

Winchester District Local Plan 2020-2040 Local plan examination

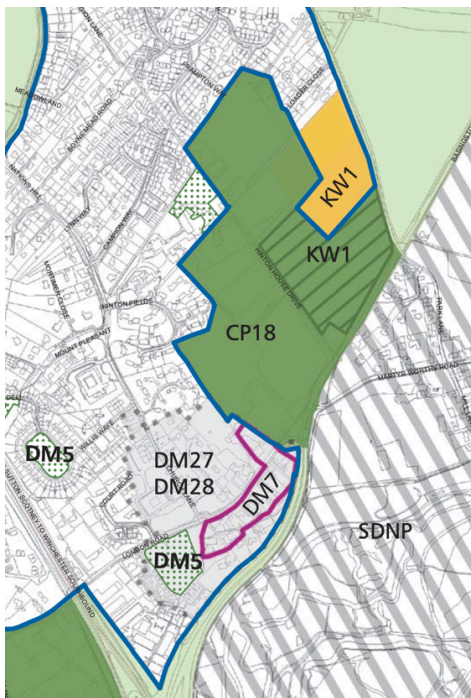
Matter 8 Development Allocations the Market Towns and Rural Areas (MTRAs)

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

Examination statement on behalf of Anchor Properties in relation to Policy KW2 Land adjoining the Cart and Horses Public House

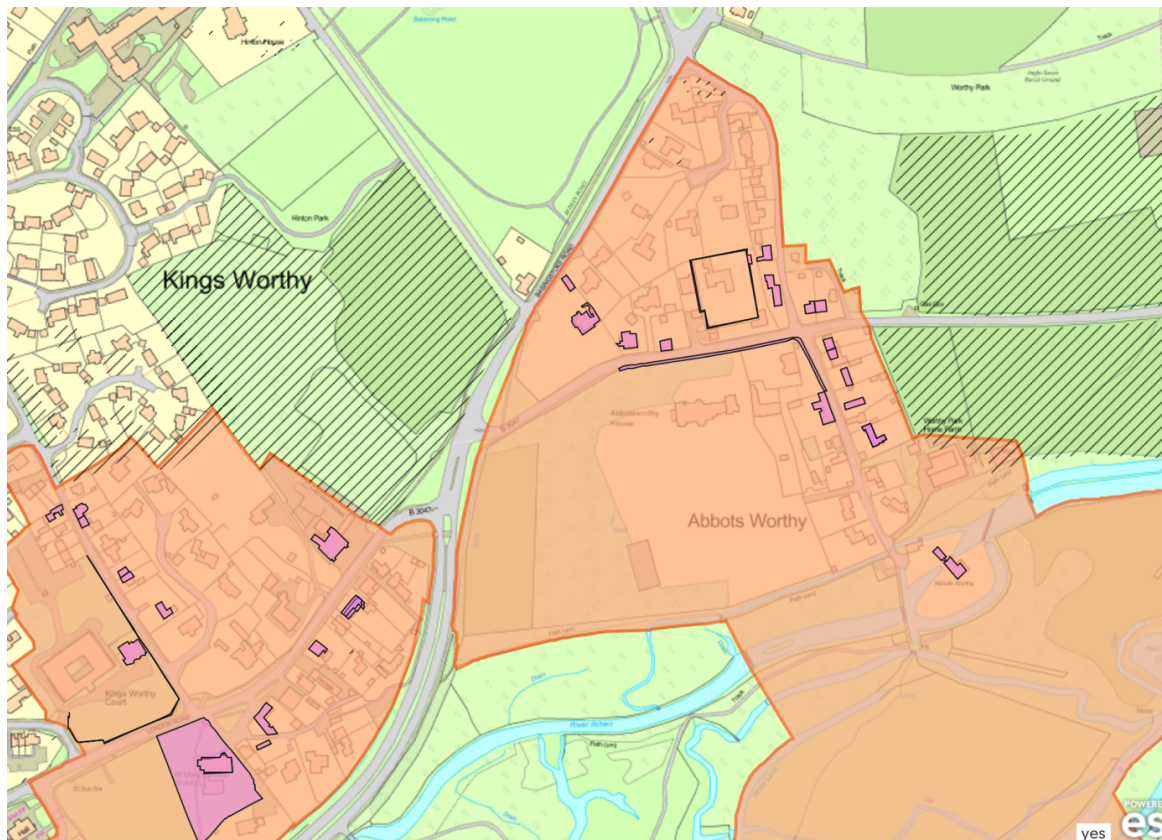
Background information about the site

1. tor&co represents Anchor Properties who own 4.7 hectares of woodland and open space to the east of the Cart and Horses Public House at King's Worthy and have done so for over 50 years. The land is in the process of being registered with the Land Registry but is caught up with the well-publicised national delays with land registration.
2. The Winchester Local Plan Part 1 (Joint Core Strategy) was adopted in March 2013 while the Local Plan Part 2 (Development Management and Site Allocations) was adopted in April 2017. The proposals map (extract below) confirms that the land adjacent to the Cart and Horses Public House site:



