



RIDGE

HEARING STATEMENT TO THE
WINCHESTER DISTRICT LOCAL PLAN

IN RELATION TO LAND AT WEST HILL
ROAD NORTH, SOUTH WONSTON

FOR BEEHCROFT LAND LIMITED

APRIL 2025

HEARING STATEMENT TO THE WINCHESTER DISTRICT LOCAL PLAN
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FOR BEECHCROFT LAND LIMITED

Prepared for

Beechcroft Land Ltd

[Redacted]
[Redacted]
[Redacted]
[Redacted]

Prepared by

Ridge and Partners LLP

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Contact

[Redacted]
[Redacted]
[Redacted]
[Redacted]

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CONTENTS

1. INTRODUCTION	3
2. SOUTH WONSTON VILLAGE DESIGN STATEMENT	4
3. PHASING RESTRICTION	6
4. OFFSITE INFRASTRUCTURE	9
5. CONCLUSIONS	11

1. INTRODUCTION

- 1.1 This Hearing Statement has been prepared by Ridge and Partners LLP on behalf of our client, Beechcroft Land Limited, in respect of the examination of the Winchester District Local Plan 2020-2040, Stage 1 hearings Matters, Issues and Questions.
- 1.2 The inspector's guidance note sets out that participants in the hearing sessions may submit hearing statements if they have points to make on the identified matters, issues and questions.
- 1.3 In this respect, this statement provides comments against the questions raised to Policy SW01 Land at West Hill Road North, South Wonston, of the Stage 1 Inspectors' Matters, Issues and Questions.
- 1.4 The questions are as follows:

1. What is the status of the South Wonston Village Design Statement? Would it be desirable for development of Policy SW01 to accord with that document? And if so, through what mechanism would this be secured?

2. Policy SW01 includes a phasing restriction. Would this be justified by the evidence?

3. Would the policy make appropriate provisions for off site infrastructure needs?

2. SOUTH WONSTON VILLAGE DESIGN STATEMENT

2.1 Question 1. to Policy SW01 Land at the West Hill Road North:

“What is the status of the South Wonston Village Design Statement? Would it be desirable for development of Policy SW01 to accord with that document? And if so, through what mechanism would this be secured?”

Status of the South Wonston Village Design Statement (VDS)

2.2 The VDS is an adopted Supplementary Planning Document to the Current Local plan which currently consists of the LPP1 & LPP2. The timescales for its adoption are set on the Parish Council’s webpage for the statement as follows:

South Wonston Parish Council has produced a Village Design Statement (VDS) for South Wonston which identifies design criteria against which planning applications in the area will be assessed.

Winchester City Council adopted the South Wonston VDS as a Supplementary Planning Document to the Winchester District Local Plan Review (WDLPR 2006) and the Winchester District Local Plan Part One (adopted March 2013) on 30 April 2014 following a public consultation period held in October/November 2013. Modifications made following this consultation can be found in the report to Cabinet on 30 April 2014 (CAB2581).

2.3 The PPG sets out that an SPD should add to the policies already in an adopted local plan and they cannot introduce new planning policies and confirms their status as a material consideration in decision-making. In combination with the draft local plan referring to the South Wonston VDS within the supporting text and a proposed policy requirement for development to demonstrate how it addresses any relevant aspects, identified characteristics and principles identified within VDSs it has been assumed that the Council’s intention is to retain the South Wonston VDS as an SPD to the emerging local plan.

Desirability Of Development of Policy SW01 To Accord with VDS

2.4 It is considered that there may be some desirability for development to accord with VDS, as it identifies the important features and characters of the village as set out in paragraph 14.166 of the proposed plan.

2.5 The VDS does set out guidelines for *West Hill Road North etc* which includes design guidance criteria, important trees and hedges and developments in larger gardens. The VDS also sets out

design guidelines for the surrounding countryside area, including criteria on traffic, important views, a criterion specific to the recreation ground, and that development in the countryside will be assessed in accordance with local and national policies. It is therefore considered that policy SW01 is already consistent with and expands on the guidance of the VDS that is of relevance to the site.

- 2.6 Given the age of the document and that national guidance has advanced since its adoption, for example of the emphasis now placed on making a more efficient use of land, it is considered that any weight attributed to the VDS should be tempered accordingly. As such the current approach to its inclusion in the emerging local plan policies (see response below) is considered sufficient.

