

# Winchester District Local Plan

## Regulation 19 Draft Plan Consultation October 2024

Land east of Lovedon Lane, Kings Worthy

Prepared on behalf of Blenheim Strategic Partners

**Date: 11 October 2024**

Ref. RM/KW02

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## 1. Introduction

- 1.1 These representations have been prepared by Knight Frank LLP on behalf of Blenheim Strategic Partners (BSP) LLP who have an interest in Land east of Lovedon Lane, Kings Worthy (see site plan at [Appendix A](#)). The representations are in response to the Winchester Proposed Submission Local Plan (WDLP) Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) Consultation.
- 1.2 This representation seeks to assist and support positive engagement between Knight Frank and Winchester District Council to achieve the scale and mix of development to meet the district's needs over the plan period. These representations follow on from the Call for Sites submissions and the representation submitted to the Issues and Options Consultation in November 2022 made in respect of land east of Lovedon Lane, Kings Worthy.
- 1.3 This representation responds to the Regulation 19 Local Plan and the associated evidence base in relation to the following:
- Meeting housing needs
  - Strategic (Policies SP1 to SP3)
  - Homes for all (Strategic Policies H1 to H3 and Policy H6)
  - Biodiversity and the natural environment (Policy NE1 and NE7)
- 1.4 This representation has been prepared in consideration of the tests of soundness as set out in paragraph 35 National Planning Policy Framework 2023 (NPPF), including the requirements for a plan to be:
- a) **Positively prepared** – *providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development*
  - b) **Justified** – *an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence*
  - c) **Effective** – *deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground*
- **Consistent with national policy** – *enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.*
- 1.5 The draft of the NPPF has recently been published, with its consultation having concluded in September 2024. The draft NPPF shows the likely direction of policy change of the new Government. References to the likely changes are made where these are relevant. The effect of the provisions in the emerging NPPF may be a material consideration with weight attributed to it should the local plan progress to examination. There is an inherent risk that progressing with the plan based on the status quo will lead to the plan being found **unsound at examination** or trigger the need for an **immediate review**. It is therefore considered to be more effective, efficient and economical to undertake a further Regulation 19 consultation with additional, deliverable site allocations included to meet the housing needs as set out by the proposed standard method.

- 1.6 The new Government has clearly demonstrated that the overall scale of development for housing is likely to change. This suggests that the assessment of the objectively assessed needs (OAN) for Winchester District would increase by 422 dwellings per annum (an increase of 62%). These representations have been framed to take account of the implications of these likely changes.
- 1.7 This representation has also considered if the Local Plan is either:
1. Legally compliant
  2. Sound
  3. Complies with the duty to co-operate.
- 1.8 It is considered that the **WDLP does not currently meet the tests of being legally compliant, sound or complying with the duty to co-operate.** Justification in relation to the aforementioned tests are detailed within this representation.
- 1.9 This representation has been set up to respond to the WDC Proposed Submission Local Plan (October 2024) including its evidence base where relevant.

## 2. Meeting local needs

### Introduction

- 2.1 This representation responds to the emerging plan in consideration of the requirement to meet the appropriate quantities of the local housing needs, particularly in sustainable locations that respond to the overarching spatial strategy set out in Chapter 5 of the WDLP.

### Local Housing Needs

- 2.2 The WDLP proposes the plan period to be set for 2020 to 2040, with an identified Local Housing Need (LHN) based on the standard method calculation as of March 2024 a total of 13,565 dwellings over the plan period. This is based on the identified local housing need (LHN) as per table H1, setting out a requirement as follows:
- 2020-2021: 685 dwellings per annum (dpa)
  - 2021-2022: 666 dpa
  - 2022-2023: 707 dpa
  - 2023-2024: 691 dpa
  - 2024-2040: 676 dpa
- 2.3 In addition to the LHN based on the current standard method, WDC allows for an additional 1,900 dwellings to contribute to wider unmet needs from neighbouring authorities, for a total LHN of 15,465.
- 2.4 The draft NPPF 2024 sets out a new standard method for calculating local housing needs. The following table (Table 1) outlines the change in the method of assessing the OAN.
- 2.5 Based on the 2024 Standard method and a 20-year plan period, the OAN is **22,228 dwellings** with a *shortfall* of **6,763 dwellings**.
- 2.6 Para 76 NPPF 2024 seeks to ensure that the council can maintain a five-year supply of housing land throughout the plan period, with a requirement to include a 5% buffer when undertaking the annual review of the supply of deliverable sites against their housing requirement, stating that “*specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*
- a) 5% to ensure choice and competition in the market for land”*
- 2.7 Whilst it is acknowledged that an additional 5% buffer may not necessarily be required when determining the housing requirement at plan making stage, it is recommended to include it at this stage to ensure that a healthy housing land supply can be demonstrated throughout the plan period.

Standard method	Supply	Housing requirement	Shortfall	Comments	Additional Sites required (Y/N)
Adopted	15,465	15,465	0	-	No
2024 NPPF	15,465	22,228	-6,793 <sup>1</sup>	2024 NPPF requires an immediate review or the plan is found unsound, unless sufficient supply is provided.	Yes

Table 1: Housing shortfall when assessed against LHN 2023 and SM 2024

### Meeting local housing needs

- 2.8 The proposed approach seeks to meet the LHN on various fronts, including:
- Completions between 2020-2023: 3,170
  - Outstanding planning permissions: 6,780
  - Other commitments (previous local plans including 350 dwellings of the SDNP): 745
  - Windfall development: 1,895
  - Additional proposed allocations: 2,875
- 2.9 Further evidence should be provided in relation to the outstanding planning permission, including evidence of which are or will be implemented and which are at risk of lapsing (i.e. sites with no evidence that pre-commencement conditions are being discharged ahead of planning applications expiring). The site deliverability should be in line with its definition set out in the glossary of the NPPF as follows:
- **Minor development:** sites with planning permission and all sites with detailed planning permission “*until permission expires, unless there is clear evidence that homes will not be delivered within five years*”
  - **Major development:** sites with outline planning permission, allocated sites, with permission in principle or identified on a brownfield register, are only considered deliverable “*where there is clear evidence that housing completions will begin on site within five years*”
- 2.10 In addition, evidence is sought demonstrating that the outstanding planning permissions are not double counted with either ‘other commitments’, ‘windfall development’ or ‘additional proposed allocations’.
- 2.11 Furthermore, an initial, high-level review of the site allocations, based on available data (i.e. planning application research) and available development status information, found that, of the 15,465 dwellings,

<sup>1</sup> Minimum shortfall based on WDC supply and local housing needs based on the proposed standard method. The shortfall is likely to be significantly higher following a high-level review of the supply, as illustrated further within Table 2.

ca 1,002 dwellings are not considered to be deliverable within the plan period, further reducing the number of deliverable allocated sites to **14,463 dwellings**.

- 2.12 The reduction of allocated sites deliverable within the plan period would lead to an increase in the housing shortfall up to **1,002 dwellings and, based on the 2024 Standard Method, a shortfall of 7,765 dwellings**.

Standard method	Supply	Housing requirement	Shortfall	Comments	Additional Sites required (Y / N)
Adopted	15,465	15,465	1,002	2024 NPPF requires an immediate review or the plan is found unsound, unless sufficient supply is provided.	Yes
2024 NPPF	15,465	22,228	-7,765		Yes

Table 2: Housing shortfall inclusive of KF reduction to supply assessed against LHN 2023 and SM 2024

- 2.13 It is evident that the proposed WDLP will not be able to fully meet the evident housing needs within the plan period. Nevertheless, there is potential for additional housing capacity that has not been explored in the proposed strategy. The draft WDLP is therefore **not considered to meet the tests of soundness in accordance** with para 35 NPPF.
- 2.14 In particular, the plan is not considered to meet the test of being **positively prepared**, **justified** or **effective**, all of which require a strategy to “*meet the area’s objectively assessed needs*” or “*an appropriate strategy, taking into account the reasonable alternatives*”.
- 2.15 It is therefore essential that the council provides additional homes to meet the objectively assessed housing needs with the inclusion of additional site allocations.
- 2.16 In light of the current draft plan being based on the current standard method, with a view to submitting the plan for examination by the end of 2024, and the 2024 standard method increasing the housing need by 422 dpa, the transitional arrangements of para 226 c) and 227 of the draft NPPF will apply.
- 2.17 Para 226 c) draft NPPF states that the current adopted NPPF will apply for local plans that are submitted for examination on or before the draft NPPF publication + one month. However, para 227 draft NPPF requires local plans that are adopted with an annual housing requirement more than 200 dwellings lower than the relevant published local housing needs to “*commence plan-making under the new plan-making system at the earliest opportunity to address the shortfall in housing need*”.
- 2.18 It is evident, based on Table 2 above, that WDC is not providing a sufficient housing land supply whereby para 227 draft NPPF will apply. Furthermore, should WDC not proceed to examination as per para 226 c) draft NPPF, then para 228 will apply which requires the submission of the local plan to examination within 18 months with sufficient housing allocations proposed.
- 2.19 In light of the above, we **strongly recommend** undertaking further work, including allocating sufficient sites to meet local housing needs as per the proposed standard method, and subsequently undertaking an additional Regulation 19 consultation prior to proceeding to examination. Otherwise, there is a high risk that the local plan, with its current strategy, will either be found unsound at examination with a recommendation to

withdraw, or an immediate review will be required, both of which will necessitate substantially more resources and costs.

### Partnership for South Hampshire (PfSH)

- 2.20 The PfSH includes 12 authorities, with seven authorities wholly within the PfSH area and five authorities partially within the PfSH area. The PfSH Spatial Position Statement (December 2023) sets out a comparison of housing need and supply 2023 to 2036 (Table 1 PfSH Spatial Position Statement), with a total shortfall of 11,771 dwellings. However, this does not account for the additional 1,900 dwelling contribution by WDC and notes Southampton at 0 due to the previous government's 35% urban uplift which should not be distributed to the wider authorities, noting that the exclusion of the urban uplift would lead to a 1,755 surplus for Southampton.
- 2.21 The PfSH unmet needs will increase due to the new SM from ca 12,000 dwellings to over 35,000 dwellings. It is therefore considered appropriate that WDC increase its contribution on a pro rata basis by a minimum of 1,631<sup>2</sup> additional dwellings.
- 2.22 Evidence should be provided to justify the proposed 1,900 dwellings contribution. With the assumption that the contribution can be robustly justified, an overall contribution of **at least 3,531 dwellings** is considered appropriate to help meet unmet needs from the PfSH, unless further evidence demonstrates that a further uplift is required.
- 2.23 Committing to an uplift in contributions to the PfSH would help the plan being considered sound with regards to the duty to cooperate, as per the definition of para 35 NPPF, stating that plans should be "*positively prepared*" with a strategy to, as a minimum, "*meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development*".

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<sup>2</sup> This is based on the proportionate contributions to date at 1,900 of the total 2,800 units (67.8%) and applying the same proportion to contributing to meet the increased PfSH needs based on the proposed standard method.

### 3. Strategic policies

#### Strategic Policy SP2

- 3.1 This policy is considered to be:
- **Not** legally compliant
  - **Not** sound
  - **Not** in compliance with the duty to co-operate
- 3.2 Whilst BSP generally supports the strategy for the delivery of new housing, economic growth and diversification for each of the three spatial areas, including Winchester Town, South Hampshire Urban Areas and Market Towns and Rural Areas, concern is raised that the overall provision of new homes to each of those areas will **not be sufficient to accommodate the required housing needs** based on changes to national policy, as outlined in the previous Section 2 and further detailed in Section 4 in relation to Strategic Policy H3.
- 3.3 Furthermore, the proposed housing supply will not nearly be able to accommodate the evidenced need for affordable housing, as detailed in Section 4 Policy H6
- 3.4 It is considered that the available and deliverable capacities within Winchester Town and South Hampshire Urban Areas have been comprehensively explored, particularly with regard to previously developed land and/or areas defined as grey belt. However, these locations would unlikely be able to meet all of the additional housing.
- 3.5 We therefore strongly recommend that the significant increase in required housing needs based on the proposed standard method should be met within areas likely able to accommodate sustainable growth with a priority on growth in Market Towns and, to a limited degree and as a secondary option, within rural areas.
- 3.6 The policy should be amended to increase the provision made in subsections i (5,640), ii (5,650) and iii (3,850) to ensure the housing needs can be adequately met with sufficient deliverable sites.

#### Strategic Policy SP3

- 3.7 This policy is considered to be:
- **Not** legally compliant
  - **Not** sound
- 3.8 The policy clearly limits development outside of settlement boundaries to allocated sites, development associated with agriculture, re-use or expansion of existing buildings, tourist accommodation, infilling and residential accommodation for which an exceptional need has been demonstrated.
- 3.9 This approach prohibits potential development in locations directly adjacent to settlement boundaries that could benefit from local services and facilities as well as existing public transport services to enable sustainable development. Adding flexibility to this policy would assist WDC in continuing to maintain its housing land supply over the course of the plan period, particularly when considering the significantly increased housing requirements based on the proposed standard method and, to ensure choice and



competition in the market for land, inclusive of a 5% buffer as per para 75 NPPF (para 76 NPPF 2024 respectively).

- 3.10 There is a risk that, should this policy remain as proposed, in the event of WDC not being able to maintain its five-year housing land supply based on increased housing requirements, applications that are considered to be sustainable could be refused locally with increased prospective of being allowed at appeal, with avoidable resources and costs for WDC.

- 3.11 The policy should therefore be amended, proposed (**shown in red**) as follows:

*“In the countryside, defined as land outside the settlement boundaries, the Local Planning Authority will only permit the following types of development:*

- i. Development in accordance with Site Allocations as set out in this Plan or any made Neighbourhood Plans; or*
- ii. **Exceptionally further development beyond allocated sites will only be permitted where the council’s monitoring of housing delivery across the District cannot be maintained at the anticipated rate. Proposals must be accompanied by evidence demonstrating how the site can be delivered in a timely manner and fulfil the following criteria:***
  - a. **Be located within or adjacent to the existing settlement boundary as defined in the local plan or a made neighbourhood plan***
  - b. **Not lead to coalescence with any neighbouring settlement***
  - c. **Be of a scale and in a location in keeping with the existing form of the settlement and not adversely affect its character and appearance***
  - d. **Respect and retain natural boundaries***
  - e. **Not have any adverse environmental impacts, including landscape, historic environment, biodiversity, open space, watercourses and green infrastructure***
  - f. **Provide appropriate and sufficient infrastructure such as waste water drainage and highways***
- iii. (...)*

- 3.12 For clarity, the site on land east of Lovedon Lane is a development opportunity adjacent to the settlement boundary at Kings Worthy, with access to the services and facilities within the town. Details are provided within the Representation to Regulation 18 including Vision Document (see **Appendix B**).

## 4. Homes for all

### Strategic Policy H1

- 4.1 This policy is considered to be:
- **Not** legally compliant
  - **Not** sound
  - **Not** in compliance with the duty to co-operate
- 4.2 Winchester District Council (WDC) is seeking to meet its identified housing needs by providing 15,115 dwellings (net) within the plan period and expecting the South Downs National Park (SDNP) to deliver 350 additional homes within the plan period. Housing development is distributed between Winchester Town (5,640 dwellings), South Hampshire Urban Areas (5,650 dwellings) and Market Towns and Rural Area (3,825 dwellings).
- 4.3 The justification for the local plan period of 2020 to 2040, based on section 2 of the Housing Topic Paper (July 2024) includes allowance for *“some of the Council’s recent good performance in terms of housing completions to be taken into account, as there is no specific provision in the NPPF or Planning Practice Guidance for past over-supply”*. It can therefore be assumed that, should the Council not have been able to demonstrate good performance, the plan period would likely have been set differently to exclude those years.
- 4.4 This approach is not acceptable and not in line with para 35 of the adopted NPPF, requiring plans to be positively prepared, justified, effective and consistent with national policy. The plan period should therefore be adjusted to the most recent available Standard Method figures, reflected by the April 2024 affordability ratio, thereby set from 2024 over a 20-year period to 2044. To clarify, a 20-year plan period is considered essential to be able to deliver the proposed allocations, particularly strategic, large-scale sites and sites with multiple landownerships.
- 4.5 To make this policy sound, the plan period should be amended to 2024-2044, with additional sites required to meet the OAN and the spatial distribution of growth aligned with the increased housing requirements. The policy should therefore be amended to include a significant uplift of the proposed provision of 15,115 dwellings (net), including the distributed proposed housing provision in subsections i. (5,640), ii. (5,650) and iii (3,825).

### Strategic Policy H2

- 4.6 This policy is considered to be:
- **Not** legally compliant
  - **Not** sound
  - **Not** in compliance with the duty to co-operate
- 4.7 WDC is seeking to phase its delivery of sites, with greenfield housing sites allocated within the plan to be held back until the later part of the plan period (from April 2030 on) *“unless they are needed to overcome a district level housing land supply shortfall or would deliver housing which is demonstrated to be in priority need in the locality at the time”*.

