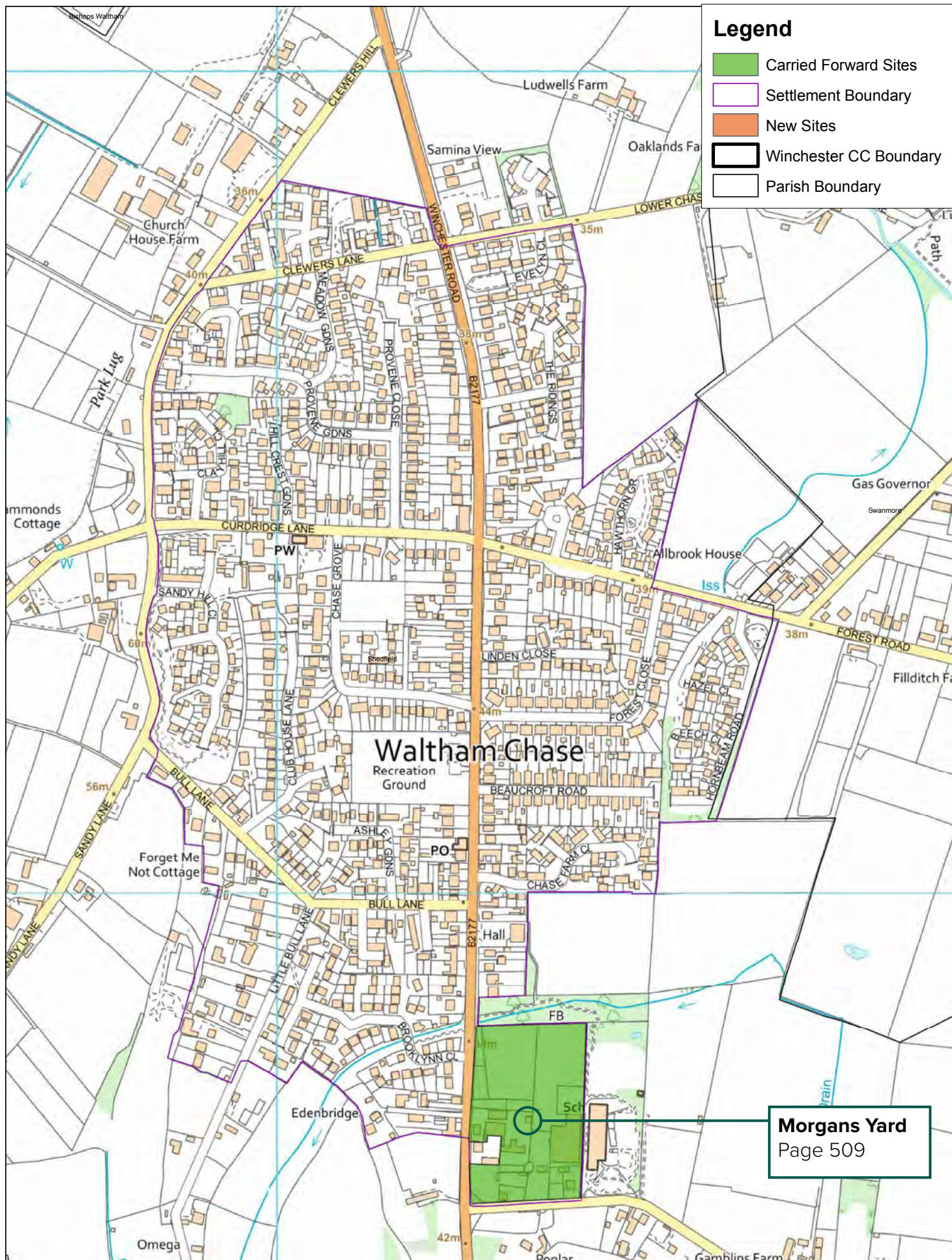
Waltham Chase is a large village in an attractive rural setting, located to the south west of the South Downs National Park. It consists mainly of relatively modern development of various styles, but it is the rural setting which gives Waltham Chase its special character. The Shedfield Village Design Statement identifies the important features and character of the village in more detail.