Mechanism for Securing Accordance with the VDS

- 2.7 Strategic Policy D4 sets out the design principles of market towns and rural villages as well as requiring development to demonstrate how it addresses any aspects, characteristics and specific design requirements that have been identified in the relevant site allocation policies (in this instance SW01) including where appropriate the development of a masterplan which will set the design parameters, framework and placemaking principles for developing the whole site in order to deliver high quality places. The policy also requires development to demonstrate how it addresses:

*ii. Any relevant aspects, identified characteristics and principles set out in, **Village Design Statements**, Conservation Area Appraisals and Management Plans, Local Area Design Codes, Planning Frameworks and Design Codes that have been prepared and consulted on with the involved local community;*

[own emphasis]

- 2.8 There is therefore already a proposed policy requirement for development proposals on the site to demonstrate how it addresses relevant aspects, identified characteristics and principles set out in the South Wonston Village Design Statement, and thus it is not considered necessary to for this to be repeated in policy SW01.

3. PHASING RESTRICTION

3.1 Question 2. to Policy SW01 Land at the West Hill Road North:

Policy SW01 includes a phasing restriction. Would this be justified by the evidence?

3.2 It is considered that the proposed phasing restriction is not justified in this instance, with the evidence demonstrating that it would be unreasonable to hold back the delivery of the site.

3.3 In this respect the comments contained within chapter 6 of our original representation to the regulation 19 consultation continue to apply. Our previous representation contended that it is unreasonable to hold back the delivery of the site as there is a recognised unmet need currently in South Wonston, as well as the phasing of sites to be contrary to national planning guidance,. Without fully repeating the contents of our regulation 19 representation, the salient points on this matter are as follows:

South Wonston

3.4 It has been established locally through the Verification of Housing Need report that there is a community need for the provision of market and affordable housing which this scheme would provide for.

3.5 The VDS sets out that the last significant growth in the village was during the 1980s when the settlement expanded in an easterly direction. Since this expansion, the only form of additional residential development has been isolated examples of developments in rear gardens and a small group of affordable houses (La Frenaye Place) built on a rural exception site outside the settlement boundary in excess of 20 years ago. The Winchester City planning register indicates that there has been no further significant residential development since the publication of the SWVDS in 2014.

3.6 Furthermore, the table on page 483 of the Reg 19 plan confirms that Net Completions in or adjoining the settlement (2020 – 2023) have totalled just 4. Outstanding permissions (in 2023) total just 2. It is evident therefore that there has been a lack in the provision of new homes in the village in recent years.

3.7 There are very few brownfield sites available within the village and none that would meet the existing affordable needs of the settlement. As such it is contended that the immediate identified need for residential development will be further delayed by the imposition of any phasing restriction.

National Planning Policy Guidance

- 3.8 It is still considered that the phasing restriction is contrary to national guidance. Throughout the Framework emphasis is placed upon the necessity to deliver homes without delay. Specifically, paragraph 61 which states that:

*To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission **is developed without unnecessary delay**. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.*

[own emphasis]

- 3.9 Equally paragraph 73 which states that:

*Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, **and are often built-out relatively quickly**.*

[own emphasis]

- 3.10 In respect of rural housing, paragraphs 82 and 83 confirm that planning policies should be responsive to local needs pointing out that new housing should be located where it will enhance or maintain the vitality of rural communities.
- 3.11 Much of the advice contained within the Framework is echoed in the PPG Guidance on Housing needs of different groups, rural housing section (last updated May 2021) which identifies that new housing can be important for the broader sustainability of rural communities.

Delivery of the Site in the Short Term

- 3.12 The site continues to be 'deliverable' as defined within Annex 2 of the Framework, which chapter 6 of our regulation 19 response setting out that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered on the site within five years (without the phasing restriction).

Conclusions On the Phasing Restriction.

- 3.13 There is an evidenced unmet need for new homes in South Wonston with national planning policy clear that to support the government's objective to significantly boost the supply of new homes it is important that a sufficient amount and variety of land can come forward and is developed without unnecessary delay. The site has been demonstrated to be deliverable in the short term and it is therefore considered that the rationale to delay any permission on site until 2030 is flawed and the imposed phasing should be removed.

4. OFFSITE INFRASTRUCTURE

4.1 Question 3. to Policy SW01 Land at the West Hill Road North

Would the policy make appropriate provisions for offsite infrastructure needs?

4.2 It is considered that the policy, incorporating WCC's recommended changes arising from representations, makes appropriate provision for offsite infrastructure needs.

4.3 The policy specifies not just the onsite infrastructure requirements of the development, focussed on access and environmental requirements, but also "other infrastructure" requirements in criteria x – xii.

