

# **Examination of the Winchester District Local Plan 2020 - 2040**

## **Matter 2 Hearing Statement: 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.

On behalf of Foreman Homes Limited and VIVD



# MASTER

LAND & PLANNING

**Q1The Settlement Hierarchy Review (2024) scores settlements and groups them which provides the settlement hierarchy in the District. Is the methodology used robust and the outcomes accurate? Is the distribution of development between the tiers of settlements justified and how has it been established?**

1. FHL do not consider the methodology set out in the Settlement Hierarchy Review (2024) to be robust. FHL concern relates to the PfSH area.
2. Paragraph 3.4 sets out that original 2009 background paper measured the presence of various services and facilities based on a survey of all roads extending 1.6km from the edge of each settlement. It is not confirmed that this measurement remains for the 2024 assessment. The Parish Facilities Audit 2022 is not available on the Councils website or examination evidence base.
3. When considering the access of various services and facilities to settlements, the methodology fails to take account of cross-boundary relationships. This failure means the assessment does not accurately portray the true sustainability of settlements on the boundary of the District, whereby future residents would benefit from the daily services and facilities of the nearest settlement.
4. An example is in relation to Curdridge Parish, which is within the PfSH area of search for growth 'East of Botley'. Curdridge lies on the border of Winchester District, immediately adjacent to the large village of Botley, within Eastleigh Borough Council, and contains a significant number of services that are accessible by road within 1.6km. A shadow assessment of the Council's scoring has been provided below, which highlights a substantial uplift in the scoring when the cross-boundary relationships are taken into account.

**Settlement Hierarchy Assessment for Curdridge**

Daily Facilities	Convenience Retail	Pre-School	Primary School	Daily Bus services (Hourly)	Main line Train Station	Access to superfast broadband	Access to employment	Children Play Area	Parks and publicly accessible Open space	Church, Pub, village hall, cafe	Total daily facilities score
LPA scoring	0	2	2	0	2	2	2	0	2	2	14
FHL Scoring	2	2	2	0	2	2	2	0	2	2	16

Other Facilities	Post Office	Doctors	Dentist	Opticians	Library	Petrol Station	Chemist	Bank	Outdoor Facilities	Sports	Built leisure	Bus Daily (infrequent)	Weekly bus service	Main line train (infrequent)	Other convenience store	Secondary school	Other education	Access to 2/3 employment	Total other facilities score
LPA scoring	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	3
FHL Scoring	1	1	1	0	0	1	1	1	1	0	1	0	0	0	0	0	0	1	9

**Q2 Is the spatial strategy and settlement hierarchy as set out in Strategic policy SP2 justified as an appropriate strategy, taking account of reasonable alternatives, and based on proportionate evidence?**

- No. The spatial strategy and settlement hierarchy does not take into account the opportunity to deliver sustainable growth within the PfSH area. This is a fundamental flaw which undermines all decisions made in the plan to define the spatial strategy and housing growth delivery. This is contrary to the Spatial Position Statement (SPS) in December 2023 (document ref: PHS001).
- It is a failure of the plan to not spatially define the area of Winchester District within the PfSH on the Policies Map and to recognise the important contribution the District can make in securing sustainable development within South Hampshire.

**Q3 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?**

- No. The evidence in the SHELAA, settlement hierarchy and IIA does not take into account the opportunity to deliver required levels of growth within the PfSH area in accordance with the SPS. Please refer to comments above.

**Q5 Have all realistic options for the distribution of development within the District been identified and considered robustly in the formulation of the Plan?**

- No, consideration has not been given to the area of search 'East of Botley'. The identified area of search 'East of Botley' should be explored immediately as part of this Local Plan and a wider choice of strategic allocations sites allocated for housing to meet the demonstrable needs that exist now.
- Our clients interest relates to SHELAA site reference CU08 'Land at Botley Road, Station Hill' which represents an immediately available, suitable and deliverable location for residential development of a minimum of 177 homes that should be included as an allocation in the Local Plan. It is in a demonstrably sustainable location, within the area recognised for growth by the PfSH SPS and offers the potential for Winchester City Council to support the creation of a successful and logical extension to Botley, that would provide a substantial contribution towards an increased housing requirement. Further evidence concerning CU08 is set out in the FHL Regulation 19 representations.