

## **Examination of the Winchester District Local Plan 2020-2040 (the submitted Plan/the Plan)**

### **Winchester College – Written Statement**

#### **Matter 3 – Vision and Spatial Strategy (Policies SP1, SP2, SP3, H3, E2)**

**Tuesday 22 April – PM**

**Regulation 19 consultation reference number: BHLF-AQTS-328K-1**

As set out in Document ED13 Inspector Note 2 - Stage 1 Matters, Issues and Questions:

- Matter 3: The Plan's vision and strategic policies SP1, SP2 and SP3
- Issue 1: Whether the Vision and strategic policies SP1, SP2 and SP3 are positively prepared, justified, effective and consistent with national policy.

#### **Winchester College – Response to Question 1**

*1. Does the policy strike the right balance between protecting the countryside and promoting development to meet local needs? Should the policy explicitly recognise the sustainability of locations immediately adjacent to existing settlement boundaries or previously developed land*

Winchester College considers that Policy SP3 should be amended to explicitly recognise the sustainability of locations immediately adjacent to existing settlement boundaries or previously developed land.

The settlement boundary for Winchester, as shown on the Winchester District Local Plan Policies Map (see Figure 1 below), excludes a small enclave of land to the north of College Walk, including Blackbridge Yard, an area of made ground which is currently used by the College as a service yard. It is equally as sustainable as land 50m to the west of the yard which is within the settlement boundary and could satisfactorily accommodate development without undermining other policies in the Local Plan.

The footnote to Policy SP3 states *'for a site to be considered sustainable outside of existing settlement boundaries in respect of accessibility, it will need to be demonstrated that the intended use and occupiers have a reasonable prospect of a choice of sustainable travel mode of transport to key destinations'*.

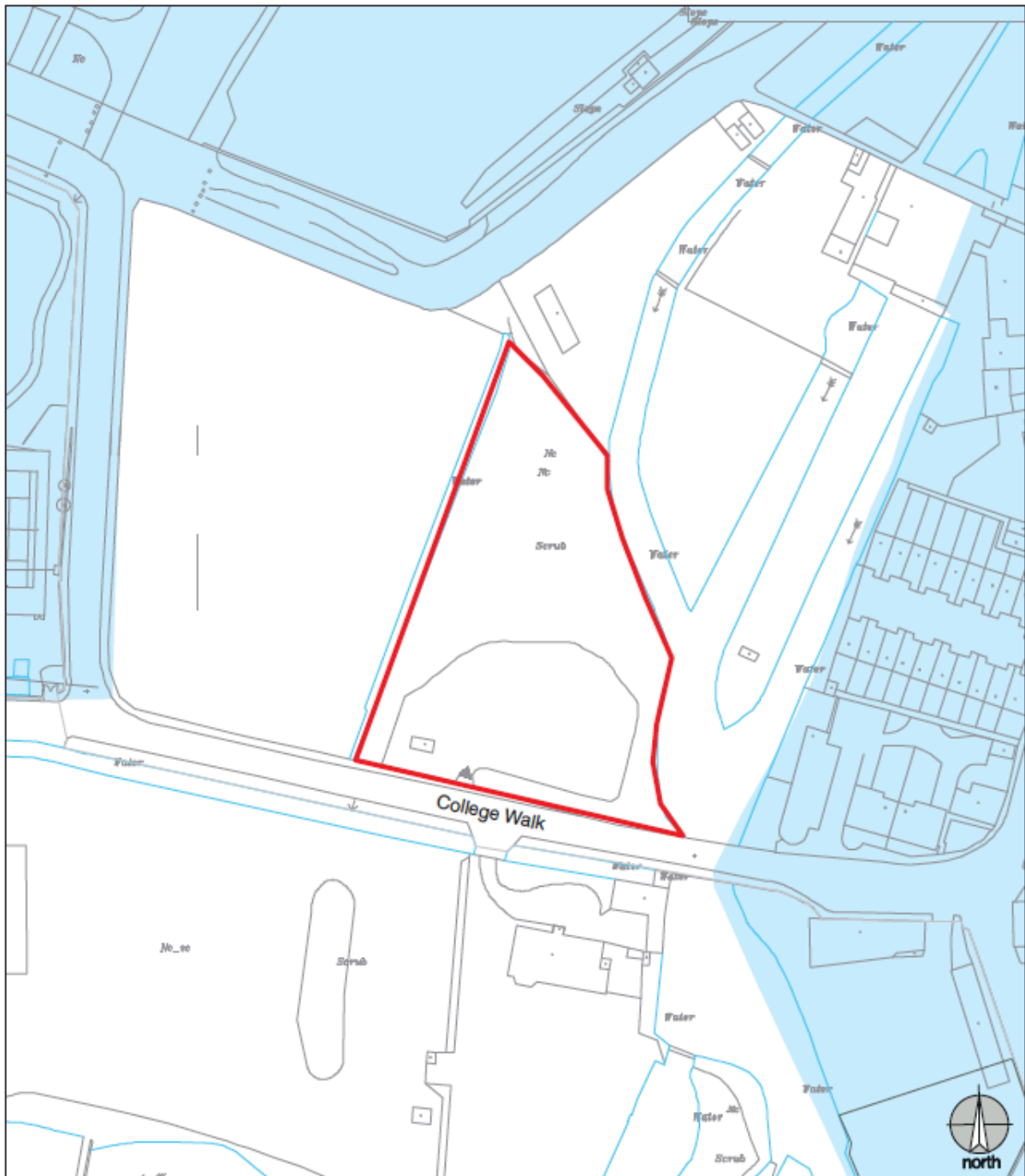
In the event that the site is not included in the settlement boundary, provision is required in the Local Plan to allow for the appropriate redevelopment of sites (not just buildings as referred to in SP3 part (iii)) in highly sustainable locations such as at Blackbridge Yard. This would be consistent with the National Planning Policy Framework (NPPF), which promotes the effective use of land, including supporting the development of under-utilised land while safeguarding and improving the environment.

