

Hearing Statement: Stage 1, Matter 2

Winchester City Council - Local Plan Examination

4 April 2025 | Confidential

Matter 2: Spatial strategy and distribution of development Policies SP1, SP2, SP3, H1, H2, H3, and E1 and E2

Issue: Whether the spatial strategy and distribution of development is positively prepared, justified, effective and consistent with national policy.

Question 3: Is the proposed distribution of housing and other development supported by the evidence in the SHELAA, settlement hierarchy, and IIA, and will it lead to an appropriate pattern of housing and economic growth?

Introduction

On behalf of Kennedy Wilson (KW) (hereinafter 'the Client'), Knight Frank submitted Representations in respect of the Regulation 18 draft Winchester Local Plan document and the Regulation 19 proposed Winchester Local Plan submission document. These Representations focused on the allocation of Solent Business Park (Policy SH4), as well as economic and environmental policies within both iterations of the draft Plan. These include:

- Policy E1 – Vibrant Economy
- Policy E2 – Spatial Distribution of Economic Growth
- Policy CN3 – Energy Efficiency Standards to Reduce Carbon Emissions
- Policy CN4 – Water Efficiency Standards in New Developments
- Strategic Policy D5 – Masterplans

The Regulation 19 representations have been allocated reference **ANON-AQTS-32G3-R**.

The following section is in response to Question 3 of Matter 2 as outlined within the Stage 1 Inspectors' Matters, Issues and Questions (MIQ) document. This has been prepared by Knight Frank and Iceni Projects on behalf of Kennedy Wilson.

Hearing Statement 1 Response

Knight Frank / Iceni / Kennedy Wilson (KW) is concerned that the proposed distribution of housing and other development (employment land) may not lead to an appropriate pattern of housing and economic growth.

The proposed policy for Solent Business Park (Policy SH4) identifies a potential 11,000 sqm for business use within Use Class E(g).

KW is concerned that the use class prescription for this site is too narrow. The prevailing market conditions are challenging for Class E and therefore for the fulfilment of economic growth at this site there is a need to consider a broader range of use classes. This should include other employment supporting uses, including Class B, and ancillary uses that create an environment attractive to occupiers and employees. Without support for more diverse employment uses, job generation at the site may be thwarted.

KW will provide more detailed evidence on the need for a more diverse use class policy for Solent Business Park in Stage 2 statements.

Knight Frank

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