- adjoins the defined boundary of King's Worthy
- is subject to policy CP18 which confirms that the site falls within a settlement gap between King's Worthy and Abbot's Worthy, which lies immediately to the east of the A33 Basingstoke Road
- adjoins the King's Worthy Local Centre, which incorporates the Cart and Horses Public House and which is defined by policy DM7
- adjoins a housing allocation for 50 homes and accompanying public open space at Lovedon Lane to the east (policy KW1)

- adjoins the King's Worthy conservation area (which includes the Cart and Horses Public House) which is defined by policies DM27 and DM28, and
 - lies opposite the South Downs National Park.
3. The trees within the site are covered by a woodland tree preservation order (reference 1560W1) and an area preservation order (reference 1560A1), as shown by the hatched areas on the map extract below. The designated heritage assets in the vicinity of the site are also shown below – the orange areas denote conservation areas while the pink areas denote listed buildings.



4. Policy KW2 allocates 4.7 hectares of land adjoining the Cart and Horses Public House at King's Worthy for older person's housing and open space. The attached concept masterplan has been produced by tor&co on behalf of Anchor Properties and shows how the site could be delivered in accordance with the requirements of policy.

Q1 - Would the phasing restriction set out in Policy KW2i be necessary?

5. There is no phasing restriction set out in Policy KW2i but there is a phasing restriction in policy KW2ii. The development of the site requires a new vehicular access to be created from the A33, details of which must be specified under policy KW2i. The phasing restriction referred to is necessary because the creation of a vehicular access into the site from the A33 in advance of the rearrangement of the Basingstoke Road, London Road and B3047 junction could fetter the delivery of the wider junction arrangement.

Q2 - Given the site's significant heritage and tree constraints, and proximity to the South Downs National Park, 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?

6. Policy KW2 allocates the site for the development of 70 equivalent dwellings so the reference in the question to the site having an indicative capacity of 45 dwellings is erroneous.
7. The allocated site does not fall within a conservation area, it is not a registered park and garden and it contains no listed buildings. Although the site once accommodated King's Worthy House (King's Worthy Lodge) which the Hampshire Gardens Trust refers to as a mid-19th century villa and small park, the house and outbuildings were demolished in the early 20th century. Whilst the site does exhibit some remnants of the former house and parkland, which are evident from a site visit, these features are now heavily degraded through the subsequent disuse of the site. For this reason, and from an initial understanding of how setting contributes to the significance of the neighbouring heritage assets, we do not consider that the site has 'significant' heritage constraints, as suggested in the question.
8. Although the site is the subject of both a woodland tree preservation order and an area preservation order, there is a considerable amount of open space at the site which is devoid of trees. As shown on the concept masterplan, it is this open part of the site which is proposed to accommodate the proposed development. Anchor Properties needs to retain as many of the existing trees on site as possible to avoid its baseline biodiversity net gain calculation being significantly negative, so the impact of the proposed development on the protected woodland will be negligible.
9. Although the site lies close to two conservation areas, various listed buildings and opposite the South Downs National Park, the concept

masterplan proposes to retain the mature vegetation around the site boundaries which helps to screen the site from external views.

10. In their representation on the Regulation 19 plan, Historic England has declared policy KW2 to be sound, so it is clear that the government's advisors on heritage are not concerned about the impact of the site's development on heritage issues. The Hampshire Gardens Trust made no representations on the Regulation 19 plan Furthermore, in their Regulation 19 representation, the South Downs National Park Authority has also not objected to the principle of the site's development.
11. We are therefore confident that the site can be developed without having any adverse impacts on the setting of heritage assets or the setting of the national park.

Q3 - Would the policy, as a whole, be effective in safeguarding the significance of heritage assets?

12. As stated in our response to Q2, we do not consider that the context of the site, and the way in which the setting of the neighbouring designated heritage assets contributes to their significance, gives rise to significant heritage constraints. Although the site lies in proximity to several heritage assets, we are confident that the site can be developed without having any significant adverse impacts on elements of their setting which contribute to their significance. Historic England has also declared policy KW2 to be sound. Consequently, we are confident that policy KW2 will be effective in safeguarding the significance of heritage assets in the vicinity of the site.

MM/tor&co
4 April 2025



Retirement Living:

- 3 bungalows (2B - 72 sq.m / 765 sq.ft)
- 80 retirement living apartments
 - 1 bed - 50 sq.m / 538 sq.ft - 8 No
 - 2 bed - 70 sq.m / 753 sq.ft - 33 No.
 - 2 bed - 84 sq.m / 900 sq.ft - 33 No.
 - 3 bed - 108 sq.m / 1166 sq.ft - 6 No.

Parking - 116 No. + 15 No. visitor (1.6 / unit)

Community floorspace - 420sq.m / 4520 sq.ft