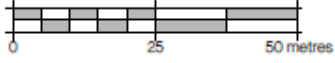



For the avoidance of doubt, the College suggests that Policy SP3 is amended as follows (suggested additional text is underlined):

*iii. Proposals for the reuse of existing rural buildings and sites for employment, tourist accommodation, community use or affordable housing where they are close to existing settlements or in otherwise sustainable locations which have access to public*

*transport, active travel infrastructure and avoid the need to travel by private car (to meet demonstrable local housing needs).*

**Figure 1: Blackbridge Yard site shown in relation to proposed Settlement Boundary**



WINCHESTER COLLEGE	Drawing No : WC/1604	Date: 010426
BLACKBRIDGE YARD		
 Blackbridge Yard	Based upon the Ordnance Survey data with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 2025	
 Settlement Boundary		
 <b>Adams Hendry</b> Sheridan House, 40-43 Jewry Street, SO23 8RY T 01962 877414 <a href="http://www.adamshendry.co.uk">www.adamshendry.co.uk</a>		

*2. Would policy SP3 accord with NPPF paragraph 89, which states that ‘...The use of previously development land, and sites that are physically well-related to the existing settlements, should be encouraged where suitable opportunities exist?’*

Winchester College consider that Policy SP3 as currently drafted does not accord with NPPF paragraph 89 which states that ‘...*The use of previously developed land, and sites that are physically well-related to existing settlements, should be encourage where suitable opportunities exist.*’

As set out in response to question 1, Policy SP3 does not sufficiently consider the sustainability of sites located outside settlement boundaries or the contribution they could make to meet local needs.

It is therefore suggested that Policy SP3 is amended as outlined above to allow for the redevelopment of previously developed sites and sites that are physically well-related to existing settlements.