

## WINCHESTER LOCAL PLAN EXAMINATION

**Matter 2 Hearing Statement**

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Hallam Land

April 2025

1. This Hearing Statement has been prepared on behalf of Hallam Land. It concerns Matter 2: Spatial strategy and distribution of development. Hallam Land submitted representations at various points during the Local Plan's preparation.
2. Winchester is predominantly a Rural district. Whilst Winchester is the main town and a significant urban settlement, there are a range of other settlements across the plan area. That said, the southern parts of the district have an association with the built-up areas of South Hampshire; paragraph 5.66 of the Local Plan refers to this characteristic in the following terms:  
*"The South Hampshire Urban Areas have been identified for growth under successive Local Plans as a response to challenges presented by a significant part of the district being located within South Hampshire which is an area with high housing needs and limited opportunities within some key urban areas, such as Portsmouth, to accommodate it."*
3. The Local Plan's *vision* is that areas in the south of the District will continue to grow forming part of the wider south Hampshire economy. Significant housing and employment development will be delivered in this spatial area.
4. The spatial strategy in Policy SP2 focuses development at Winchester in the first instance (criterion i) and then large-scale allocations (west of Waterlooville and North Whiteley) (criterion ii). Then there follow a series of market towns and larger rural villages (criterion iii).
5. The large-scale allocations in criterion (ii) are related to settlements outside the plan area but associated with PfSH area.
6. This is a spatial area comprised of the South Hampshire Urban Areas and is significant in policy terms because of the prevalence of established settlements and significant services, facilities, employment and public transport. This is acknowledged in paragraph 5.4 of DS01 as justification for allocating large scale development in this (and previous) Local Plan(s).
7. In the context of national policy which accords a role to the planning system to actively manage patterns of growth to achieve sustainable forms of development, the significance of the proximity of PfSH area is notably important. In the way that west of Waterlooville and North Whiteley have been afforded a significance for this reasons, this is equally germane for other settlements in close proximity to those larger urban areas.
8. Denmead is such a settlement. Whilst it is categorised as a Larger Rural Settlement, in comparison with other similar settlements, it has particular advantage in terms of accessibility to Waterlooville and the higher order services and facilities accessible at that town. No account has been taken of the proximity of Waterlooville in the Settlement Audit. For example, the scoring does not recognise the public transport service available at Denmead is to central Waterlooville or that its services and facilities are within what are established walking and cycling distances, notwithstanding they are separate

settlements. In terms of accessibility, new development at Denmead would not be discernible different to further development west of Waterloooville.

9. In terms of the spatial strategy in Policy SP2, for the above reason, and as will be shown in relation to Matter 8, a greater scale of development can be directed to Denmead. This would be consistent with the spatial strategy were it to reflect that fact that this settlement, whilst having its own character and identity, is related to Waterloooville and the PfSH sub-region in the same way as criterion (ii) justifies development at west of Waterloooville and North Whiteley. This would result in a modest increase in the scale of development referenced in criterion (iii) but on account of the prevalence in spatial terms of criterion (ii).