#### 14.143

Following the reassessment and updating of the settlement hierarchy, Waltham Chase is now within the group of 'intermediate' settlements, where the aim was to identify new sites for 50-60 dwellings. However, given the constraints around the village, particularly the narrow settlement gap with Swanmore, and the substantial level of allocated land remaining to be developed, no new sites are allocated in this Plan. Even so, it is expected that there is capacity for the development of almost 200 dwellings in Waltham Chase, which can be achieved as follows:

Waltham Chase Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	73
Outstanding permissions (at 2021)	4
Remaining Local Plan allocations (at 2021) carried forward (Policy WC1)	98
Windfall allowance	20
Total Provision 2019 - 2039	195





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## Waltham Chase

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## HOUSING ALLOCATIONS: MORGANS YARD

**Area:**

Waltham Chase

**Name of Site:**

Morgans Yard

**Location:**

Winchester Road/Soloman's Lane

**Size:**

2.8 hectares

**SHELAA site Reference:**

N/A

**Allocated Use:**

Residential, school, employment

**Indicative number of homes:**

100 dwellings

**Existing use:**

Employment, showroom/sales facilities

**Site Plan****Wider context**

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**14.144****Supporting text:**

The site at Morgans Yard (totalling 2.8 hectares) is within the current settlement boundary of Waltham Chase. It is close to the village centre, well contained and easily accessible from the B2177. Due to the previous uses the site is contaminated and this will need to be fully investigated and remedied before the site can be developed.

**14.145**

The site is currently used for a number of employment uses and showroom/sales facilities. Although it is one of the few significant employment sites in the village, in terms of its site area rather than the number of jobs created, it is not fully developed and the disposition of the various uses does not make for the most effective use of the site. Therefore, given the high costs of developing the site including the costs of decontamination, and the fact that this is not a prime employment location, it would not be realistic to expect all the existing floorspace/areas devoted to employment uses to be replaced, or to specify the precise amount or uses of floorspace to be provided. However, in bringing forward the site the developers should develop a masterplan for a mix of uses that includes commercial uses to at least partly compensate for the loss of existing employment floorspace, taking account of the viability of the development.

**14.146**

It was previously envisaged that this site should make a contribution of land to the extension of St John the Baptist Primary School, but it is understood that this is no longer required. This site will be expected to make a contribution of land to the extension of St John the Baptist Primary School, which is necessary as a result of development. Scope to extend the School is limited, given the SSSI immediately to the north, and Morgan's Yard offers the optimal location for expansion, although the provision of land within the Morgans Yard site to facilitate the school extension would affect site viability. Therefore favourable consideration will be given to extending the school onto land to the east (as shown on the Policies Map), which was previously designated for amenity and recreation uses. A masterplan should be produced showing how the various uses can be developed viably, including any development required to bring forward this site or to meet an identified community need.

**14.147**

Following discussions with Hampshire County Council on the best way to extend the school, they confirmed that the development should provide an area of land of at least 0.64 hectares for the expansion of the School grounds. This additional land is needed to provide additional play space to meet the needs of the enlarged school. There is also the potential to provide a multi-use games area for the school and other open space or facilities needed by the local community.

14.144

-

14.147

## HOUSING ALLOCATIONS: MORGANS YARD

### Policy WC1

#### Morgans Yard

Land at Morgan's Yard, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 100 dwellings, extension of the adjoining St John the Baptist Primary School, and employment generating uses to replace existing jobs lost on the site. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements;

#### Nature & Phasing of Development

- i. A masterplan for the whole area, including the school and land to the east, establishing principles for the disposition of housing, school extension, employment and community uses, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- ii. The proposals, should be accompanied by a comprehensive assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided.

#### Access

- iii. Provide safe vehicle, pedestrian and cycle access;
- iv. Provide adequate parking for staff and visitors;
- v. Include footpath/cycle access onto Winchester Road and through the site to provide a safe pedestrian link with the School.

#### Environmental

- vi. Maintain and reinforce existing landscaped boundaries around the site, particularly to ensure an effective buffer between the development and the adjoining Waltham Chase Meadows Site of Special Scientific Interest (SSSI), to ensure there will not be harm to the integrity of the SSSI;
- vii. Provide suitable boundary treatment with the neighbouring School and adjoining countryside;
- viii. Provide for an extension of the adjoining St John the Baptist Primary School playing fields and on-site open space (Local Equipped Area for Play, or Multi Use Games Area and Informal Open Space).

#### Other Infrastructure

- ix. Provide at least 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms;
- x. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.