4.8 The following allocated sites are proposed to be phased:

Site reference	Site location	Scale
W4	Courtenay Road, Winchester	150 dwellings
BW4	North of Rareridge Lane, Bishops Waltham	100 dwellings
NA3	Alresford, New Alresford	100 dwellings
CC2	Colden Common Farm	45 dwellings
CC3	Land at Main Road, Colden Common	35 dwellings
CC4	Land adj 85 Church Lane, Colden Common	10 dwellings
DEN1	Denmead	100 dwellings
WK5	Mill Lane, Wickham	40 dwellings
WK6	Southwick Road / School Road, Wickham	60 dwellings
OT01	Land east of Main Road, Otterbourne	55 dwellings
SW01	Land at West Hill Road North, South Wonston	40 dwellings
SU01	Brightlands, Sutton Scotney	60 dwellings
<b>Total</b>		<b>795 dwellings</b>

- 4.9 The policy will therefore lead to 795 dwellings being held until 2030, unless there is a shortfall in deliverable supply at an earlier stage. Para 60 NPPF 2023 states that “*land with permission is developed without unnecessary delay*” and that the “*overall aim should be to meet as much of an area’s identified housing need as possible*”, noting that the draft NPPF 2024 further clarified that the entirety of an identified housing need should be met. Section 9.23 local plan states that the phased approach ensure that a reasonable level of provision in all phases can be maintained throughout, particularly between years 2031 to 2034.
- 4.10 Whilst the justification for this approach is understood, it is not considered to align with the NPPF in that it would effectively prohibit allocated sites from being developed without delay. There is a realistic risk that landowners and/or developers of these sites will need to proceed prior to 2030 to secure ongoing cashflow within their respective businesses (assuming most of these sites to be developed by SMEs rather than PLCs given their scale). This would inherently contravene Policy H2, therefore with a high risk of being refused locally, which would likely lead to additional appeals at a wholly avoidable cost and resources.
- 4.11 **In light of inconsistency with the NPPF and the potential issues that are likely to arise, this policy should be removed.**

### Strategic Policy H3

- 4.12 This policy is considered to be:
- **Not** legally compliant
  - **Not** sound
  - **Not** in compliance with the duty to co-operate
- 4.13 WDC seeks to provide 15,115 inclusive of 2,875 new allocations over the plan period, with South Downs National Park providing the remaining 350 dwellings to meet the OAN of 15,645 dwellings based on the current standard method.
- 4.14 It should be noted that there appear to be inconsistencies with the numbers set out within Policy H3 and the details provided as part of all site allocations, with Policy H3 referring to 15,115 units, whilst the detailed tables of the site allocations add up to 15,112 units, both exclusive of the 350 dwellings within the South Downs National Park (SDNP). Policy H3 further refers to 2,875 new allocations proposed, whilst the detailed site allocations add up to 3,125 dwellings. It should be ensured that the numbers align throughout the plan for consistency.
- 4.15 As further detailed in the Representation to Regulation 18 (see [Appendix B](#)) any local housing needs that are unable to be met in Winchester or South Hampshire Urban Areas, should be directed towards the most sustainable Market Towns for the reasons highlighted in response to Strategic Policy SP2.
- 4.16 Kings Worthy has a total of 1,804 households and a population of 4,923 persons. The proposed level of growth represents a marginal increase in households by 5.5%, whereby there is considered to be scope for additional growth for additional allocations of a suitable scale.
- 4.17 It is our view that WDC should provide additional information to demonstrate that the allocated sites are deliverable within the plan period and, particularly PDL sites, consider potential viability issues that may have impacts on unit yield where these have yet to be tested.
- 4.18 Additional allocations within Market Towns will also accelerate the delivery of Affordable Housing, an important point when most PDL sites fail to deliver this form of tenure.
- 4.19 The policy, including the plan period as described in Section 2 and the table outlining the housing provision and new allocations proposed, should be amended accordingly.

#### **Deliverability in site allocations**

- 4.20 It is anticipated that, of the 15,645 dwellings, ca 14,463 dwellings may come forward within the plan period, whilst ca 1,002 dwellings are either anticipated to fall outside of the plan period or will unlikely be developed, as detailed in [Appendix C](#).
- 4.21 Based on an initial, high-level review of the allocations, the following sites are assumed to lead to protracted timescales beyond the plan period or insufficient evidence is provided to demonstrate deliverability, with further details set out in [Appendix C](#):
- **W1 Barton Farm:** Reserved matters for phases 1 to 4 have been submitted since 2014, with the initial phase for 423 dwellings considered to have been completed, further detailed applications approved up

to January 2024 and reserved matters applications for Phases 3B and 4 currently pending. In total, reserved matters applications for 1,932 have been either completed, approved or submitted. Therefore, the total capacity of 2,000 dwellings should be reduced to coincide with the reserved matters applications, by **68 dwellings** to a total of 1,932 dwellings

- **W2 John Moore Barracks:** No application submitted yet. Initial illustrative masterplan in public consultation, however no evident detailed technical investigation (i.e. ground investigations, drainage strategy, transport modelling) as well as consideration of substantial woodland, limited access with one main access off Andover Rd, and levels ranging from 55m to 75m AOD throughout the site. Unit yield should be reduced accordingly, at 25% developable area of the 86ha and assuming 35dpa for a total potential yield of 750 dwellings. Therefore, the total capacity of 900 dwellings should be reduced by **150 dwellings** to a total of 750 dwellings
- **W7 Central Winchester Regeneration:** Historic withdrawn applications for comprehensive redevelopment. Multiple planning applications up to 2024, suggesting active uses and ongoing investment. No visible illustrative masterplan available to define potential unit yield, indicatively proposing 300 dwellings. Likely delayed progression due to constraints, viability and landownership issues likely to progress beyond the plan period. Therefore, the total capacity of 300 dwellings should be reduced by **150 dwellings** to a total of 150 dwellings.
- **SH1, West of Waterloo:** 1,546 units approved with 27 pending, with an assumption of ca 1,370 completed units based on RM permissions up to October 2022, with 1,180 units remaining to require permission and/or completion. In addition of the 300 additional units due to increased densities, the allocated capacity should be reduced by **26 dwellings** to a total of at a total of 1,480 units
- **SH2 North Whiteley:** 2,560 dwellings from the previous allocation are being carried forward, with 200 additional dwellings proposed. Based on the expansion of the allocation, it is considered that the following sites would increase the allocation capacity, each site assumed at 60% developable area with an average of 35dph:
  - Land off Bluebell Way, north of Whiteley Lane: Ca. 2.9ha with a capacity of ca 60 dwellings
  - Land northwest of Waterclose Way: Ca. 0.9ha with a capacity of ca 19 dwellings | **Removed.** Evidence required to demonstrate sufficient access can be provided off Waterclose Way / Coldland Road, as these are secondary or even tertiary access roads (block pavement) off the main road (Bluebell Way), with substantial vegetation between the site and Waterclose Way
  - Land at Ridge Lane: Ca. 2.5ha, with a capacity of ca 53 dwellings
  - Land at Ridge Lane, Buckswood Cottage: Ca. 0.26ha, with a capacity of ca 3 dwellings | **Removed.** Partially within area with a high risk of flooding (flood zone 2 & 3) likely issues of viability due to existing cottage and limited development potential. Withdrawn planning application in 2023 for two dwellings (ref. 22/01940/FUL)
  - Land at Whiteley Green: Includes a capacity of 30 dwellings, assumed to be included within the 200 additional dwellings

Based on the above, it is considered that the additional dwellings proposed result in a capacity of 143 dwellings, including the land at Whiteley Green (30 units), Bluebell Way (60 units) and Ridge Lane (53 units). Therefore, the total capacity of 2,760 dwellings, including the 200 additional dwellings, should be reduced by **57 dwellings** to a total of 2,703 dwellings.

- **BW1 The Vineyard/Tangier Lane:** The site to the west of Tangier Lane for 66 dwellings was approved in full (ref. 16/01322/FUL) in June 2017, with the latest discharge application having been approved in September 2024, therefore acceptable to remain an allocation. The site to the east of Tangier Lane for 66 dwellings was approved at outline (ref. 16/01327/OUT in November 2017, with its subsequent RM permitted in September 2018, Condition 1 of the decision notice requiring to be begun within two years (24 September 2020). It is understood that this site is complete and should therefore be removed as an allocation, therefore reducing the capacity by **54 dwellings** to correspond with the site west of Tangier Lane, for a total of 66 dwellings.
- **NA1 The Dean:** The allocation should reflect the site history, including
  - Full application for 45 dwellings (ref. 16/01854/FUL) considered to have completed within the plan period (2022/2023)
  - Full application for extra care scheme of 56 units (ref. 17/01660/FUL) considered to be complete prior to the plan period and should therefore be removed
  - Full application for 20 dwellings (ref. 17/02306/FUL), approved March 2020 with an NMA pending
  - PD application for eight flats (ref. 23/00518/PNDMCD), requiring prior approval (not yet submitted), decided April 2023
  - Full application for 14 flats (ref. 23/00701/FUL) approved 16 September 2024

Based on the above, the allocation capacity should be adjusted with a reduction of **43 dwellings** for a total of 87 dwellings.

- **NA2 Sun Lane:** Allocation to be adjusted to relate to the detailed permission (ref. 21/01731/REM) by **18 dwellings** for a total of 302 dwellings.
- **NA3 Neighbourhood Plan designated area:** New Alresford Town Council (NATC), designated area in August 2021, is currently gathering evidence to prepare its neighbourhood plan (NP), with initial surveys for the local community being undertaken. There is no evidence if or where NATC will be able to accommodate 100 dwellings, with no site proposed given its early stage of the NP. Therefore, it is not considered appropriate to allocate 100 dwellings, with any additional dwellings to be accounted for as Windfall. The unit capacity has therefore been reduced to **0 dwellings**.
- **CC1 Clayfield Park:** This site was allocated in the adopted Local Plan Part 2 in 2017, with no evidence that the site has sought to progress for a residential development. An application (ref. 18/02847/FUL) for a commercial development was permitted in 2019, demonstrating that, despite the allocation, there was an intent to continue commercial activities on site. No planning application for a residential development has been submitted since its allocation with no evidence provided that the site will come forward. Unless evidence can be provided, demonstrating its deliverability, this should be reduced to **0 dwellings**.

- **CC3 Land at Main Road:** A planning application for 31 dwellings (ref. 15/01151/OUT) was refused and subsequently dismissed at appeal, also due to impact on the area's character and appearance in relation to landscape views and the '*countryside setting of the village*'. Whilst it is assumed that the site could be developed, the unit yield should be reduced to robustly mitigate any potential landscape impacts with lower densities and increased landscape features. With an assumption of 40% developable area at 30dpa at 1.44ha, the yield should be reduced by **18 dwellings** to a total of 17 dwellings.
- **DEN1 Neighbourhood Plan designated area:** Denmead Parish Council (DPC) notes that it has sought to actively reject the need to provide the 100 dwellings that WDC is requiring. DPC has produced a Site Assessment and Options Final Report (July 2024), with only three sites resulting in a total of 37 dwellings. However, the NP is not yet advanced, and as such, no sites have yet been allocated or proposed to be allocated. Evidence is required to demonstrate that sufficient sites will be allocated and that the NP will be 'made' in parallel to the WDC Local Plan. Therefore, the 100 dwellings should be removed and accounted for within Windfall allowance, therefore reducing to **0 dwellings**.
- **KW2 Land adjacent Cart and Horses PH:** Development of this site is considered to be constrained by potential for an increased baseline of biodiversity in light of its overgrown nature with major adverse impacts on the existing settlement gap between Kings Worthy and Abbots Worthy. In light of the importance to maintain the settlement gap, this site should be reduced to **0 dwellings**.
- **WK1 Winchester Road:** An application for 120 units (ref. 17/02515/FUL) was approved in June 2019 and considered to have been completed, with an application to discharge a pre-occupation currently pending. Reduce by **five units** to accord with the application.
- **WK6 Land at Southwick Road / School Road:** The adjacent planning application (ref. 18/01282/REM), completed, includes a landscape and ecological buffer along the eastern boundary with no access off its internal access road 'Grindall Field'. The access is considered to be ransomed by third-party ownership. Therefore, the site should be removed, reducing the yield to **0 dwellings**.
- **HU1 Neighbourhood Plan designated area:** Hursely Parish Council (HPC), designated neighbourhood area in November 2020, is not evidently seen to be progressing on its NP with no specific sites allocated. Any site forward should be accounted for within Windfall allowance, but not included as an allocation, reducing it to **0 dwellings**.
- **SU01 Land at Brightlands:** Evidence should be provided to determine the potential yield, indicating a range from 50 to 60 units. Until such evidence is available, a yield of 50 units should be assumed in light of the apparent issues in relation to noise impacts, reducing the capacity by **10 dwellings**.

4.22 To ensure the plan can be found sound, it is essential that sufficient evidence is provided to demonstrate that the sites are deliverable within the plan period. Furthermore, the uncertainty in relation to supply, specifically those which have been reduced or discounted (as above) highlight the Local Plan's vulnerability and potential inability to maintain a deliverable five-year housing land supply within the early part of the plan period.



- 4.23 Based on the above preliminary assessment of the allocated sites and their likely realistic delivery, it is considered that ca 1,002 dwellings will fall beyond the plan period or will unlikely be delivered. This reduces the housing land supply from 15,465 dwellings to **14,463 dwellings**.
- 4.24 It is considered that further evidence should be provided to demonstrate that each of the allocated sites is suitable, achievable and available to be delivered within the plan period. This should include evidence of landowner and/or developer commitment for each site. The availability of sites is an essential aspect of demonstrating deliverability.
- 4.25 To ensure that the draft WDLP is prepared in line with national policy, with particular consideration of the draft 2024 NPPF, it is strongly recommended to seek additional site allocations that will be able to deliver additional dwellings. Whilst it is understood that the draft NPPF 2024 seeks to ensure that local planning authorities adopt a hierarchy in relation to allocations, prioritising brownfield ahead of greenfield sites, it is considered that the draft WDLP has already maximised development potential across all brownfield sites.
- 4.26 It is therefore recommended that the council undertake a review of additional sites to include for development, particularly on land that is sustainably located with good access to public transport, immediate services and facilities.
- 4.27 The additional site east of Lovedon Lane could contribute to WDC meeting its local housing needs, which has been submitted in a previous Call for Sites and referred to in the previous representation submitted as part of the Issues and Options Regulation 18 consultation (as per **Appendix B**):
- 4.28 In light of its sustainable location adjacent to the built-up area, this area should be prioritised to meet local housing needs and to effectively avoid unmet needs arising from the district.

#### Policy H6 Affordable housing

- 4.29 This policy is considered to be:
- Legally compliant
  - **Not** Sound
  - In compliance with the duty to co-operate
- 4.30 Whilst BSP generally support the inclusion of a level of affordable housing and, in particular, the short-term flexibility built within to reduce the provision of affordable housing to account for any mitigation in relation to phosphates (i.e. if required by development falling within the River Itchen SAC), there is **significant concern** that the required levels of affordable housing will not be achievable with the current strategy.
- 4.31 The Focused SHMA Update (Iceni, July 2024) notes that the estimated need for social/affordable rented housing (per annum) is 368 for Winchester District and, inclusive of the area covered by the South Downs National Park (SDNP), is 411 social/affordable rented housing units (per annum) (as per Table 3.11 SHMA Update) for the years 2023 to 2040. Additionally, the SHMA Update estimates the annual net need for affordable home ownership at 147 units per annum (as per Table 3.19 SHMA Update), including the SDNP area. This equates to a total need of 9,486 affordable housing units (both rented and home ownership) across the district (including SDNP area), which would be 61% of the total proposed housing land supply, which is considered to be wholly unachievable. As a reference point, an average provision of 40% affordable housing based on the estimated need of 9,468 units from 2023 to 2040 would result in WDC requiring a



supply of 23,715 dwellings, albeit noting that this would require an unachievable average provision of affordable housing and therefore would likely need to be substantially higher. For comparison, an average provision of 30% affordable housing would require a housing land supply of 31,620 dwellings.

- 4.32 However, the average provision of affordable housing across the district will inevitably be substantially lower, partially due reduced affordable housing requirements on PDL (30%) and within the River Itchen SAC catchment area (35% greenfield / 25% PDL). Notwithstanding that the viability assessment 2024 reviewed site allocation W2 (Sir John Moore Barracks – PDL site with a 30% affordable housing requirement), evidence should be provided to demonstrate that large-scale greenfield sites, including strategic sites such as SH1, SH2 and W1 are likely to be able to achieve 40% affordable housing.
- 4.33 The policy also proposes a set percentage of low-cost home ownership (35%) and Social Rent (65%) where market led schemes are being progressed.
- 4.34 The policy should include flexibility so that the relevant tenure is delivered within the right location, in line with the most recent SHMA at the time of submission of the respective planning application. In particular, the text should be amended as follows (**proposed amendment in red**):
- “For market led housing schemes, the affordable housing should **generally** be provided in accordance with the following proportions **unless more recent evidence suggests alternative proportions** (...).”*
- 4.35 The generic tenure split will not be applicable to certain parts of Winchester District given its geographic spread and varied market. This flexibility will also mean that the policy can accommodate changes within the market should demands for social rent change during the plan period.

## 5. Biodiversity and the natural environment

### Policy NE1 Protecting and enhancing biodiversity and the natural environment in the district

- 5.1 This policy is considered to be:
- Legally compliant
  - Sound
  - In compliance with the duty to co-operate
- 5.2 BSP supports the importance of protecting and enhancing the natural environment and biodiversity, in line with national requirements.
- 5.3 The site on land east of Lovedon Lane is unique in being able to provide extensive new habitats and create ecological corridors, linking up with open space to the south and the wider habitat network. It will be able to achieve a net gain in biodiversity in excess of the policy requirements, as shown within the Vision Document appended to the Representation to Regulation 18 (see [Appendix B](#)).
- 5.4 In light of the site's potential to significantly increase its biodiversity values, the Integrated Impact Assessment Report (July 2024) Appendix 5 assessment of the site (KW01) is considered to be an inaccurate assessment of the site in relation to IIA Objective 9 (biodiversity and geodiversity). The report notes the site as having "*Significant negative*" effects on IIA Objective 9 based on the site being within a priority habitat, albeit this does not correctly take into account the site's potential and should be amended to "*negligible uncertain*" with potential to be "*minor positive*".

