

Examination of the Winchester District Local Plan 2020-2040 - Hearing Statement on behalf of Taylor Wimpey Strategic Land - ANON-AQTS-32TT-6 Springvale Road, Kings Worthy

Matter 8 – Development Allocations the Market Towns and Rural Areas (MTRAs)

Issue: Whether the proposed housing site allocations in MTRAs would be justified, effective and consistent with national policy?

Larger Rural Settlements

Kings Worthy - Policy KW1 Cornerways and Merrydale

2. What is the justification for the allocation of this site for 45 dwellings or equivalent and would that be justified by the evidence?

Whilst the Draft Plan proposes to allocate two sites at Kings Worthy, KW1 'Cornerways & Merrydale' for 45 dwellings and KW2 'Land adjoining the Cart & Horses' for 75 dwellings, both of these sites are for older persons housing. As such, the Draft Plan fails to deliver any open market or affordable housing in Kings Worthy. This is despite Kings Worthy being acknowledged as a sustainable location for new development and within a short distance of Winchester with the higher order services and facilities it has to offer. Whilst we do not object to the provision of sites for older persons housing, the requirement should be separated from the open market and affordable requirement and its supply identified separately. By only bringing forward development for elderly persons housing, the wider need for open market and affordable housing in the highly sustainable settlement of Kings Worthy is being ignored.

As set out in detail in our Regulation 19 representations, my client's site at Springvale Road, Kings Worthy (KW05), scored higher than the two allocations at Kings Worthy. KW05 offers the opportunity to provide high quality open market and affordable housing on a site which has no significant constraints and lies adjacent to the settlement policy boundary. Furthermore, it could address the deficit and imbalance of open space within the settlement through the provision of a significant new area of open space. As such, it should be allocated for development to help address the imbalanced distribution of housing across the District and the higher overall housing requirement.

Kings Worthy - Policy KW2 Land adjoining the Cart and Horses PH

2. Given the site's significant heritage and tree constraints, and proximity to the SDNP, would the indicative site capacity of 45 dwellings or equivalent be justified by the evidence? What is the evidence to justify delivery of this site from 2030/31?

Whilst we have no objection to the allocation of this site, and no comment on the planned timing for delivery, this site is proposed to be allocated for the provision of older persons housing, rather than open market or affordable housing. It would therefore fail to meet the open market and affordable housing needs of Kings Worthy and the wider area. TWSL site at Springvale Road has the ability to contribute to the general housing needs in Kings Worthy in the short to medium term.