

Winchester Local Plan 2020-2040

Examination of the Local Plan

Matter 6: Winchester Housing and Mixed Use Site Allocations

Statement on behalf of Three Maids Property
LLP

March 2025

Turley

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- 1.1 This Statement is submitted on behalf of Three Maids Property LLP to Stage 1 of the Winchester Local Plan Examination and in response to 'Matter 6: Winchester Housing and Mixed Use Allocations' as set out in the Inspector's 'Matters, Issues and Questions' for Stage 1 of the Examination' (document ED13).
- 1.2 This Statement should be read in conjunction with the other Statements submitted on behalf of Three Maids Property LLP, and their representations to consultation on the draft Local Plan.
- 1.3 In responding to the Inspector's matters and questions, due regard is had to the NPPF paragraph 35 in assessing the Plan's soundness.
- 1.4 Three Maids LLP has an interest in, and has actively promoted the land at Upper Farm, Headbourne Worthy, Winchester to the emerging Local Plan. The site is located north of Winchester, adjacent to the A34 Three Maids Hill junction. A location plan is shown below.



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vehicle parking (retrospective). Importation and storage of road planings for crushing and screening to create recycled aggregate, including associated buildings, structures and vehicle parking. Provision of silo for concrete batching operation with storage, office and parking, and internal separation bunds and landscaping. The permission was accompanied by a S278 legal agreement which included an improved access on to Christmas Hill at the north-western corner of the site. This will remove HGV traffic from using the access to the east of the site onto Down Farm Lane. The previous use and permitted developments across the site considered to form previously developed land as defined in Annex 2 of the NPPF. There are also a number of existing adjacent commercial and leisure uses including a golf driving range, small business units and training kennels.

- 1.6 This Statement has been prepared on the basis that the Local Plan is to be examined against the NPPF published in 2023. Unless specifically referred to, any references to the NPPF are to that version.

2. Response to Matter 6: Winchester Housing and Mixed Use Site Allocations

Policy W1 Barton Farm Major Development Area

5. Given past delivery on this site allocation, what is the evidence that it would be would deliver in its entirety within the Plan period?

- 2.1 This site was included as an allocation in the adopted Local Plan Part 1: Joint Core Strategy (2013), under Policy WT2: Strategic Allocation – North Winchester. The allocation was expected to start to deliver housing in 2014/15 and that it would continue over a 13-year period, rising to 250 dwellings per year at its peak indicating an average delivery rate of circa 150 dwellings per year.

Year	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Completions	0	0	21	80	93	65	67	76	79	133	614

Figure 2.1 Past delivery rates for Barton Farm Major Development Area

- 2.2 Figure 2.1 shows that in the ten years since Barton Farm was expected to start delivering new homes, only 614 have been delivered, representing just 30% of the total proposed. Average annual delivery is 77 homes per year and therefore it is not unreasonable to assume that the remaining 1,386 homes will take a further 18 years to come forward which takes delivery of the site outside of the plan period.
- 2.3 Phase 2B which benefits from Reserved Matters consent, includes the mixed use element of the development including retail units and a community building. However, the only provision in terms of commercial floorspace, is an office/education building. The provision of this has also been significantly delayed. In any case, such employment uses can only be considered ancillary to the residential development and will not make any meaningful contribution to meeting employment need across the district.

Policy W2 Sir John Moore Barracks

5. Given site constraints including its location within a settlement gap as defined by Policy NE7, heritage, open space, Protected Sites, flood risk etc, SINC and candidate SINC, what is the evidence to justify the quantum and mix of development proposed in policy W2?

- 2.4 The draft Local Plan sets out a number of constraints within the site which are likely to impact on the overall quantum of development that can be delivered on the site.

- 2.5 Notwithstanding the quantum and mix of development, it is questionable whether there is sufficient certainty that all of the allocation, particularly the residential parcels, will be delivered within the plan period. It is understood that consultation with the local community and key stakeholders is currently ongoing ahead of the submission of an outline application in Spring 2025.
- 2.6 The timescales set out within the Housing Topic Paper Update (ED02) suggest delivery of new homes from 2028. This is ambitious, and past experience with delivery of housing from large sites such as this will take longer than this : ‘...sites of 1,000+ dwellings take on average five years to obtain detailed planning permission, then a further 1.3 to 1.6 years to deliver the first dwelling.’ (Start to Finish 3 Lichfields – March 2024 Executive Summary). This would suggest delivery from 2031-32 at the earliest, making it very challenging to deliver up to 1,000 completions by 2040.
- 2.7 Ancillary uses on the site include neighbourhood centres, a Park & Ride facility and leisure provision. Depending on the phasing of any ancillary uses, this brings into question whether these would be delivered within the plan period also. However, it should be noted that these uses will do little to meet the wider commercial needs of the district.

Policy W7 Central Winchester Regeneration

4. In either case, given its complexity and site constraints, including land ownership, built heritage and archaeology, flood risk and securing nutrient neutrality, what is the evidence to justify indicative site capacity and that it will be delivered in the Plan period?

- 2.8 Central Winchester Regeneration Area is a long standing allocation that has been carried forward from previous adopted Plans. It is a complex site with significant constraints including both built heritage and archaeology, flood risk and securing nutrient neutrality.
- 2.9 Whilst a development partner was secured in 2023, consultation and engagement are ongoing and there are currently no timescales for the submission of an application. Therefore, the delivery of approximately 300 dwellings within the plan period to 2040 is ambitious. This also applies to other employment generating uses. There is no certainty over what those uses might look like and whether they will be delivered during the plan period. However, given the site location within the city centre and proximity to existing and proposed residential and leisure uses, it is unlikely to be suitable for general industrial or storage uses. Therefore this area is unlikely make any meaningful contribution to employment provision across the district during the plan period, and specifically industrial and/or storage uses.

Policy W8 Station Approach Regeneration Area

2. Given its complexity, land ownership and site constraints, including built heritage and archaeology, flood risk and securing nutrient neutrality, what is the robust evidence that it will be delivered in the Plan period?

- 2.10 Policy W8 sets out the approach to the Station Approach Regeneration Area. It is a mixed use allocation and is expected to deliver a variety of potential uses including flexible offices and other employment generating uses.
- 2.11 Station Approach is another long-standing allocation carried forward from previous adopted Plans and whilst design concept plans are currently being developed by consultants, there is no development partner in place. The land is in multiple ownerships which further complicates the development potential.
- 2.12 Whilst the principle of the policy is supported to secure the regeneration of this brownfield site, its deliverability and timescales for delivery are highly questionable in the absence of more detailed evidence.
- 2.13 However, given the site location within the city centre and proximity to existing and proposed residential and leisure uses, it is unlikely to be suitable for general industrial or storage uses. Therefore this area is unlikely make any meaningful contribution to employment provision across the district during the plan period, and specifically industrial and/or storage uses.

Turley Reading

The Pinnacle
20 Tudor Road
Reading
RG1 1NH