### Policy NE7 Settlement gaps

- 5.5 This policy is considered to be:
- Legally compliant
  - Sound
  - In compliance with the duty to co-operate
- 5.6 BSP fully endorse the protection of character and identity. Gaps between settlements can sometimes be extensive, emphasised by topography, natural features, or agricultural field patterns, whereas some gaps are limited to no more than the width of a small paddock or field.
- 5.7 However small these gaps, settlements refuse coalescence by maintaining greenery between them, such as woodland. Once such gap exists between Kings Worthy, Headbourne Worthy and Abbots Worthy. This gap performs a critical role in aiding the retention of local distinctiveness of each village and must not be eroded by development. Any development proposals within Kings Worthy should seek to enhance the level of protection this gap affords and the development opportunity east of Lovedon Lane does this by proposing an extension to the settlement gap, reinforcing its importance. The settlement gap has been considered historically by inspectors examining the adopted Local Plan and it was concluded that the gap between Kings Worthy and Abbots Worthy was important. Within the inspectors report into the examination of the Local Plan the report stated that.... *'the gap creates the separation required to maintain the distinction. The separation creating a definitive sense of leaving*

*one settlement and having to cross the A33 and a swath of countryside before arrival at the other'. It is essential that there is not breach or infill within this gap, and equally, this gap should not be amended.*

#### Policy NE9 Landscape character

5.8 This policy is considered to be:

- Legally compliant
- Sound
- In compliance with the duty to co-operate

5.9 BSP acknowledges the importance of landscape character and distinctiveness when considered in the context of development. The vision for the site on land east of Lovedon Lane embeds a landscape-led approach and the design has been informed by the existing character and context.

5.10 The landscape-led strategy for the site achieves the following:

- Continuation of the undeveloped edge of Kings Worthy to respect the immediate setting of the South Downs National Park and ensure that the settlements of Kings Worthy and Abbots Worthy retain their identities as distinct and separate communities.
- Green 'gateway' to Kings Worthy, to complement the existing settlement, with the inclusion of a community orchard which has multiple benefits in terms of Green Infrastructure functionality and health.
- Sustainable Urban Drainage, creating a new character to the open space provision on the settlement edge and enhancing Green Infrastructure functionality.
- New woodland planting within the north-east of the site to ensure longevity of the dominant characteristics within this part of the site.
- Connecting the existing POS to the south with new POS to connect communities both physically and perceptually ensuring community cohesion.

## **6. Attendance at Examination**

- 6.1 The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?
- 6.2 It is necessary for BSP and its representative agents to participate at minimum in relation to the following matters and issues:
- Strategic Policy SP2
  - Strategic Policy SP3
  - Strategic Policy H1
  - Strategic Policy H2
  - Strategic Policy H3
  - Policy H6
  - Policy NE1
  - Policy NE7
  - Site Allocations – all matters
  - Site Allocations – specifically: Larger Rural Settlements Kings Worthy

## **Appendix A Site Location Plan**

Land east of Lovedon Lane, Kings Worthy



## **Appendix B Lovedon Lane Regulation 18 Representation including Vision Document**

# Winchester District Local Plan Issues and Options Consultation – November 2022

Project: Land east of Lovedon Lane, Kings Worthy

Prepared on behalf of Blenheim Strategic Partners

Date: 14 December 2022

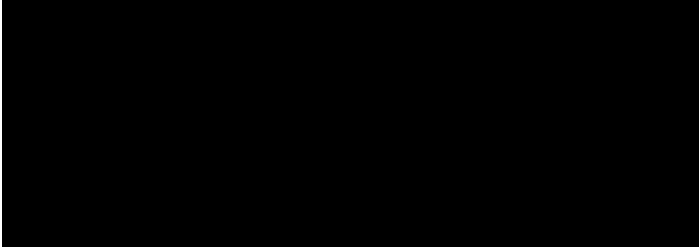
KF Ref: RM/KW01

Confidential



## Contacts

Prepared by



## Client

Blenheim Strategic Partners LLP

## Introduction

These representations have been prepared by Knight Frank LLP on behalf of Blenheim Strategic Partners (BSP) LLP who have an interest in Land east of Lovedon Lane, Kings Worthy.

A site plan has been appended to these representations at **Appendix 1** and the landowners are fully supportive of the representations made on their behalf.

The representations are made in response to the Winchester District Local Plan Issues and Options Consultation (November 2022). These representations and submission of the site supersede any historic submission made via Call for Sites.

The 2021 Strategic Housing Land Availability Assessment (SHLAA) afforded the site a prefix KW01. The assessment scored the site 'Green' across nearly all aspects of suitability, environmental, historical, policy, physical and other considerations. The only Amber score related MTRA4 'Countryside'.

These representations build upon the positive assessment in the SHLAA (2021). The site is available and deliverable within the 0–5-year timescale with a capacity for up to 150 dwellings and 1,000m GIA of commercial.

### The Site

The site approximately 7.6 hectares (18.93 acres) and is situated on the north-east edge of the village.

The site lies within a gently sloping landscape with the primary landform falling from the north to the river. It is currently used for agricultural purposes and comprises a single parcel in single ownership. The site is accessed from Lovedon Lane.

The site is bounded by:

- A mature belt of trees along the former (Southampton-Alresford-Alton) railway line provides physical and visual separation of the site from the landscape to the north.
- A tree/hedgerow on the eastern boundary results in a strong physical and visual barrier along the edge of the A33 Basingstoke Road and the SDNP.
- Lovedon Lane provides an open aspect to the south-west providing intervisibility between the site and Eversley Gardens.
- A mature hedgerow on the western boundary provides physical and visual separation with Lovedon Farmhouse.

The site is situated outside the Kings Worthy Conservation Area and there are no listed buildings within the immediate vicinity. The South Downs National Park (SDNP) lies to the east, but the site is entirely outside any statutory nature designations, with no Tree Preservations Orders. The site is also located within Flood Zone 1.

Kings Worthy is accessible and is located approximately 2 miles to the northeast of Winchester City. It has a 15-minute travel time to the City either via public transport or private car. A good network of Public Open Space exists within the settlement and the overall performance relative to its size, service provision and locational sustainability demonstrates that it has all the right ingredients to accommodate additional growth.

The site offers an opportunity to provide a mixed-use residential development that will provide quality homes, both open market and affordable to the highest environmental standards. The development will be built to PassiveHaus standards and act as a benchmark for development within Winchester and wider Hampshire. It will utilise quality materials, embed energy

efficiency and provide significant environmental and social enhancements to the community of Kings Worthy.

The Local Plan has been prepared through the Climate Change lens and the proposal at Land east of Lovedon Lane promotes carbon neutrality.

The site proposes to deliver a landscape led development that will provide an extension to the open space at Eversley Gardens, south of Lovedon Lane. The open space will be accessible for the wider community and include biodiversity enhancements, creating an extension to the existing settlement gap, ref; Policy NE7. The extension of Public Open Space to the south will provide a long-term defensible boundary for the settlement.

The site also promotes pedestrian and cycle linkages to improve active travel as well as proposals to re-route existing bus services to ensure sustainable modes of transport are easily accessible.

If the site were allocated for development, it would achieve:

- 150 dwellings to PassiveHaus Standard
- Provide a mix of uses, up to 1,000 GIA of commercial space
- 60 affordable dwellings (40%)
- Deliver new habitat creation
- Improving habitat connectivity and bringing wildlife into the built form will result in the site achieving more than 10% biodiversity net gain.
- Deliver a significant area of Public Open Space supporting an extension to the green gap (NE7).
- Create an active frontage along Lovedon Lane
- Improve pedestrian and cycle connectivity and access to modes of sustainable transport
- Reduce car dominance and traffic speeds along Lovedon Lane
- Deliver a balanced community, created around nature, energy and living.

In conclusion, the site represents an existing opportunity. It is a site that can accommodate residential development in a sustainable way with a responsible developer that will deliver development in a carbon neutral manner.

## Introduction and Vision

### 1. SP1. Do you support the approach in policy SP1 – Vision and objectives?

#### Response: Support

The commitment to tackling the climate emergency and creating a greener district is supported. Equally, the economic objective looks to strengthen the economy by accommodating changing business needs.

The Local Plan has been prepared through the climate change lens and the need for zero carbon sustainable development moving forwards. The vision has been structured with this in mind having considered the three core principles of sustainable development as outlined within the NPPF, these being economic, social and environmental.

BSP support the requirement that all new development is to be net zero carbon emissions in construction, energy, and future use. BSP are committed to delivering net zero carbon development.

### 2. Do you support the approach in strategic policy SP2 spatial strategy and development principles?

#### Response: Support

BSP support the spatial strategy for the delivery of new housing, economic growth and diversification across the three spatial areas, these being Winchester Town, The South Hampshire Urban Areas and the Market Towns. The additional capacities identified within Winchester Town and The South Hampshire Urban Area appear sensible albeit should there be an additional requirement to meet needs then it is unlikely that these locations could be feasibly accommodate additional housing.

We recommend that any increase in need be met within the Market Towns and the spatial strategy updated to better reflect how increased needs can be sustained without compromising development principles in Winchester Town and the South Hampshire Urban Area.

The policy also refers to a target for new homes being an 'about' figure. The targets should not be fixed and would be better expressed as a 'minimum' target, particularly given the shortfall arising within PfSH.

The PsFH shortfall has been addressed in full in response to Policy H1.

In considering the shortfall arising from within the PfSH we would highlight the requirements of the NPPF, Para.11 which states:

*"plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change."*

The vision must therefore acknowledge the shortfall and the policy wording updated to better reflect how the plan will positively accommodate unmet needs by virtue of increasing the requirements and making additional allocations.

### 3. Do you support the approach in strategic policy SP3 – development in the countryside

#### Response: Object

The policy is far too prescriptive and requires amending to build in adequate flexibility. Winchester District is predominantly rural by nature and prohibiting development in the countryside, defined as land beyond settlement boundaries is contrary to the NPPF and NPPG. The current approach will restrict sustainable development opportunities adjacent to

sustainable locations. The land east of Lovedon Lane is one such opportunity and growth is best located adjacent to sustainable locations such as Kings Worthy.

Furthermore, Para 104 and 105 of the NPPF supports sustainable patterns of growth which reduces the overall need to travel, encouraging use of sustainable modes of transport instead. The policy should indeed support development in the Countryside where there is an evidenced need for housing. This is particularly relevant given the unmet needs arising within the PfSH. The policy should therefore support development where it is being proposed in sustainable locations, adjacent to main urban centres.

## Carbon Neutral and Designing for Low Carbon Infrastructure

### **4. CN 1. Do you support the approach in strategic policy CN1 – Mitigating and adapting to climate change?**

#### **Response: Support**

BSP support the thrust of Policy CN1 and its ambition to ensure that all new development is designed in a way that adapts to the challenges of climate change in a comprehensive and integrated way. The requirement for low carbon solutions, fabric first approach and sustainable travel modes is synonymous with the vision and approach that is being proposed at land east of Lovedon Lane. The site actively seeks to encourage use of alternative and sustainable modes of transport and incorporates an element of local food production in the form of proposed orchard planting ensuring that the proposals are self-sustaining. The mitigation and adaptation to climate change has very much led the design process as set out within the vision for land east of Lovedon Lane.

### **5. CN 2. Do you support the approach in policy CN2 - energy hierarchy?**

#### **Response: Support**

The policy is supported by BSP. The proposed approach to 'fabric first approach' will reduce energy demands and the proposals for Land east of Lovedon Lane will comply with this approach whilst also incorporating Air Source Heat Pumps and PV panels, real time energy use data and smart energy technology to ensure all homes are delivered to PassiveHaus standards.

### **6. CN 3. Do you support the approach to policy CN3 - energy efficiency standards to reduce carbon emissions?**

#### **Response: Support**

BSP support the policy and the commitment to reduce carbon emissions when considered in the context of the climate emergency Winchester City Council declared. In making the declaration the Council has committed to be carbon neutral by 2030 which is important given the UK's legally binding target of net zero carbon by 2050. The site east of Lovedon Lane is committed to being a net zero carbon development, formed around energy, nature and living.

The viability work that has informed the preparation of the Local Plan appears to be robust and demonstrates that this policy can, in theory, be met. The national standards, Part L of the buildings regulations is the absolute minimum requirement. BSP and the landowner do not think that this goes far enough.

BSP and the landowners are therefore committed to exceeding the minimum standards by virtue of adhering to the LETI next generation energy standard for homes. The proposed approach at land east of Lovedon Lane is to adopt low energy use within buildings, such that low carbon energy supplies are achieved without use of fossil fuels for heating, hot water and cooking. The land east of Lovedon Lane will also incorporate opportunities for maximising on-site renewable electricity.

The Part L energy efficiency of new homes is approximately 95kWh/m<sup>2</sup>/year whereas the LETI energy efficiency target requires all residential dwellings to achieve <35 kWh/m<sup>2</sup>/year.

BSP and the landowner are committed to achieving the <35 kWh/m<sup>2</sup>/year metric and where possible will exceed the requirements of this policy. For example;

- All homes will be designed to PassivHaus standard, requiring ultra-low energy buildings

- All homes will be heated using low and zero carbon technologies
- Photovoltaic panels will be fitted to all homes including battery storage technology
- Careful consideration of building design, plot layout and nature-based solution design will be used to increase natural cooling and ventilation whilst reducing over-heating
- EV charging to all homes
- All homes to include low water demand fittings
- Real time energy use data to homes
- Smart energy technology to reduce energy bills benefiting cost of living.

These commitments are detailed within the Vision Document at **Appendix 2**, accompanying these representations.

The policy refers to 'Measurement and verification'. This aspect of the policy requires applicants to confirm the metering, monitoring, and reporting strategy as part of the detailed planning application with energy efficiency calculations carried out for both outline and detailed planning submissions.

Unfortunately, the measurement and verification is unrealistic for efficiency calculations to be of the same level of detail for both outline and detailed planning applications and the policy should differentiate the requirements for the two different forms of application.

## High Quality Places and Living Well

### **7. D1. Do you support the approach in policy D1 – High quality, well designed and inclusive places?**

#### **Response: Support**

BSP believe in building beautifully for future generations and building with legacy in mind. This legacy led approach sets BSP apart and allows them to positively engage with local communities and create sustainable places to be proud of. The BSP ethos is to create attractive and thriving new communities for people to enjoy living and working, now and in the future. The policy is synonymous with the BSP approach, ensuring that buildings are designed with the future in mind to enable carbon neutral living.

### **8. D4. Do you support the approach in policy D4 - design principles for market towns and rural villages?**

#### **Response: Support**

This is a positive policy that provides parameters. However, these should be applied on a case-by-case basis allowing for sufficient flexibility when considering sites. It is recommended that criteria (iv) be expanded, encouraging all proposals to engage with the Design Review Panel (DRP) so that proposals are shaped by independent and external professionals.

### **D5. Do you support the approach in policy D5- masterplan?**

#### **Response: Support**

The approach distilled within this policy is built into BSP's DNA. BSP welcome the policy given that this promotes sustainable development, place-making and good design. If all developments adopt the approach distilled within this policy, then numerous benefits will ensue. Whilst BSP support the policy it is obvious that many of the proposed allocation within the Market Towns will be unable to comply with key criteria, for example, provision of employment and community facilities (local shops, health facilities etc.). It is recommended that flexibility be built into the policy should certain sites be unable to comply with certain demands detailed within this policy.



## Promoting Sustainable Transport and Active Travel

### 9. T1. Do you support the approach in policy T1 - sustainable and active transport and travel?

#### Response: Support

BSP support the proposed approach within Policy TP1 for development to promote sustainable and active transport and travel. The policy will encourage people to use other modes of transport and reduce the need for travel by car. One of the fundamental pillars of the plan that has been distilled within the vision is to develop 15-minute neighbourhoods and this concept should guide where development is located.

Land east of Lovedon Lane is within proximity to an existing bus stop and the proposals seek to re-route the existing bus service to increase efficiency. The site is well related to existing pedestrian links which connect the site to Kings Worthy Primary School and the Local Centre (Springvale).

The site also presents an opportunity to create new pedestrian cycle route to / from site and enhance the POS on offer, namely Eversley Gardens to the south of Lovedon Lane. These enhanced links will encourage active travel and minimise vehicular movements and therefore reduce carbon emissions.

As part of the proposals, there will be provision for some mixed use within the site of circa 1,000m GIA which has the potential to support a new GP surgery, plus additional local services and facilities. The accessibility means that it complies with the 15-minute concept with direct connectivity to and from Winchester City and further afield.

### 10. T4. Do you support the approach in policy T4 - access for new developments?

#### Response: Support

This approach detailed within Policy T4 is endorsed by BSP and is an approach that has informed the concept masterplan as illustrated within the vision document. The vision for land east of Lovedon Lane promotes prioritisation of pedestrians and cyclists. This approach provides attractive routes to, from and within the development and facilitates wider connections within the town. The site offers the opportunity for enhanced connectivity and accessibility to additional POS directly opposite Eversley Gardens and the strategy seeks to reduce speeds by introducing gateway features along Lovedon Lane. This strategy will prioritise pedestrians and cyclists and is a policy BSP are fully aligned with.

## Biodiversity and the Natural Environment

### 11. NE1. Do you support the approach in policy NE1- protecting and enhancing biodiversity and the natural environment in the district?

#### Response: Support

BSP recognise the importance of protecting and enhancing the natural environment and biodiversity. In recognising this it is also important that any development proposals / proposed allocations promote natural enhancements and not diminish them. Careful consideration must be given to sites that were once PDL whereby nature has re-established itself, these are often far more biodiverse in fauna / flora than greenfield sites on the edge of settlements.

The opportunity on land east of Lovedon Lane is unique. This can provide extensive new habitats and create ecological corridors that link up with the open space to the south and wider habitat network on the perimeter of the site. The site can achieve well in excess of 10% biodiversity net gain through the integration of blue and green infrastructure. The site is also located within the Natural England Network Expansion Zone which should inform habitat creation and restoration. The development concept reflects the site's location within this zone and presents very real opportunities for fauna that are likely to already use the site, together with species that do not, notably bats, dormouse, birds and invertebrates.

### 12. NE5. Do you support the approach in policy NE5 – biodiversity?

#### Response: Support

It is necessary to permit development, only where this protects and enhances biodiversity across the district delivering a minimum 10% measurable net gain, to be maintained for a period of 30 years in accordance with the Environment Act. The proposals at land east of Lovedon Lane not only comply but exceed this minimum measurable net gain.