4.4 The schedule of proposed modifications highlights proposed clarification when referencing Alresford Drove, but in terms of offsite infrastructure, proposed criterion xii reads as follows:

xii. Contribute to **physical and social** infrastructure needed to make the development acceptable in planning terms including addressing any need for education provision (Primary and Secondary) to meet the needs of the development

4.5 The proposed change is in response to the NHS Hampshire and Isle of Wight ICB's comments on the policy.

4.6 The supporting text of the policy identifies the main offsite infrastructure provisions are anticipated to be secondary school expansion contribution and GP practice expansion contribution. These are identified in paragraphs 14.174 and 14.176. The amendment to the policy therefore captures both these offsite infrastructure provisions as a requirement of development on the site to appropriately contribute where needed to make the development acceptable in planning terms.

4.7 As part of the evidence base that supports the emerging local plan is the Infrastructure Delivery Plan. Part 4 of which sets out the infrastructure requirements that are required to support the site allocations in the Local Plan. For policy SW01 it identifies open space, education and health infrastructure provision/funding to support the allocation. The relevant extract from the IDP is shown in figure 1 below:

Intermediate Rural Settlements - South Wonston								
SW01 – Land at West Hill Road North	Open Space	Provision of children's play space.	WCC/Developer	After 2030 In line with the delivery of the development	To be determined	To be determined	To be determined	In line with requirements for Policy NE3 and the Council's Open Space Assessment 2022.
	Education	40 dwellings are likely to generate up to 12 additional primary age pupils and 8 secondary.	Hampshire County Council/Developer	In line with the delivery of the development	To be determined	To be determined	To be determined	The site is served by South Wonston Primary School and Henry Beaufort Secondary. It is likely that these could be accommodated within the existing primary provision but a contribution towards a secondary expansion may be required.
	Health	Improve capacity of GP Practice surgery buildings	GP Practices / landowners	To be determined	Contributions approx. £615 per dwelling sought	S106 / NHS / practice funds	To be determined	Location is served by the following surgeries. ICB advice on the current position is in brackets Gratton Surgery (opportunity for expansion - capacity exists) Gratton Branch
								Open Space Assessment 2022
								HCC response to reg 18 consultation
								Regulation 18 response from ICB and the NHS Hampshire and IoW ICB document Health Contributions for GP Provision – Technical Note for Developers

Figure 1: SW01 Infrastructure Requirements of the Infrastructure Delivery Plan

- 4.8 In terms of highways, it is noted that access is raised in representations to the policy. The policy requirements of criterion iii will require development provide a vehicular access to the site from West Hill Road North at a safe distance from Alresford Drive. Technical work by the applicant has enabled a range of potential site access locations along West Hill Road North that provide the required visibility splays (Appendix 1).
- 4.9 It is considered that the policy therefore makes appropriate provision for the known offsite infrastructure requirements at this stage. The policy accounts for the infrastructure requirements that are required to support the site allocation as identified in the Council's the Infrastructure Delivery Plan. Any further offsite requirements will be suitably addressed as part of the determination of an application on site, as would be proportional to the details of the application including the final quantum of development.

