



Winchester Local Plan

Matter 8 Hearing Statement

April 2025



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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?

Intermediate Rural Settlements

Otterbourne

Policy OT01 land East of Main Road

1. Housing need in Otterbourne is proposed to be met through an allocation in this Plan, windfall and net completions in or adjoining the settlement. In this respect would the Plan be positively prepared and robustly justified by the evidence?
 - 1.1.1 Gladman as land promoters of Land East of Main Road would agree that the strategy for Otterbourne is positively prepared.
 - 1.1.2 The preferred site was selected through consultation with the community and policy wording incorporates the community's wishes regarding the eastern side of the wider site.
2. Policy OT01i includes a phasing restriction. Would this be justified by the evidence?
 - 1.1.3 Gladman have objected to the phasing restriction throughout the plan making process as not being justified. Recent changes to national policy and increased housing needs, notwithstanding the NPPF that this plan is being examined against, do not support such an approach which is only seeking to further delay much needed housing in the area.

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- 1.1.4 There is insufficient evidence to demonstrate that brownfield urban area sites would be delayed due to the delivery of family housing in the rural area.
- 1.1.5 There is no compelling justification to delay planning permission being granted on land east of Main Road before 2030.
3. Would the policy as submitted, ensure the archaeology on the site is conserved appropriately?
- 1.1.6 Gladman have previously submitted two outline planning applications across the full site.
- 1.1.7 In summary, desk-based assessment confirmed that no Scheduled Monuments or other designated heritage assets lie on the site. However, it identified that the projected route of a Roman road potentially crosses the western part of the site, partially lost due to sand and gravel extraction.
- 1.1.8 Geophysical Survey undertaken in October 2016 recorded a rectilinear series of anomalies which may be related to a Roman roadside building, though they are aligned with the current hedgerow and as such may be related to the sand extraction on the site or agricultural activity. A number of anomalies were also recorded that may be related to the projected Roman road, though they could equally be related to former sand extraction. Former field boundaries combined with evidence of ridge and furrow suggests that the site has been used for agricultural purposes since the medieval period.
- 1.1.9 Based on these results, the Archaeologist from the Historic Environment Team in Winchester City Council recommended that a programme of archaeological mitigation measures should be undertaken following planning consent secured by an appropriately worded condition and as such at that time there was no objection in principle to the proposal on archaeological grounds.
- 1.1.10 Gladman would support the Council should they opt for an appropriate form of policy wording to reflect the position reached during the previous planning application process.