### 13. NE7. Do you support the approach in policy NE7 - settlement gaps?

#### Response: Support

BSP fully endorse the protection of character and identity. Gaps between settlements can sometimes be extensive, emphasised by topography, natural features, or agricultural field patterns, whereas some gaps are limited to no more than the width of a small paddock or field. However small these gaps, settlements refuse coalescence by maintaining greenery between them, such as woodland. Once such a gap exists between Kings Worthy, Headbourne Worthy and Abbots Worthy. This gap performs a critical role in aiding the retention of local distinctiveness of each village and must not be eroded by development. Any development proposals within Kings Worthy should seek to enhance the level of protection this gap affords and the development opportunity east of Lovedon Lane does this by proposing an extension to the settlement gap, reinforcing its importance. The settlement gap has been considered historically by inspectors examining the adopted Local Plan and it was concluded that the gap between Kings Worthy and Abbots Worthy was important. Within the inspectors report into the examination of the Local Plan the report stated that.... *'the gap creates the separation required to maintain the distinction. The separation creating a definitive sense of leaving one settlement and having to cross the A33 and a swath of countryside before arrival at the other'*. It is essential that there is not breach or infill within this gap.

### 14. NE9. Do you support the approach in policy NE9 - landscape character?

#### Response: Support

BSP acknowledge the importance of landscape character and distinctiveness when considered in the context of development. The vision for the site at Lovedon Lane embeds a

landscape-led approach and the design has been informed by the existing character and context.

The landscape-led strategy for the site achieves the following:

- Continuation of the undeveloped edge of Kings Worthy to respect the immediate setting of the South Downs National Park and ensure that the settlements of Kings Worthy and Abbots Worthy retain their identities as distinct and separate communities.
- Green 'gateway' to Kings Worthy, to complement the existing settlement, with the inclusion of a community orchard which has multiple benefits in terms of Green Infrastructure functionality and health.
- Sustainable Urban Drainage, creating a new character to the open space provision on the settlement edge and enhancing Green Infrastructure functionality.
- New woodland planting within the north-east of the site to ensure longevity of the dominant characteristics within this part of the site
- Connecting the existing POS with new POS to connect communities both physically and perceptually ensuring community cohesion.

**15. NE14. Do you support the approach in policy NE14 - rural character?**

**Response: Support**

The policy identifies three measures that need to be considered when assessing the effect of development upon rural character. It is important that the policy makes clear each is applied in equal measure otherwise the factors could distort what is and is not acceptable beyond defined settlement boundaries. If proposals are landscape-led they have the ability to enhance rural character, for example and detailed in response to Policy NE9 the site at Lovedon Lane offers the potential to extend and continue the undeveloped edge of Kings Worthy whilst also enhancing the settlement gap between it and Abbots Worthy. The linking of existing green space (Eversley Gardens) will enhance the overall characteristics of Kings Worthy and in achieving this will also enhance the rural characteristic of the sites edge and relationship to the wider countryside.

## Homes for All

### 16. H1. Do you support the approach in policy H1 - housing provision?

#### Response: Object

The new plan will cover the period 2019 – 2039, this represents a 20-year period. The plan period adheres with the minimum recommended period of 15-years as specified within the National Planning Policy Framework (NPPF) at Paragraph 22. The plan period is therefore accepted as being appropriate and proportionate.

The draft Local Plan considers the implications of the Standard Methodology for calculating local housing need. The Standard Method identified a minimum housing requirement for Winchester of 715 dwellings per annum (dpa). This equates to a need of approximately 14,178 dwellings over the plan period and a total housing requirement of 15,682, inclusive of a 10% buffer (1,450). Once deductions are made for existing commitments, totalling 11,300 there is a residual shortfall of approximately 2,685 dwellings to be found.

To conform with Paragraph 35 of the Framework a plan must be positively prepared which relies upon a plan meeting its objectively assessed needs. The footnote to Paragraph 35 specifies that housing should be assessed using a clear and justified method.

The clear and justified method is detailed within Paragraph 60 of the Framework:

*“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.”*

Para 65 states that:

*“Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period.”*

It is **not** clear to what extent Winchester City Council are contributing towards the unmet needs emanating out of neighbouring authorities, within the Partnership area for Urban South Hampshire (PfSH). The PfSH report to Overview and Scrutiny Committee dated 30<sup>th</sup> November 2022, sets out the overall need for the distribution of development within South Hampshire, to 2036.

The Report confirms within Annex 1, para 3.46 that... *“the assessed housing need to 2036 with the currently identified supply there is a shortfall of some 20,000 homes that needs to be addressed”* (Knight Frank emphasis).

In returning to the buffer detailed within Policy H1, Paragraph 73 of the NPPF makes clear that:

*... “Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

- (a) 5% to ensure choice and competition in the market for land; or*

- (b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- (c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”

The Council have indicated that they have included a 10% buffer totalling 1,450 dwellings however the text would imply that this is to meet unmet needs within neighbouring authorities (PfSH). The purpose of the 10% buffer is **specifically** to account for fluctuations within the local market and in no way relates to meeting unmet needs from neighbouring authorities.

Furthermore, the buffer as calculated is incorrect. If calculated correctly (Para 63 of the NPPF) 10% of 14,178 equals 1,417 **not** 1,450. The figures presented within Policy H1 are therefore misleading because the figure includes an allowance towards unmet needs in neighbouring authorities albeit a *de minimus* contribution.

It would appear that the overall contribution being made if you were to deduct the 1,417 from the figure presented, 1,450 (buffer / unmet need) this yields a residual figure of **33 dwellings**. It is this residual figure that is the contribution towards the PfSH.

National Policy makes clear that Statements of Common Ground (SOCGs) are important pieces of evidence for Councils in demonstrating effective cooperation has taken place and should be made available 'throughout the plan making process'.

Paragraph: 020 Reference ID: 61-020-20190315 of the Planning Practice Guidance (revision date 15 03 2019 states:

*“Statements need be prepared and then maintained on an on-going basis throughout the plan making process. As a minimum, a statement needs to be published when the area it covers and the governance arrangements for the cooperation process have been defined, and substantive matters to be addressed are determined. If all the information required is not available (such as details of agreements on strategic matters) authorities can use the statements to identify the outstanding matters which need to be addressed, the process for reaching agreements on these and (if possible) indicate when the statement is likely to be updated.*

*Authorities should have made a statement of common ground available on their website by the time they publish their draft plan, in order to provide communities and other stakeholders with a transparent picture of how they have collaborated...”* (Knight Frank emphasis).

It is regrettable that there is no SOCG agreed by the Council between the PfSH in terms of agreeing distribution of this shortfall and how much of this is to be met within Winchester District. We would encourage the Council to reconsider its current approach.

Finally, the housing provision allows for a significant windfall allowance (1,975 dwellings). Given the plan is having to allocate additional land outside development limits, following a lack of alternative land it is difficult to see how the levels of windfall are likely to be retained.

Paragraph 71 of the NPPF states:

*“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply....”*

It is not clear from the evidence where this windfall allowance will be met.

**17. H2. Do you support the approach in policy H2 - housing phasing and supply?****Response: Object**

This approach is incorrect and at odds with National Planning Policy which seeks to boost the supply of housing. The policy as drafted prohibits delivery by restricting permissions if sites come forward ahead of the proposed phasing policy. The exception to this is where a local need can be demonstrated or there is a 5-Year housing land supply issue. All sustainable sites should be capable of securing a permission as soon as practicable to help boost the overall supply of homes and reduce affordability issues.

As highlighted within our response to H1 the plan needs to be prepared positively and should be accommodating unmet needs arising from within PfSH. In accommodating unmet needs, we would encourage the allocation of additional sites in accordance with Para. 69 of the NPPF.

**18. H3. Do you support the approach in policy H3 - spatial housing distribution?****Response: Support**

We would argue that any unmet needs that are to be met from neighbouring authorities should be directed towards the most sustainable Market Towns for the reasons highlighted in response to Policy SP2.

For example, of the 490 dwellings that are being directed towards Market Towns, only 100 are being directed towards Kings Worthy. Kings Worthy has a total of 1,804 households and a population of 4,923 persons. The proposed level of growth represents a marginal increase in households by 5.5%. There is scope for much more growth within the Market Towns and any additional allocations need to be of a suitable scale in order to deliver significant benefits so as to comply with the vision and objectives of the Local Plan.

Although we do not disagree with spatial distribution proposed we would caution any over reliance on PDL sites within Winchester Town. We would ask the Council to satisfy themselves that these are deliverable within the requisite period envisaged and caution assumed capacities by virtue of increased density and height if the viability of these sites has yet to be tested.

Additional allocations within Market Towns will also accelerate the delivery of Affordable Housing, an important point when most PDL sites fail to deliver this form of tenure.

**19. H5. Do you support the approach in policy H5 - meeting housing needs?****Response: Support**

It is however recommended that the policy builds-in sufficient flexibility to accommodate factors such as changing market circumstances. Accordingly, the policy should encourage a variety of new housing options on new developments, guided by the SHMA, but could go so far as to state that there is a requirement for an increased number of smaller homes.

The percentages expressed could be too restrictive in certain circumstances and is a blanket policy, to be applied across the district which has a varied market. If flexibility were built into this policy, it will allow housing mix to be considered on a site-by-site basis.

Furthermore, outlining strict housing mix requirements can lead to delivery issues of some sites coming forward, as development may become unviable and does not reflect the best housing mix for that particular location.

**20. H6. Do you support the approach in policy H6 - affordable housing?**

**Response: Support**

BSP support the policy compliant level (40%) of affordable housing and the short term flexibility built within to reduce the provision (35%) to account for any mitigation in relation to phosphates that maybe required by development falling within the River Itchen SAC. The policy also proposes a set percentage of First Homes (25%) and Social Rent (65%) where market led schemes are being progressed. BSP recommend that some flexibility be built into the policy so that the relevant tenure is delivered within the right location. The generic tenure split will not be applicable to certain parts of Winchester District given its geographic spread and varied market. This flexibility will also mean that the policy can accommodate changes within the market should demands for social rent change during the plan period.

**21. H7. Do you support the approach in policy H7 - affordable housing exception sites to meet local needs?**

**Response: Support**

However, the policy should also allow an element of market housing on rural exception sites in order to cross-subsidise the affordable homes. This is reflective of paragraph 78 of the NPPF, which notes how local planning authorities should consider allowing some market housing on such sites

Furthermore, allowing some elements of market housing on rural exception sites also provide greater certainty that development (including the affordable housing element) will come forward, which will help rural villages to grow and thrive (paragraph 79 of the NPPF).

**22. H10. Do you support the approach in policy H10 - houses in multiple occupation (HMOs)?**

**Response: Support**

The policy is supported on the proviso that sufficient family housing is delivered. The housing market is complex, HMOs are often the by-product of a broken system where there is an inadequate supply of homes. The lack of housing and pent-up demand generates increased applications to convert family housing into HMOs.



## Development Allocations (Winchester, South Hampshire Urban Areas, Market Towns and Rural Areas)

### 23. KW1. Do you support the approach in policy KW1 - Cornerways & Merrydale?

#### Response: Support

- The site is in a sustainable location and was previously used as a care facility. The site constitutes PDL, and the allocation is supported by BSP.
- The site cannot contribute in a numerical sense to meeting the identified housing needs if the redevelopment yields the same number of dwellings, it will only be net additions that can reasonably contribute to the identified housing needs.
- Any net additions through redevelopment are likely to result in an increased density and this will need considering carefully given proximity of existing medium to low density residential form.

### 24. KW2. Do you support the approach in policy KW2 - land adjoining the Cart & Horses?

#### Response: Object

- The land is adjacent to the Cart and Horses Public House and has been left to nature for many years. It is no longer in 'active' agricultural use and the biodiversity and habitats have developed and are diverse with varied species of flora and fauna (including Peregrine Falcons). Any development would have a **significant adverse** impact upon the biodiversity and result in a net loss. Development would also have a severe impact upon its bearing within the wider ecological network and would compromise habitat connectivity for local species. Site is unlikely to achieve 10% biodiversity net gain without offsetting given that it will already have a high baseline score.
- The site would have a **major adverse** impact upon the settlement gap between Kings Worthy and Abbots Worthy. The site falls within a settlement gap (see adopted Policy CP18). The site was previously considered by an inspector when the existing adopted Local Plan was examined, and the inspector's report confirms that the gap in this location is crucial given that both settlements are distinct.

*"The important point is that despite the small gap between them, Kings Worthy and Abbots Worthy are perceived as being quite separate with a definite sense of leaving one settlement and having to cross the A33 and a swathe of countryside before arrival at the other. I regard this actual and perceived separation as being important to maintain, not just because of the intrinsic quality of the rural landscape, but also because it is crucial to the setting of the Abbots Worthy Conservation Area"*

- The proposed use is for care / sheltered accommodation, this is a form of specialist housing which will not meet the market housing needs identified within the Strategic Housing Market Assessment. If the site is going to be delivering Care then the allocation should be for a C2 use.



## I would like to Submit a New Site

**25. What is the address of the site you are submitting?**

**Response:**

Land east of Lovedon Lane, Kings Worthy

**26. Postcode of the site you are submitting.**

**Response:**

SO21 1AA

**27. What are the site co-ordinates? (OS grid references)**

**Response:**

Easting - 449668

Northing – 133186

**28. What is the total area of the site? (Please provide this in hectares)**

**Response:**

7.6 Ha / 18.93 acres

**29. Is the site comprised of greenfield or brownfield land?**

**Response:**

Greenfield

**30. Are you the landowner?**

**Response:**

No

**31. If no, has the landowner given permission for this site to be submitted?**

**Response:**

Yes

**32. Is the site available for development now?**

**Response:**

Yes.

**33. To the best of your knowledge, please indicate any known constraints that may restrict or prevent development on the site. Please select all that apply.**

**Response:**

Not applicable. The site is unconstrained and available.

**34. Please upload an up-to-date Ordnance Survey based map outlining the precise boundaries of the site in its entirety and the part which may be suitable for development (if this is less than the whole). Without this mapped information we are unable to consider the site.**

**Response:**

A vision document has been uploaded in support of these representations which includes a site plan and area suitable for development.

## I would like to make a Comment about the Evidence Base

35. Please use the dropdown menu to select the evidence base that you would like to comment on:

**Response:**

Winchester Council commissioned LUC (2020) to complete an Integrated Impact Assessment (IIA), and Habitat Regulations Assessment (HRA) in relation to the emerging Local Plan.

The IIA comprised of a Sustainability Appraisal and within this it details Site Assessment Criteria.

Appendix F of the IIA provides a detailed assessment pro-formas for the various site options appraised.

Knight Frank have critiqued the assessment and re-appraised site options within Kings Worthy (**Appendix 3**).

The Knight Frank assessment adopts a balanced approach and reasoned justification for adjusting scores accordingly.

Importantly, Knight Frank attended the Kings Worthy Parish Council consultation event on the 18<sup>th</sup> May. This presented the various options and invited views via formal feedback forms.

The Parish consultation concluded 22<sup>nd</sup> May. Immediately after the consultation event had concluded a meeting was subsequently convened by the Parish Council and the Councillors shortlisted their preferred sites (30<sup>th</sup> May 2022).

Knight Frank requested to meet with Parish Councillors to discuss proposals and present the BSP vision in relation to land east of Lovedon Lane given concerns in relation to site selection.

The Parish Council declined to meet, and a separate request was also made to meet with officers at Winchester City Council. The City Council also declined to meet and qualified that they were not arranging meetings with site promoters due to capacity issues. Correspondence from Steve Opacic (**Appendix 4**) confirmed that officers were in the process of considering Parish Council feedback and would be in contact with site promoters where officers felt certain sites may warrant a site allocation. The correspondence proceeded to confirm that if we did not hear from officers within the next month or two that they would not be planning to allocate the site.

The approach Winchester City Council have adopted in relation to site selection is questionable. The council are relying on sites selected by the Parish Council. However, in selecting preferred sites the Council failed to provide the Parish Council with the site assessment criteria detailed within the IIA. This has been confirmed within subsequent correspondence (**Appendix 5**). We therefore call into question the credibility of the IIA against SA regulations and would invite the Council to review and update the scoring of KW01: Land east of Lovedon Lane.

The Knight Frank assessment concludes that land east of Lovedon Lane is the most suitable site for residential development when measured against the IIA site assessment criteria given its ability to:

- Deliver a PassivHaus development
- Achieve a high standard of energy efficiency
- Ability to increase the proportion of energy produced from renewable and low carbon sources
- Enhance active travel and improve efficiency of existing bus route to reduce carbon emissions

- A mixed use proposal with significant area of public open space to create a healthy and self-sustaining development
- Integration of green and blue infrastructure (positive contribution to help mitigate climate change)
- Additional Public Open Space to integrate existing and new community, enhancing ecological network and green infrastructure
- The development will provide a mix of house types, tenures and affordable housing (up to 60 affordable homes).
- Within 15 minutes from Winchester via public transport and exceptionally well related to services, facilities and high paid employment which helps reduce deprivation and improve health
- The proposals include 1,000 GIA of commercial space which will support economic needs of local community, contributing towards the low carbon economy and reducing need to travel
- The site will exceed 10% biodiversity net gain and enhance habitat connectivity.
- The proposal will enhance and extend the existing Green Gap
- The site will have no impact upon heritage assets and will help reduce pressures for increased densities in urban areas where in-direct impact on heritage is more likely
- Located within SSSI impact zone however SuDS and water recycling will improve and minimise development impacts arising from surface water run-off

## I Think There is a Policy Missing

### 36. Which section is the policy missing from?

#### Response:

We would like to see a new policy included within Development Allocations (Winchester, South Hampshire Urban Areas, Market Towns and Rural Areas) for a residential, mixed-use development at Land east of Lovedon Lane for up to 150 dwellings.

# Appendices

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## Appendix 1

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Land east of Lovedon Lane, Kings Worthy





## Appendix 2

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# A VISION STATEMENT FOR LAND AT LOVEDON LANE

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NOVEMBER 2022



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- 1.0 Vision
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  - 2.2 National Planning Policy Framework
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- 3.0 Development Framework
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## THE CONSULTANT TEAM

Masterplanners / Architects



Planning



Landscape Architects



Movement



Ecology



Drainage and Flood Risk





# 1.0 VISION

The development offers an exciting opportunity to create a highly sustainable, vibrant and attractive neighbourhood community of exemplary design which will complement and enhance the village.