5. CONCLUSIONS

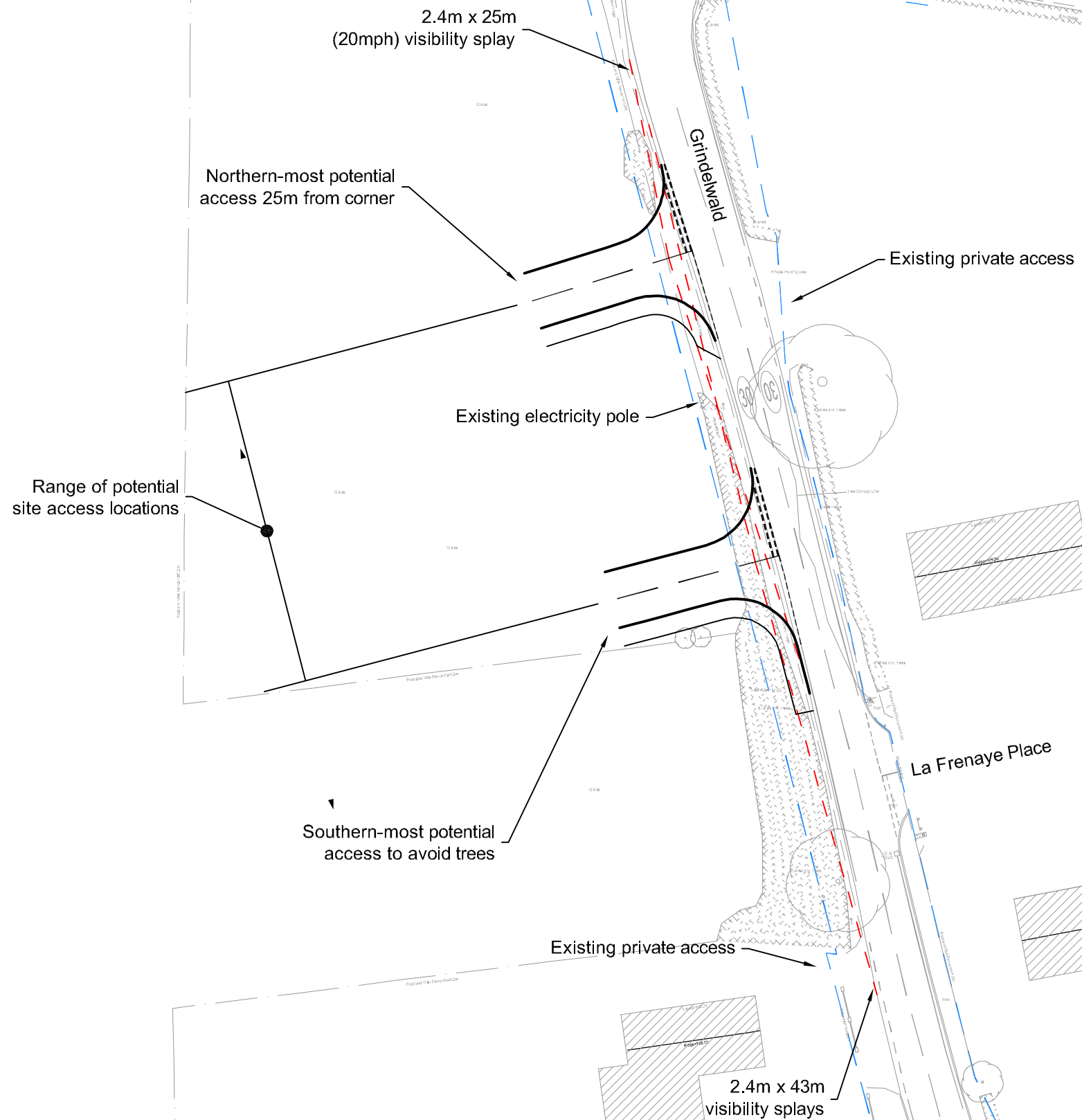
- 5.1 This Hearing Statement has been prepared by Ridge and Partners LLP on behalf of our client, Beechcroft Land Limited, in respect of the examination of the Winchester District Local Plan 2020-2040, Stage 1 hearings Matters, Issues and Questions.
- 5.2 In this respect, this statement provides comments against the questions raised to Policy SW01 Land at West Hill Road North, South Wonston, of the Stage 1 Inspectors' Matters, Issues and Questions.
- 5.3 In response to question 1 there is already a proposed policy requirement for development proposals on the site to demonstrate how it addresses relevant aspects, identified characteristics and principles set out in the South Wonston Village Design Statement, and thus it is not considered necessary to for this to be repeated in policy SW01.
- 5.4 In response to question 2 on the proposed phasing condition there is an evidenced unmet need for new homes in South Wonston and the district with national planning policy clear that to support the government's objective to significantly boost the supply of new homes it is important that a sufficient amount and variety of land can come forward and is developed without unnecessary delay. The site has been demonstrated to be deliverable in the short term and it is therefore considered that the rationale to delay any permission on site until 2030 is flawed and the imposed phasing should be removed.
- 5.5 Finally, in regard to question 3 on infrastructure it is considered that the policy makes appropriate provision for the known offsite infrastructure requirements at this stage. The policy accounts for the infrastructure requirements that are required to support the site allocation as identified in the Council's Infrastructure Delivery Plan. Any further offsite requirements will be suitably addressed as part of the determination of an application on site, as would be proportional to the details of the application including the final quantum of development.

APPENDIX 1

Drawing 2901.02 Indicative Site Access
and Visibility Splays



Drawing based on topographical survey by Brunel Surveys Ltd
Dwg. no. 17771-200-001/002, January 17



KEY
— — — — — Limit of adopted highway

Peter Evans Partnership

Transport Planning and
Traffic Engineering Consultants

21 Richmond Hill, Clifton, Bristol BS8 1BA
Tel: Bristol (0117) 973-4355
Fax: Bristol (0117) 973-2793

Client
LANGDALE ESTATES

Job
SOUTH WONSTON

Drawing Title
**INDICATIVE SITE ACCESS AND
VISIBILITY SPLAYS BASED ON
TOPO SURVEY**

Scale @ A3 1 : 500	Date 01/02/17	Drawing Number 2901.02
Drawn by JP	Checked by -	© Peter Evans Partnership



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