The site's location within a short walk to local services and facilities makes it a sustainable and accessible, suitable, and natural extension to Kings Worthy. All homes will be designed to PassivHaus standard and heated through low carbon technology to ensure a transition to a carbon neutral district.

A landscape led design will ensure that the site's proximity to the South Downs National Park (SDNP) and its landscape context is respected. A network of new streets, lanes and footpaths and cycleways, naturalised green spaces and 'green corridors' linking to existing routes, will ensure a safe, legible and easy-to-use layout for pedestrians and cyclists.

Our ambition is to create beautiful new homes drawing on local distinctiveness, and a place for lives to flourish. The development will include a mix of dwellings types, sizes and tenures, targeted to meet specific local needs whilst promoting a balanced and mixed community.

The ambition will be embedded through quality of design and placemaking and our proposals will set a new benchmark for housing design providing a model for other housing schemes in Hampshire.

The design and layout of buildings will draw on the local context and architectural character of the area.





## 2.0 INTRODUCTION

This Vision Statement has been prepared by Blenheim Strategic Partners (Blenheim) in support of the allocation of land to the east of Lovedon Lane, Kings Worthy (the site).

### ABOUT BLENHEIM STRATEGIC PARTNERS

Blenheim Strategic Partners is a land promotor and subsidiary of the Blenheim Palace Estate aimed at delivering a lasting positive legacy for landowners and communities.

Blenheim Strategic Partners working with the landowners, is promoting land to create a vibrant new neighbourhood for Kings Worthy in a highly sustainable location. This residential led mixed-use development will help the Council meet its housing requirements.

Blenheim Strategic Partners believe in building beautifully for future generations and building with legacy in mind. This legacy-led approach sets us apart and allows us to positively engage with local communities and create sustainable places to be proud of.

Working across the central and south region Blenheim Strategic Partners have a proven track record of building homes and creating attractive and thriving ne communities for people to enjoy living and working, now and in the future. Blenheim Strategic Partners have vast expertise in planning and delivery establishing clear visions to leave a landscape-led legacy.

Sustainability is at the heart of all Blenheim Strategic Partners' developments, working to ensure that buildings are designed with the future in mind to enable carbon neutral living.

The ethos is to support the creation of distinctive new communities and attractive places for people to live and enable neighbourhoods to thrive.

The site is available for development now and the land can make a significant contribution to meetings King Worthy's housing needs, and the wider needs within Winchester administrative area or any unmet needs arising from within the Partnership for Southampton Hampshire (PFSH) and can be implemented early in the Local Plan period.

**The Land at Lovedon Lane is clearly the most sustainable location for development within Kings Worthy when assessed against the site assessment criteria set out within the Sustainability Appraisal. The site will be a**

**truly mixed-use development with up to 1,000 GIA of commercial space and will create a new vibrant neighbourhood of exceptional design and within a highly sustainable location.**



Images of Park View, Woodstock





**Key features of the masterplan will include:**

- A sustainable community sensitively integrated with its landscape and the village;
- An accessible, well-connected site within walking distance of local facilities and amenities;
- A new north-edge to Kings Worthy, with Green Infrastructure to secure the urban edge;
- A scheme layout working with best practice principles of 'Placemaking' design, respecting the local built environment and landscape character;
- A layout with appropriate densities in terms of scale, height and massing reflecting its relationship to the South Downs National Park (SDNP) to the east;
- A new built form that creates a strong and distinctive sense of place, of village density, informed by the local character of Kings Worthy and the surrounding settlements;
- Up to 150 new homes providing a range of housing types that meet local needs and support a diverse, inclusive and sustainable community;
- The provision of 40% affordable housing for local people;
- Has the potential to be the first housing scheme in the UK of over 100 homes built to PassivHaus standards – it will set an exemplar benchmark for other future developments;
- Up to 1,000 sqm GIA of commercial space;
- The provision of an integrated Sustainable Drainage System (SuDS) network to mitigate the flood risk and ensure that the development is resilient to the potential impacts of climate change;
- A network of streets and footpaths that are safe and easy to use for pedestrians and cyclists with links to local services and facilities;
- Land at Lovedon Lane will be a benchmark for housing design in Kings Worthy and provide a model for other housing schemes throughout Hampshire; and
- The proposals can be delivered on land within a single ownership, providing a significant contribution to Kings Worthy housing needs and the wider needs within Winchester's administrative area or any unmet needs that arise from within the Partnership for Southampton Hampshire (PFSH) area over the next five years.



## 2.1 Objectively Assessed Housing Need

The emerging strategic housing policy, Policy H2, details the level of housing need and provision within the Local Plan (LP) to 2039 as follows:

- Total Housing Requirement (2019-2039) plus buffer of 15,628 dwellings.
- Total Housing Provision factoring in completions and commitments of 12,944 dwellings.
- Additional allocations made within the emerging plan of 2,685 dwellings.

Of the 2,685 dwellings, 785 (30%) are being directed to Market Towns and Rural Areas. 200 (8%) to Market Towns, 490 (18%) directed to Larger Rural Settlements of which Kings Worthy is one along with Denmead, Colden Common and Wickham, and 95 (4%) dwellings to intermediate Rural Settlements.

Of the 490 dwellings, 100 are being directed to Kings Worthy, KW1 (30 dwellings) and KW2 (70 dwellings), plus a windfall allowance of 50 dwellings.

Any windfall allowance shall require compelling evidence to demonstrate that they will provide a reliable source of supply.

### Affordable Housing

Emerging policy within the Regulation 18 version of the Local Plan, Policy H6 requires all greenfield sites to provide 40% affordable housing for local people.

Emerging policy, Policy H5 requires the following affordable tenure/mix:

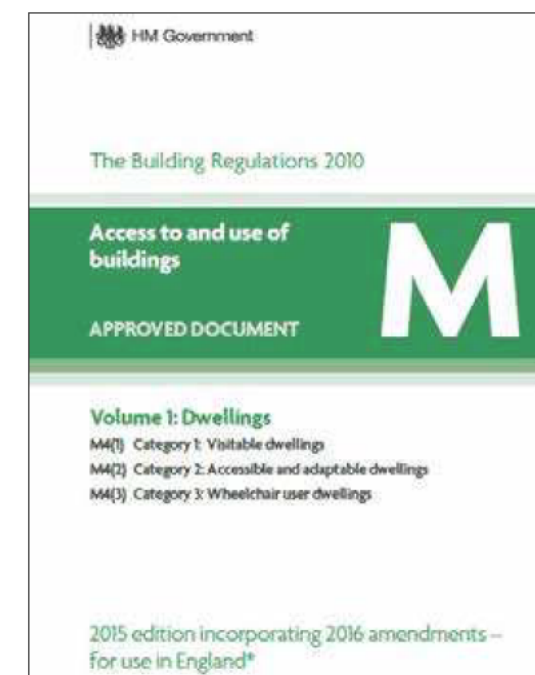
- At least 30% of the affordable dwellings for rent should be 3 bedroom homes or more;
- At least 65% of affordable home ownership dwellings should be 2 or 3 bedroom houses, subject to Government requirements for the provision of 'First Homes'; and
- At least 30% of market housing should be 1 or 2 bedroom.

The site will meet the policy requirements of H5 and H6.

### Accessible and Adaptable Homes

All the affordable housing, and 25% of market homes will be built to accessible and adaptable standards to meet the requirements of Building Regulations M4(2), subject to site suitability.

The site will ensure that 4% of all homes will be wheelchair compliant to meet the requirements of Building Regulations M4(3).





## 2.2 National Planning Policy Framework (NPPF)

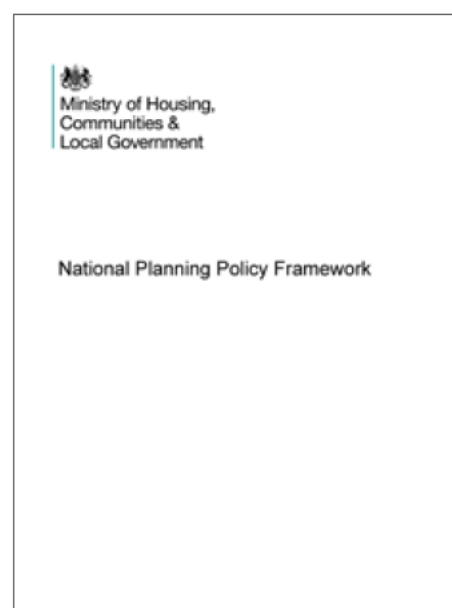
The Winchester District Local Plan was adopted in February 2013 and sets out development needs, and the strategy for delivery, over the period 2011 – 2031.

The National Planning Policy Framework states that:

*“Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued”.*

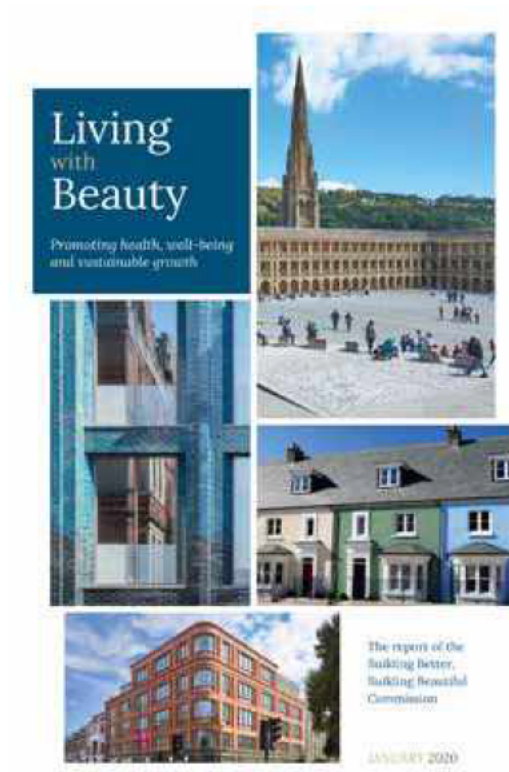
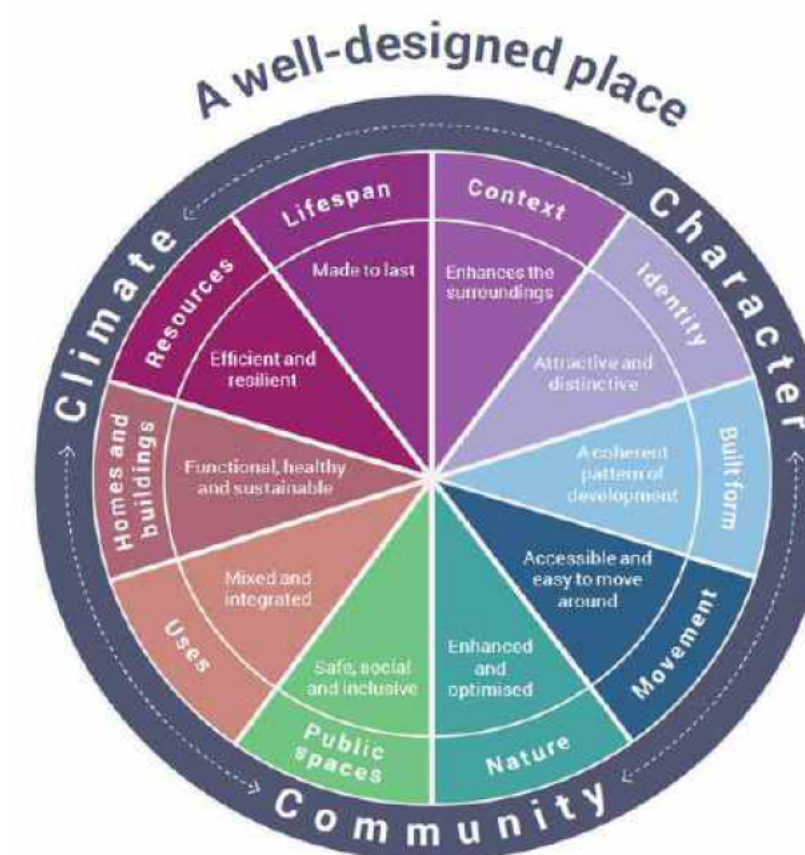
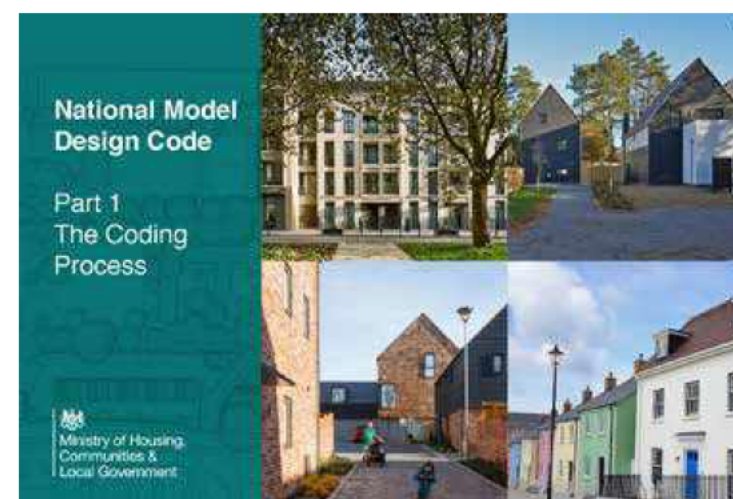
It then goes on at Paragraph 33 of the National Planning Policy Framework (NPPF) and states as follows...

*“Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating **at least once every five years, and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy**”.*



## National and Local Design Guidance

Blenheim and the consultant team are committed to the delivery of exemplary development and endorse the principles set out in the Winchester High Quality Design Places SPD, Building for Healthy Life and the National Design Guide (NDG). They consistently display leadership in relation to promoting beauty in the built environment with Park View, Woodstock cited in the Cost and Value research by Knight Frank, commission by the Building Better Building Beautiful Commission: (BBBBC), and several of ADAM Architecture's schemes illustrated in Living with Beauty by the BBBBC, the White Paper on Planning and the National Model Design Code. The proposals for Lovedon Lane will follow the key best practice principles set out in Section 3.1 Design Principles.





## 2.3 The Proposal

This Vision Statement clearly demonstrated the site as being in a sustainable location to provide for a Strategic Allocation. It promotes the site for a residential led mixed use scheme of up to 150 homes and 1,000 sqm GIA of commercial space.

## 2.4 Document Content

Following the Vision and this Introduction section the document is set out as follows:

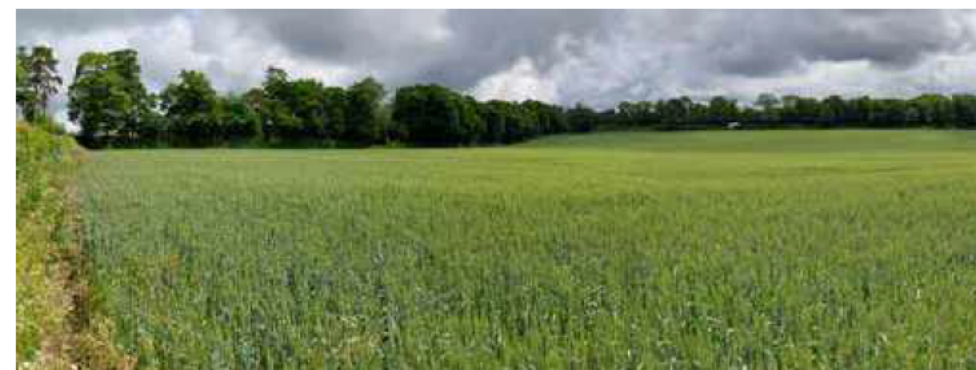
**Section 3 – Development Framework:** Outlines the design approach to the development of Lovedon Lane and explains the design principles that guided Blenheim and their consultant team from vision through to the preparation of the development framework plan in assessing the allocation of the site.

**Section 4 – Planning Policy Context:** Provides a summary of the relevant national and local planning policy considerations that have influenced the content of this statement, and which will be relevant in assessing the allocation of the site.

**Section 5 – Context Analysis:** Describes the site and its context and sets out the constraints and opportunities that constrain and inform the proposals.

**Section 6 – Engagement:** This section summaries the approach taken to engaging with the Parish Council, and other stakeholders.

The statement demonstrates how the realisation of the framework plan will create an attractive, sustainable extension to the village with its own character and sense of place and which, at the same time, integrates seamlessly with Kings Worthy and its surroundings.





## 3.0 DEVELOPMENT FRAMEWORK

### 3.1 Design Principles

The design and structure of the Framework Plans for Lovedon Lane have been guided by a clear set of best practice principles.

#### Character and Identity

- Respond to and reinforce local distinctive patterns of development, landscape and culture, whilst generating a unique sense of place.
- Create a series of linked and distinctive built environment spaces.
- Ensure that the scale and mass of the built form makes best use of the land and is in harmony with the surrounding residential character.

#### Continuity and Enclosure

- Promote the continuity of street frontages and enclosure of space by development that clearly defines public and private areas.
- Ensure that all public space is overlooked by buildings to provide a safe and secure environment.

#### Quality of the Public Realm

- Develop all spaces and routes with a high quality hard and soft landscape and ensure that these are attractive safe and work effectively for all sectors of the community.

#### Ease of Movement

- Promote accessibility and local permeability by making places that are connected to each other and are easy to move through putting people before traffic.
- Reduce the dominance of the car through the provision of a mixed parking strategy.
- Provide calming measures and reduce vehicle speeds within the development.

#### Legibility

- Promote legibility through the provision of recognisable routes, intersections and landmarks to help people find their way around.
- Achieve a hierarchy of spaces, each with their own distinctive character.

#### Adaptability

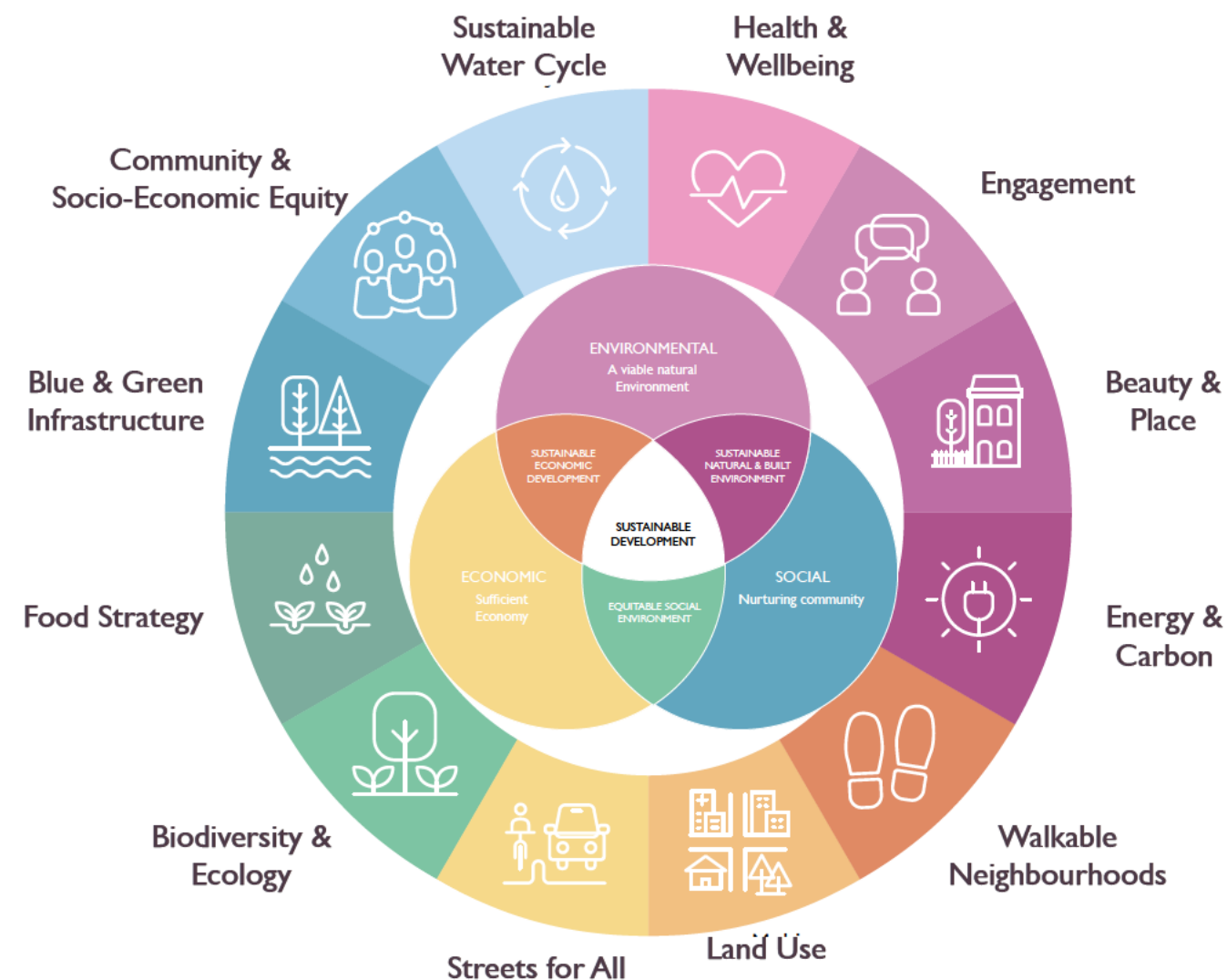
- To provide housing that is robust and adaptable to changing requirements.

#### Diversity

- Provide a wide variety of dwelling types, including a mix of tenure to provide a mixed and balance community.

#### Sustainability

- Encourage sustainable living through the layout of the scheme in terms of transport, energy use, water use and use of materials.
- Enhance the overall value of the development and create positive social, economic, and environmental benefits.





### 3.2 Design Approach

Taking into account the best practice principles our approach to development of the Framework Plans have been underpinned by a detailed understanding of the site and its natural and built context.

#### Existing Landform

- The mature tree belt along the former railway line provides physical and visual separation of the site from the landscape to the north.
- The substantial woodland, elevated road and tree/hedgerow along the A33 Basingstoke Road result in a strong and visual barrier along the edge of the SDNP.
- Whilst the primary landform falls from north to south there are gentle and rolling undulations. Within the site there is a central depression. The lower lying portion of the site indicates a suitable location to provide SuDS, creating new wetland character and enhancing Green Infrastructure functionality.
- The north-eastern corner with the A33 Basingstoke Road is significantly lower than the road, which rises to bridge the former railway line.





## Green Connections

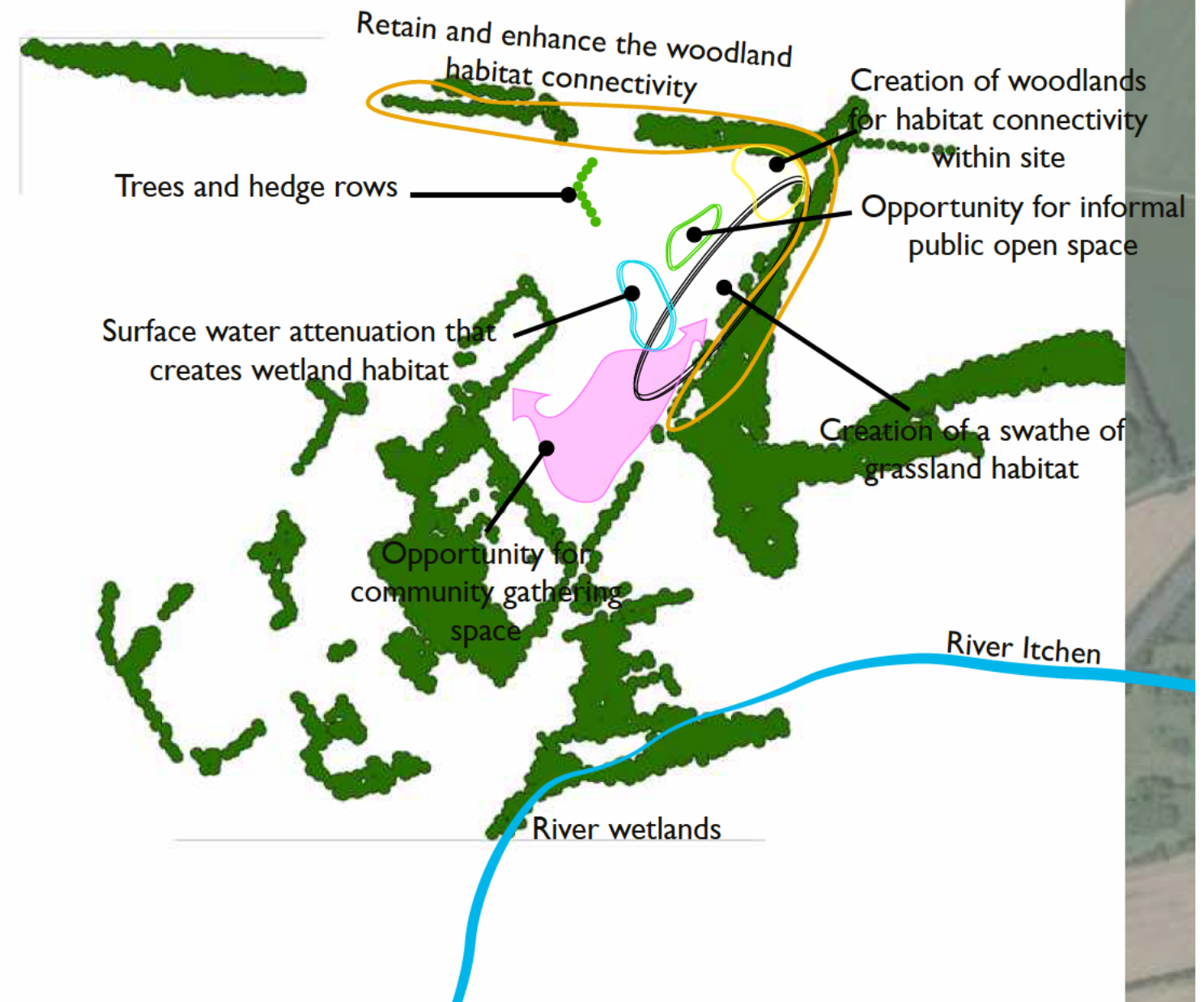
- Continuation of the green undeveloped edge of Kings Worthy to respect the immediate setting of the SDNP, and ensure that the settlements of Kings Worthy and Abbots Worthy retain their identities as distinct and separate communities.
- Green 'gateway' to Kings Worthy, opportunity to complement the existing settlement, with the inclusion of a community orchard which has multiple benefits in terms of Green Infrastructure functionality. Avoid development in this locally elevated portion of the site, which may conflict with the desire to maintain separation between Kings Worthy and Abbots Worthy.
- The change in levels to the north-east corner provides an opportunity for new woodland, not only strengthening the existing woodland boundary, but also reinforcing the pinch point on the A33 Basingstoke Road to maintain the character transition between settlement and countryside.
- Provide positive connections and to promote community access to shared spaces and facilities, including the meadows, recreation grounds and facilities, allotments and community orchards.





## Ecological Enhancement

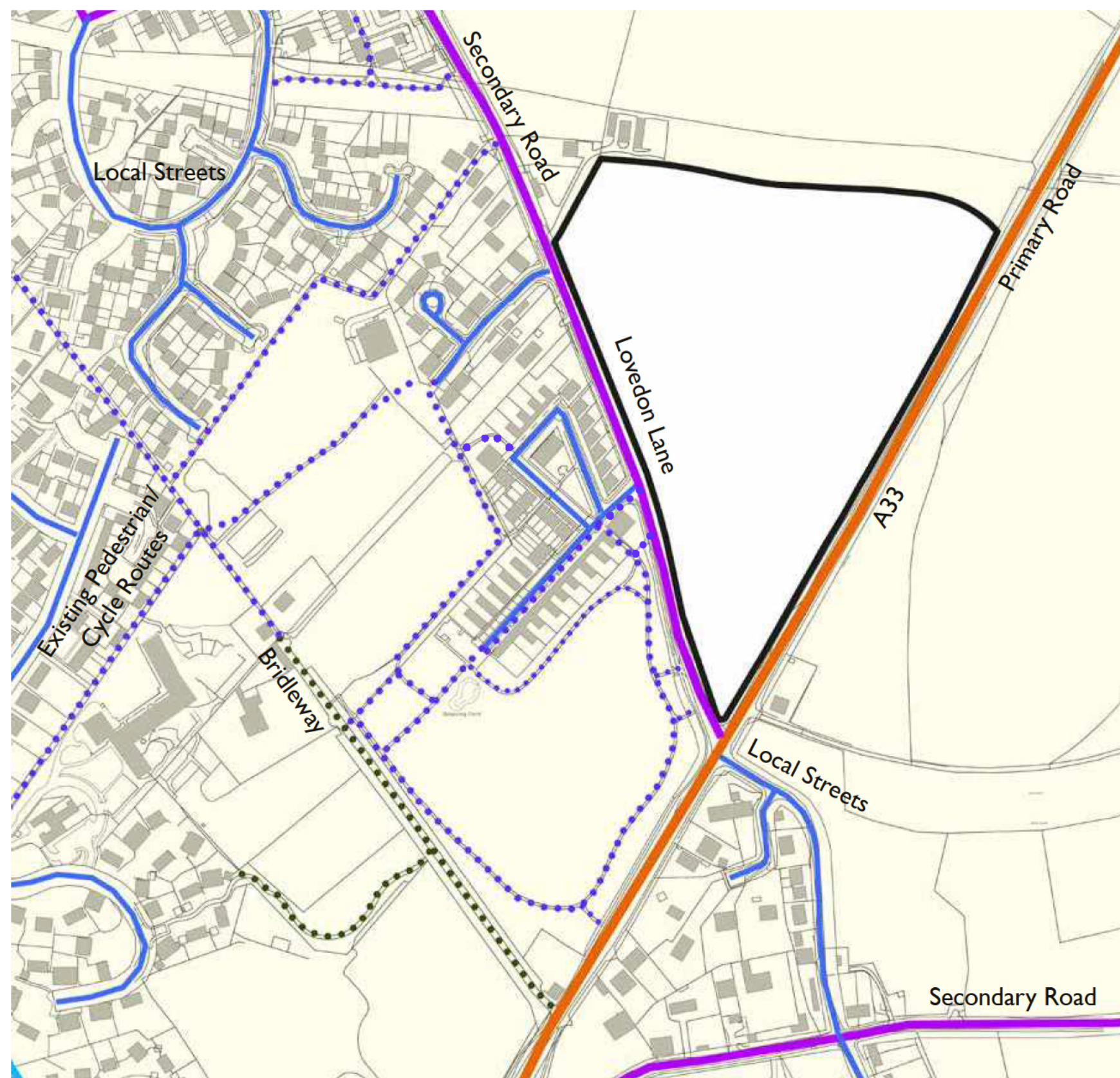
- Retain and enhance the woodland habitat connectivity to the woodland along the former railway line, A33 Basingstoke Road and eastern edge of the SDNP.
- Creation of multifunctional green eastern edge with the inclusion of a new woodland habitat area to the north-east corner, a swath of grassland with community orchard to the south-east, connecting to the Kings Worthy green edge south of Lovedon Lane. Providing shared space for the community and enhanced habitats.
- Provision of SuDS and wetland habitat to lower lying portions of the site.
- Opportunity to facilitate the provision of allotments at Eversley Gardens, part of the earlier planning consent not implemented.
- Will exceed 10% biodiversity net gain.





### Access and Movement - Improving Connections and Access to Public Transport

- The proposed development will encourage good pedestrian and cycle links within the site and connections to the existing network.
- Interventions to Lovedon Lane to create safe pedestrian crossing points to connect both physically and perceptually ensuring community cohesion and connectivity by accessing and sharing open spaces and the components contained therein.
- The proposals will provide connections to the Eversley Gardens meadow and facilitate enhancements to the existing footpath along the A33 Basingstoke Road to the B3047 London Road village centre local services.
- Connections via Loaders Close and Eversley Gardens will maximise accessibility to the recreation ground and primary school.
- The development will seek to promote the re-routing of the Spring bus service to pass the site to provide greater access to public transport not only for the site but the village as a whole.
- Through the implementation of these measures the vision is to create a neighbourhood where the reliance on the private car is greatly reduced and walking and cycling to local services and facilities becomes the preferred day-to-day mode of transport for new residents.





## Land Use

- Its location makes it a natural extension to the village of Kings Worthy, providing an opportunity to consolidate the boundaries of the village and to be contained within its landscape setting.
- The development will include a mix of dwelling types, sizes and tenure, targeted at meeting specific local needs promoting a balanced and mixed community.
- The further provision of small scale business facilities within the framework plan is of a scale that provides a counter balance to these other facilities in Kings Worthy to promote walkable neighbourhood lifestyle and increased level of wellbeing.

## Sustainability

Blenheim Strategic Partners are committed to delivering a sustainable residential development at Kings Worthy. Our commitment is formed around energy, nature and living:

### Energy

- All homes will be designed to PassivHaus standard which creates ultra-low energy buildings that require little energy for heating or cooling
- All homes will be heated using low and zero carbon technologies to contribute towards a carbon neutral district
- Photovoltaic panels will be fitted to all homes including battery storage technology
- Careful consideration of building design, plot layout, and nature based solution design to increase natural cooling and ventilation whilst reducing over-heating.

### Nature

- In excess of 10% net gain in biodiversity will be delivered within the site's boundary, with green infrastructure that includes local priority habitats, providing the multiplicity of additional benefits from nature (wellbeing, shading, flood mitigation etc)
- Ecological masterplan improving habitat connectivity and bringing wildlife into the built form.
- Sustainable drainage systems will be designed with nature based blue and green infrastructure solutions

### Living

- Electric car charging to all homes
- Facilitate active travel movements to support health and wellbeing
- All homes to include low water demand fittings
- Real time energy use data to homes
- Smart energy technology to reduce energy bills benefiting cost of living.

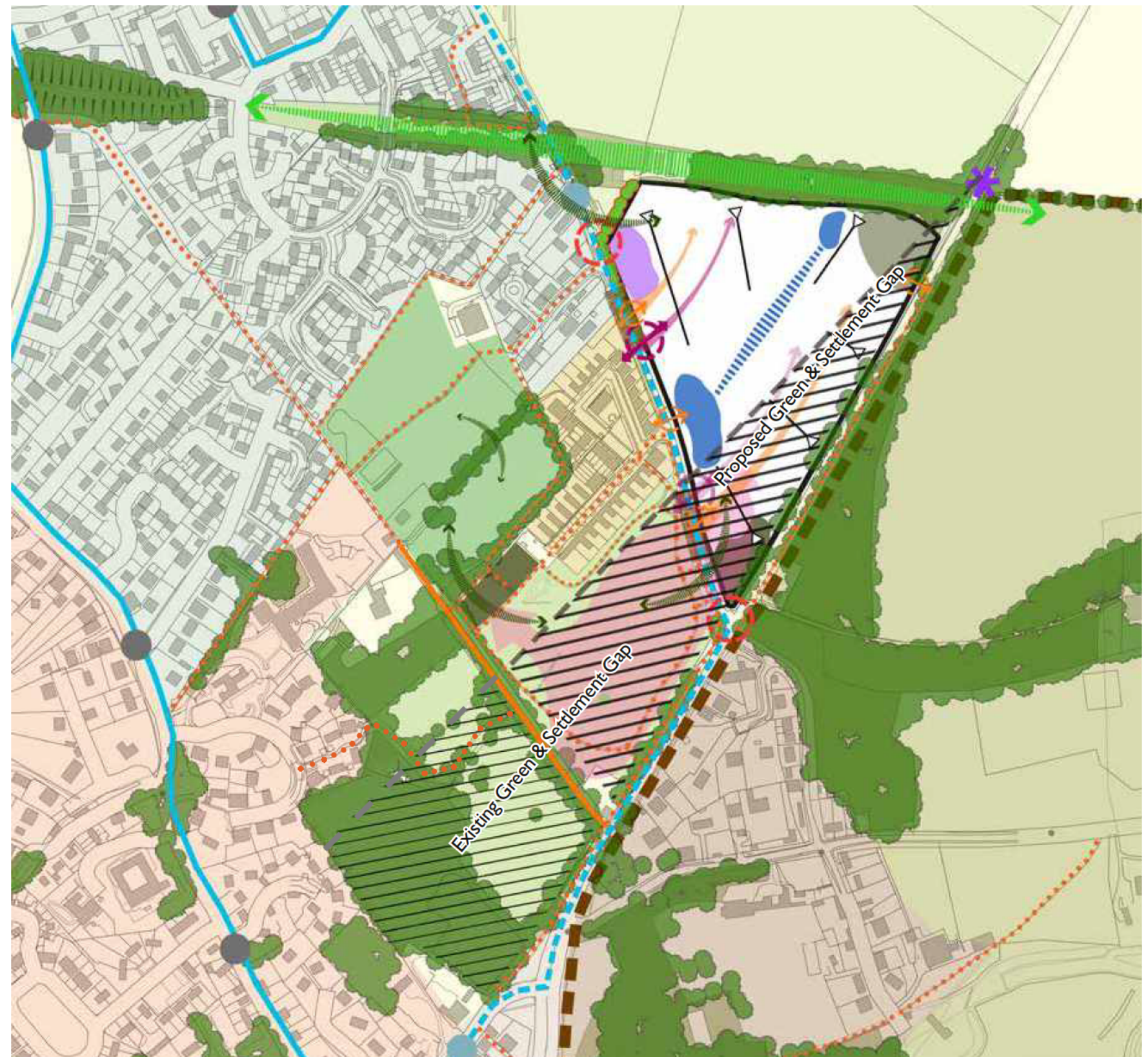
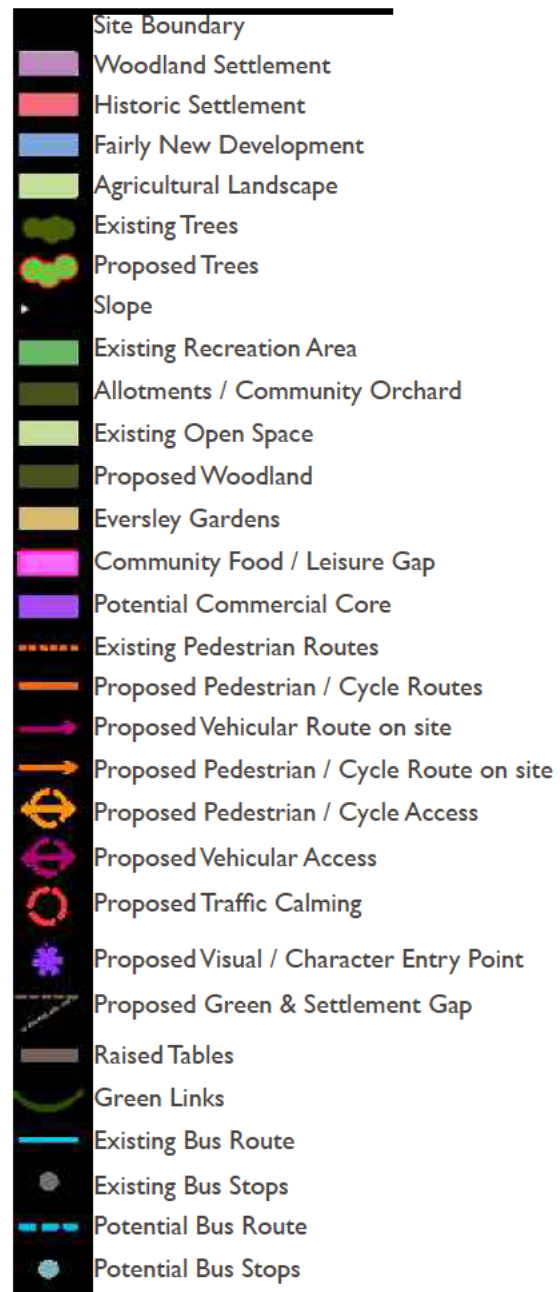




## Site Opportunities

This diagram brings together all the site opportunities arising from the analysis studies. It gives a visual understanding of the potential the site has in terms of development and connections.

The opportunity to create a distinctive place that is natural extension to Kings Worthy through design, spatial arrangement of dwellings, landscape, and physical and visual connections.

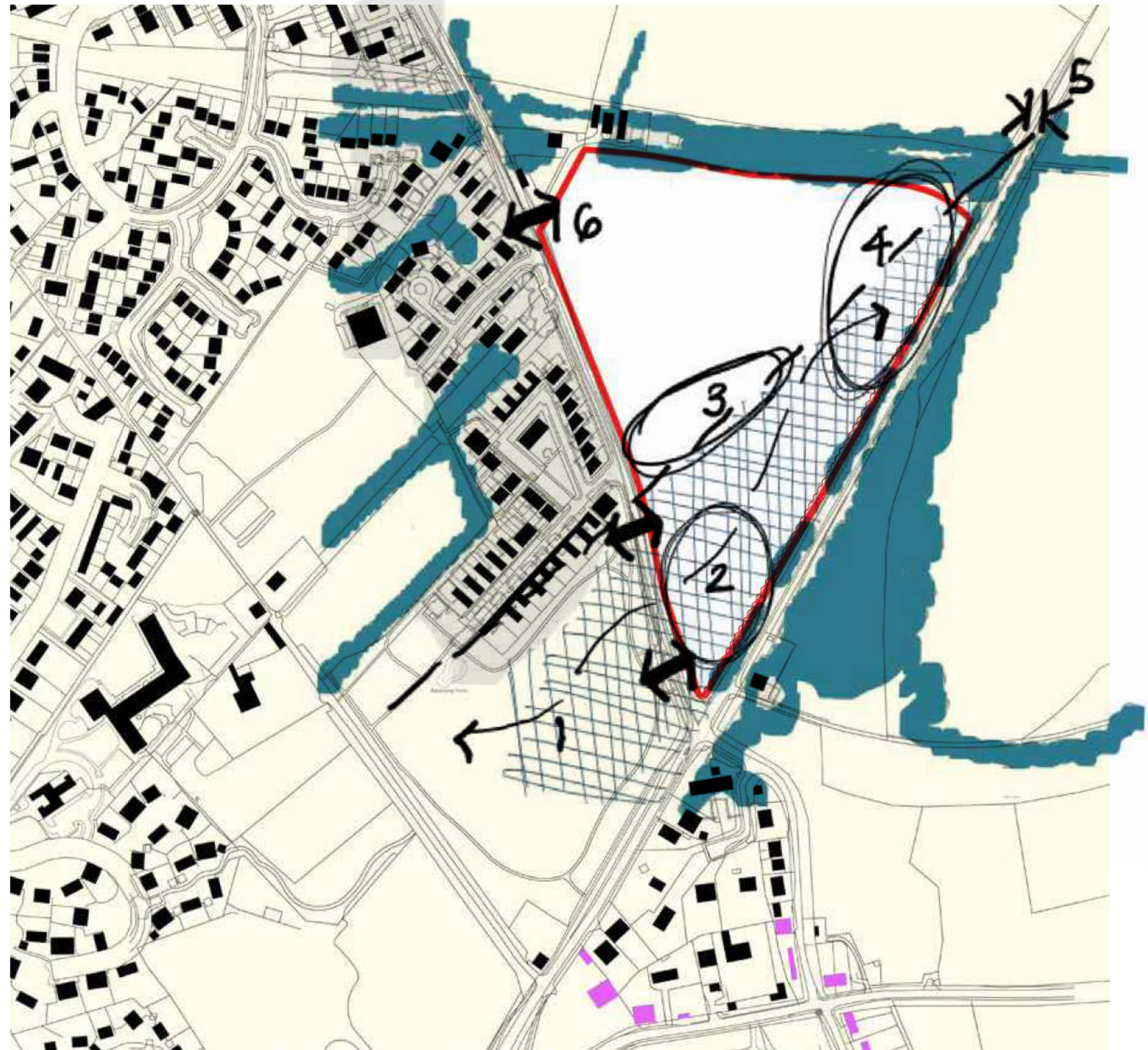




### 3.3 Landscape Framework

#### Landscape Framework – A Response to the Local Context

1. Continuation of the undeveloped edge of Kings Worthy to respect the immediate setting of the SDNP, and ensure that the settlements of Kings Worthy and Abbots Worthy retain their identities as distinct and separate communities.
2. Green 'gateway' to Kings Worthy, opportunity to complement the existing settlement, with the inclusion of a community orchard which has multiple benefits in terms of Green Infrastructure functionality. Avoid development in this locally elevated portion of the site, which may conflict with the desire to separate Kings Worthy and Abbots Worthy.
3. Lower lying portion of the site indicates a suitable location to provide Sustainable Urban Drainage, creating a new character to the open space provision on the settlement edge and enhancing Green Infrastructure functionality.
4. The change in levels in this part of the site, and the existing wooded character would benefit from new woodland planting. This would be positive for Green Infrastructure in terms of **climate change mitigation, local distinctiveness, and biodiversity enhancement**, and ensure longevity of this characteristic element of the landscape.
5. Reinforce the pinch point through woodland planting, to maintain and strengthen the character of the interface between 'town and county' necessary as a result in the change in balance of developed/undeveloped components.
6. Direct intervention to create safe pedestrian crossing points on Lovedon Lane to connect the community both physically and perceptually ensuring community cohesion and sense of place by accessing and sharing open spaces and the components contained therein.



Landscape Framework



### 3.4 Biodiversity & Ecology

#### Ecological and Landscape Opportunities

- The site is within a Natural England Network Expansion Zone and Network Enhancement Zone, which should inform habitat creation and restoration.
- Whilst not yet in local policy, the concept of measurable biodiversity net gain (BNG) has been established in the NPPF. A minimum of 10% BNG has been mandated by the Environment Act 2021 and will be required when secondary legislation controlling BNG comes into force in November 2023.
- It also presents opportunities for fauna that are likely to already use the site, together with species that do not currently.
- The built form could include features for species such as birds, bats and invertebrates, with permeability provided to enable species such as hedgehog to move unhindered.

#### Sustainability Opportunities

- Development concept reflects the site's location within a Natural England Network Expansion Zone and Network Enhancement Zone.
- It retains and enhances important features at the site's boundaries, creating green infrastructure that includes new priority habitats that improve ecological connectivity, and that can deliver in excess of 10% BNG (which is more than what will soon be mandated by new legislation in 2023).
- It also presents opportunities for fauna that are likely to already use the site, together with species that do not currently, notably bats, dormouse, birds and invertebrates.





### 3.5 Access and Movement

The access and movement strategy has been developed taking into account the travel needs of all users and recognising local circumstances. The approach ensures the integration of the site into the existing network and to ensure safe movement for all users.

#### Street Design

The design philosophy for the streets within the site will be to provide places primarily for people, not just conduits for the efficient movement of vehicles. A high priority is therefore placed on meeting the needs of pedestrians and cyclists so that growth

in these sustainable modes is encouraged. The objective of the street design will be to create a connected, safe, convenient and attractive environment that encourages people to use the public realm and so enriches the experience of living and working in the area.

The carriageway layout will be designed to control traffic speeds naturally and will respond to the layout of the built form so that it appears to be a natural consequence of it. This will reinforce the vision that this is a place for people, not just cars.

Overall, the principles of both 'Manual for Streets' documents (2007 and 2011) alongside any emerging local design guidance will inform the street design.

#### Highways

The site has frontage onto two roads – Lovedon Lane to the south-west and A33 Basingstoke Road to the east. Lovedon Lane is a residential street, whilst Basingstoke Road is a regional distributor road and forms part of the principal road network.

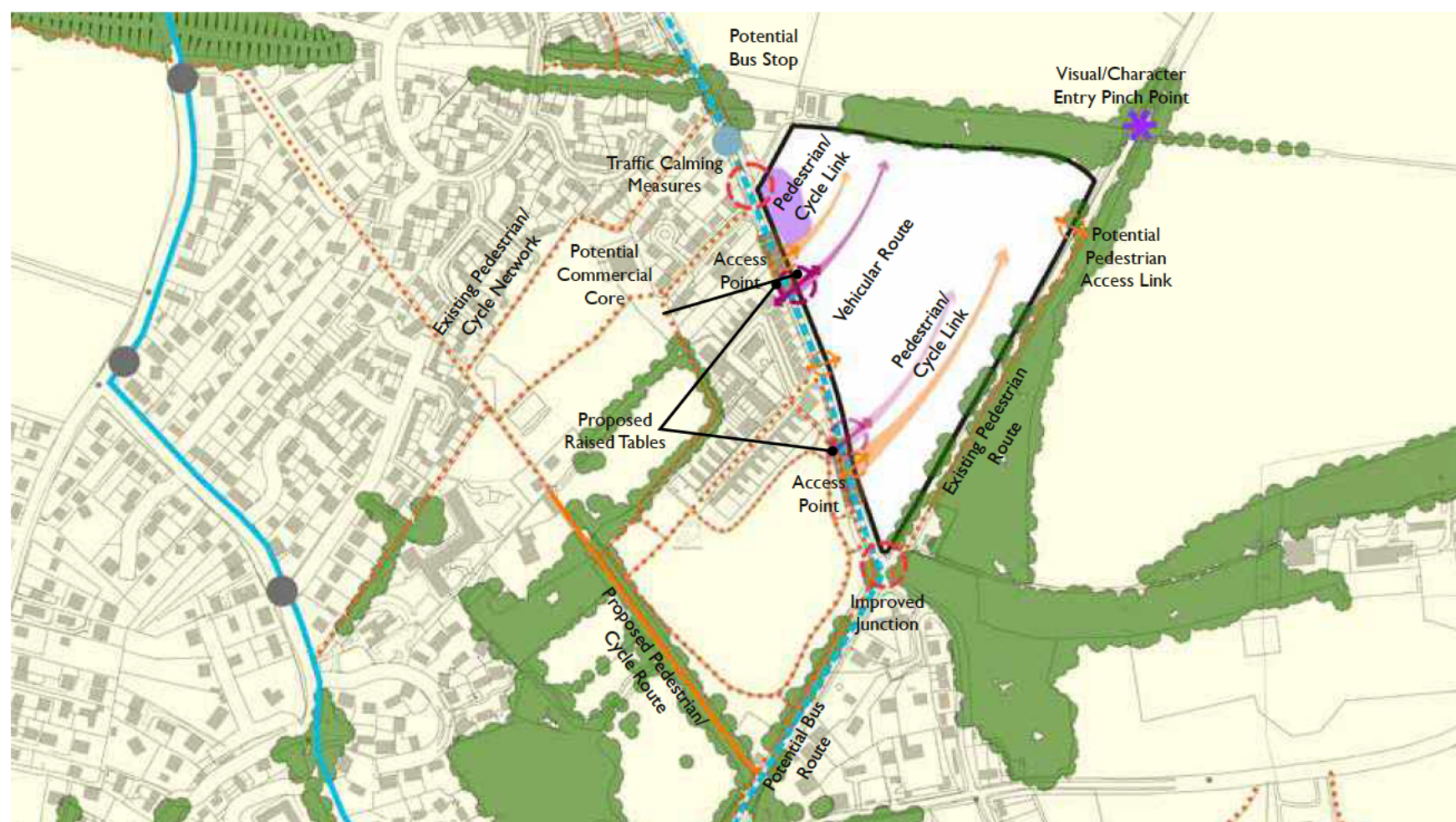
The access and movement framework plan shows how a comprehensive strategy, to promote journeys by walking and cycling, as well as accommodating cars and other vehicles, can be achieved.

Two simple priority junctions on Lovedon Lane would be provided. These could include tabletop junctions to provide traffic calming and safe pedestrian and cycle crossing.

An internal network will be designed to ensure that residents can easily walk and cycle within the local neighbourhood.

The development would be supported by a Travel Plan to encourage the development of sustainable travel patterns.

DTA Transportation has assessed the transport implications of the development proposals and has advised that the transport impacts associated with the development can be absolutely accommodated or mitigated.



Access and Movement Plan



## Improving Connections

The proposed development will encourage good pedestrian and cycle links within the site and connections to the existing network, as outlined above, to create a neighbourhood where the reliance on the private car is greatly reduced and walking and cycling to local services and facilities becomes the preferred day-to-day mode of transport for new residents.

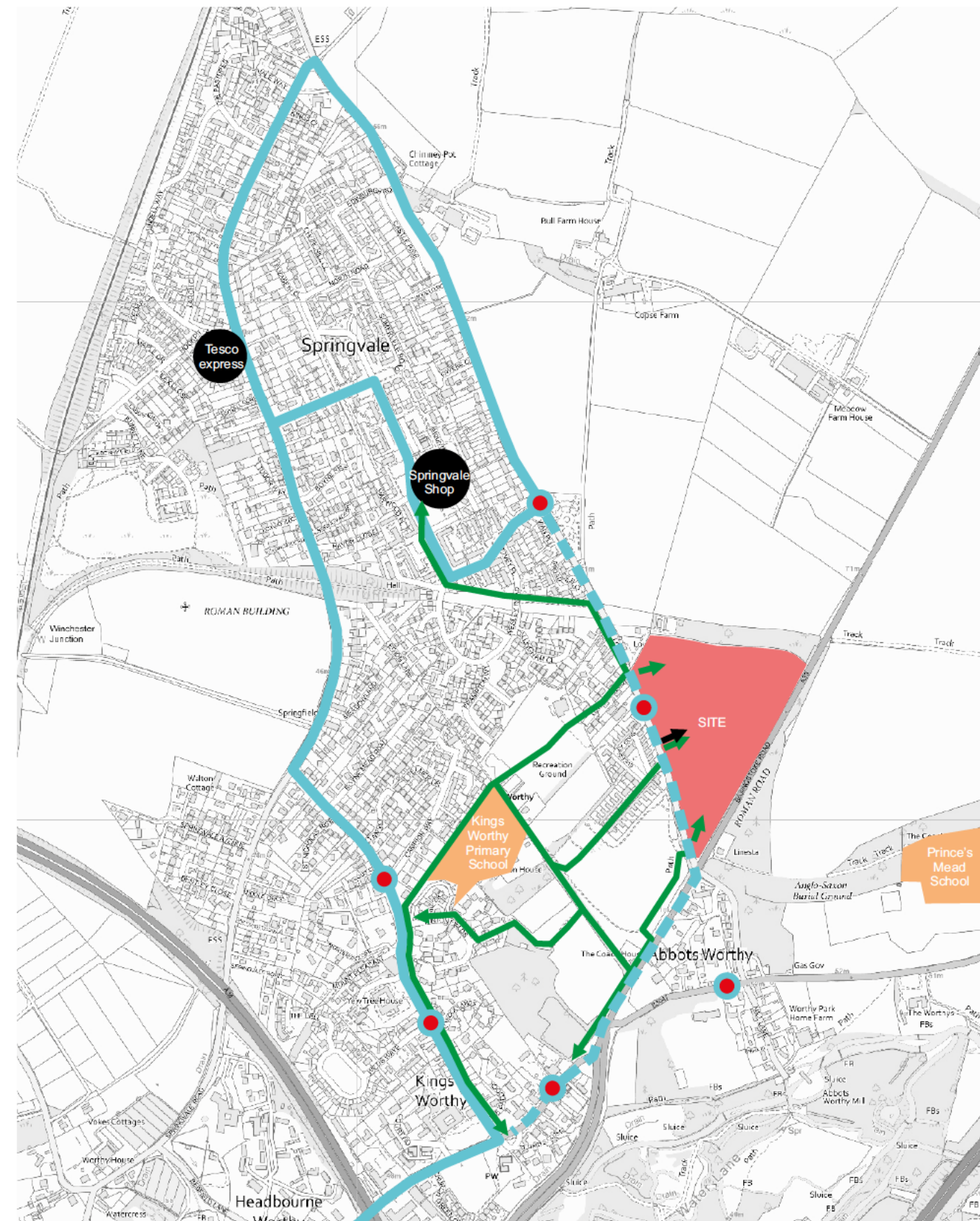
## Public Transport

Discussions are being held with Stagecoach to explore if the existing Spring bus service can be re-routed to route the bus past the site.

## Car Parking

Car Parking will be designed to comply with Hampshire County Council's standards, including disabled provision. It is proposed that residential car parking will be accommodated through a mix of on-street, on plot and private courtyard solutions.

- Pedestrian links
- Potential bus route / extension
- ➔ Ped / Cycle routes to site
- ➔ Vehicle access to site



Public Transport Plan



### 3.6 Illustrative Masterplan Proposal

The proposals seek to develop the site for residential led mixed use scheme, complementing the character of both the site and the village.

#### Block Structure & Street Frontage

- Each edge of the site provides the opportunity to bring a distinct character and density to the development as well as respond to its edge condition appropriately.
- The block structure utilises existing topography, solar orientation and green infrastructure of the site to provide a light imprint on the existing ground.
- A simple network of connected streets helps to inform block structure for development and vice versa.

#### Sustainability Opportunities

- Block structure is oriented to allow a majority of building roofs to face south /southwest optimal for solar panels
- Allotments are proposed to the west of the new homes, near to the meadows and sports pitches, consolidating the communal areas on the settlement edge.
- Lower lying portion of the site indicates a suitable location for Sustainable Urban Drainage. This will create a new character to the open space provision on the settlement edge and enhancing green Infrastructure functionality

#### Illustrative Density Gradient

- Varying density across the site responds to the context, topography, green spaces and sensitive edges.
- The changes in density and use will help to develop the narrative of character around the site ensuring variation, quality and appropriate development.

#### Illustrative Masterplan

- The Illustrative Masterplan has carefully considered the character and features of the landscape it is within and the adjacent area. A sustainable community sensitively integrated with its landscape and the wider village setting.
- An accessible, well connected Site within walking distance of amenities
- A small mixed-use cluster providing daily needs within walking distance.
- Ensure that the scale and mass of the built form makes best use of the land and respects surrounding residential character.
- Reduce the dominance of the car through the provision of a mixed parking strategy;
- The provision of an integrated Sustainable Drainage System (SuDS) network
- Encourage sustainable living through the layout of the scheme in terms of transport, energy use, water use and use of materials.



Development Area & Structure & Street Frontage



Block Structure



Sustainability Opportunities



Illustrative Density Gradient



Enhanced woodland edge

Apartment block with  
central parking  
Inner square

Potential for small  
mixed - use hub court

Entrance court

Primary Entrance

Recreation Area

Footpath Link

View connection between  
neighbourhoods

Key building

View connection between  
neighbourhoods

Recreation Area

Secondary Entrance

Continuation of Open  
Space Gap connecting  
the neighbourhoods

Enhanced & Completed  
Community Allotment  
Pedestrian and Cycle  
Crossing . Potential  
for change of surface  
material or raised table

Enhanced Open Space,  
Walking & cycle paths



Green Infrastructure corridor and  
ambling path. Varying width with  
locations for SuDS.

New woodland planting

Blocks designed and sized with  
central parking courts.

Opportunity for narrowing of  
streets and tree verge  
Farm court typology

Open space gateway at end of street

Hampshire side-yard type (gables to  
pathway following pattern of HAB scheme)

Flowering grassland

SuDS entrance pond/wetland

Meadow house

Fruit trees in (smaller root stock)  
in flowering grassland

Densely planted fruiting /nut  
trees in rough / long grass



## 4.0 PLANNING POLICY CONTEXT

Winchester City Council has commenced the review of Local Plan Part 1, which was adopted in February 2013.

This provides an opportunity to set out the new vision and framework for future development in the district up to 2039.

The City Council consulted upon a range of issues and priorities in 2021 which considered different spatial options for distributing growth.

The Council are now embarking upon a subsequent stage of consultation, the draft Regulation 18 Local Plan with consultation scheduled to commence on 2nd November 2022.

The Regulation 18 Local Plan will further consider the distribution of housing.

The Standard Method need within Winchester is currently 14,178 dwellings for the district over the plan period to 2039, however, there are a number of authorities unable to meet the Standard Method housing need in full within the Partnership for South Hampshire (PfSH) area.

One of the principal issues for the Local Plan will be to ensure that an adequate supply of land is made available for the delivery of housing both in the short term and over the whole plan period.

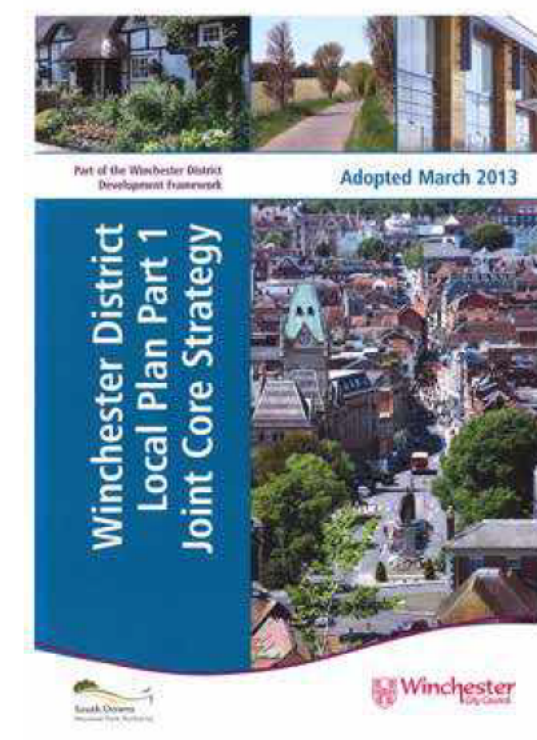
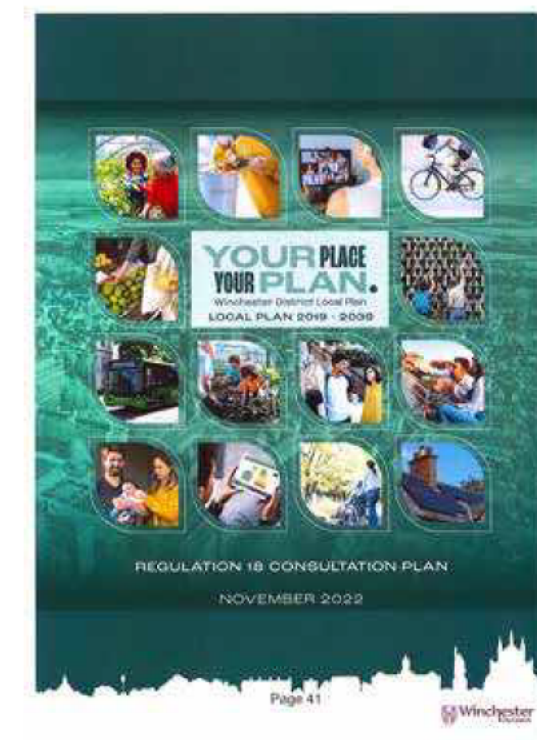
To achieve the required level of development it will be essential that development is brought forward in the most sustainable locations, such as Kings Worthy.

Blenheim Strategic Partners believe that land off Lovedon Lane represents an excellent opportunity for Winchester City Council to meet part of its housing requirement as well as unmet need arising from within the PfSH in a sustainable way.

The land off Lovedon Lane provides the least contribution in landscape terms, falls outside of the designated 'green gap' between Kings Worthy and Abbots Worthy and builds upon the 15-minute City concept in terms of connectivity.

The scale of the development is also commensurate with public benefits and shall be demonstrated via subsequent chapters within this document.

The site is not unduly affected by any planning policies, technical or environmental constraints that are not capable of being managed within the site masterplan and layout.





## 5.0 DELIVERY

The site is available for development now. Blenheim are presently in sole control of the site and delivery of the site can be achieved well within 5 years, thus the site will be able to make a significant contribution to the councils five year housing land supply.



*Community Green Spaces*



*Opportunities for Recreation and Play*



*Integration of Green SUDS*



*Masterplan*



*Streets for All*



## 6.0 CONTEXT ANALYSIS

### 6.1 The site

Kings Worthy is a village located to the north of Winchester on the western edge of the SDNP and the western edge of the River Itchen. The site approximately 7.6 hectares (18.93 acres) and is situated on the north-east edge of the village.

The site lies within a gently sloping landscape with the primary landform falling from the north to the river. It is currently used for agricultural purposes and comprises a single parcel. The site is accessed from Lovedon Lane.

The site is bounded by:

- A mature belt of trees along the former (Southampton-Alresbury-Alton) railway line provides physical and visual separation of the site from the landscape to the north.
- A tree/hedgerow on the eastern boundary results in a strong physical and visual barrier along the edge of the A33 Basingstoke Road and the SDNP.
- Lovedon Lane provides an open aspect to the south-west providing intervisibility between the site and Eversley Gardens.
- A mature hedgerow on the western boundary provides physical and visual separation with Lovedon Farmhouse.

The site is situated outside the Kings Worthy Conservation Area and there are no listed buildings in the immediate vicinity. The SDNP lies to the east, but the site is entirely outside any statutory nature designations, with no Tree Preservations Orders. The site is within an area of lowest risk of flooding.



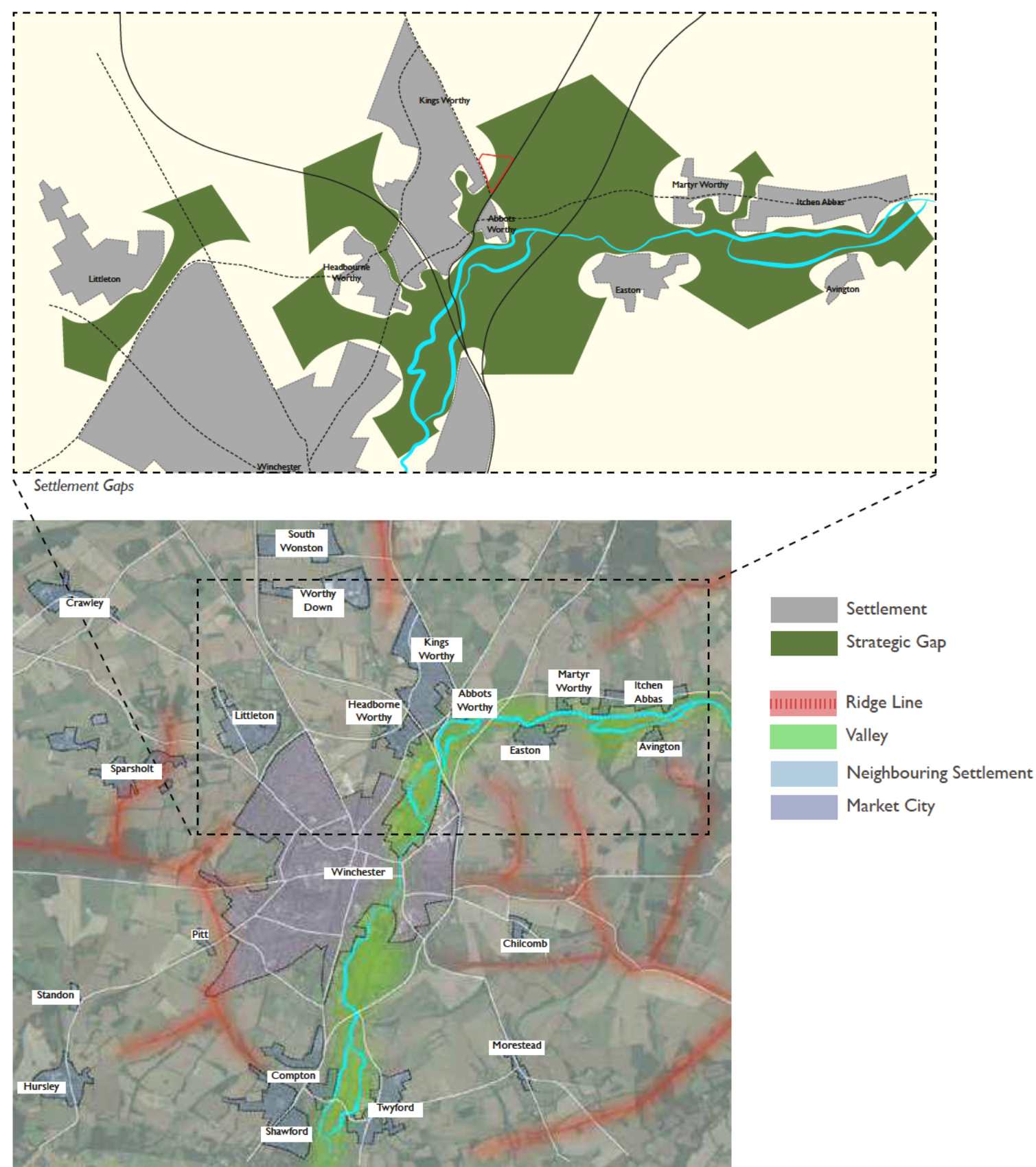


## Settlement Pattern

- Winchester is a compact city at the western end of the SDNP, on the River Itchen. A series of rural villages radiate from its centre. Their pattern reflects the historic relationship between these largely agricultural settlements and market function of the city.
- The River Itchen is a strong natural feature that provides separation to villages along its flood plain.

## Settlement Gaps

- The gaps between the settlements are sometimes extensive, emphasised by topography, natural features or agricultural field patterns. In some cases the settlement gap is limited to no more than the width of a small paddock or field.
- However small these gaps, the settlements refuse coalescence by maintaining greenery between each of the settlements.
- To the north of Winchester, the gaps between settlements is derived from the natural barrier of the River Itchen and its flood plain.
- The gap between Itchen Abbas and Avington follows a similar pattern.
- Whereas some of these gaps are due to historic woodlands that define the character of the area, such as the gap between Kings Worthy, Headbourne Worthy and Abbots Worthy.
- These gaps also perform a role of aiding the retention of the local distinctiveness of each village and create a sense of identity.



Settlement Pattern



## Local Pattern and Grain

There is a distinctive pattern and balance of landscape and townscape components which enable an understanding of the sense of place. This is important to ensure that extending the settlement edge is part of Kings Worthy and properly anchored to its context.

- **Area 1** - This part of the settlement has an irregular form and has a strongly historic and wooded character.
- **Area 2** - An area of relatively contemporary housing with a regular pattern, vegetation has a distinctly 'domestic' character with occasional groups of mature trees. The housing is the dominant component of the townscape character.
- **Area 3** - Abbots Worthy is a strongly wooded contained settlement, the vegetation dominates the street scene. Limited growth ensures the village is appreciated as small and historic community separated from its 'neighbours'.
- **Area 4** - The agricultural landscape comprises large rolling fields defined and contained by mature tree belts and woodlands.





## 6.2 Transport and Accessibility

### Local Road Network

The site is located to the east of Lovedon Lane and west of the A33 Basingstoke Road. The PlaceLogic Street Activity assessment shows that the site is well connected to the local and wider network.

Lovedon Lane runs along the northern edge of Kings Worthy and connects to Stoke Charity to the north.

The A33 Basingstoke Road, to the south-west, joins the A34 Winchester Bypass which in turn joins the M3 at the A34/A272 roundabout. The M3 provides a strategic link to Berkshire and London to the north and Southampton and Portsmouth to the south. To the north-east the A33 continues on to Basingstoke.

### Walking and Cycling

The local area has a good network of footpaths. There is a safe, largely traffic free, pedestrian route from the site to the primary school via Loader Close and Eversley Park recreation ground. There are also recreational routes through the residential development of Eversley Gardens which provides a connection onto Hinton House Drive. There are also several public rights of way (PRoW) in Kings Worthy.

The National Cycle Route 23 is located around 2km to the south of the site. This route runs through Winchester and connects Winchester to Southampton in the south and Basingstoke and Reading to the north.

### Public Transport

The site is accessible to local bus stops. Bus services, Spring and 95, can be accessed from Lovedon Lane to the north, which is approximately 700m from the centre of the site. There are the B3047 further bus stops on the B3047 London Road, and this is served by route 67.



Mobility Framework



Existing Mobility Constraints



Place Logic Street Activity

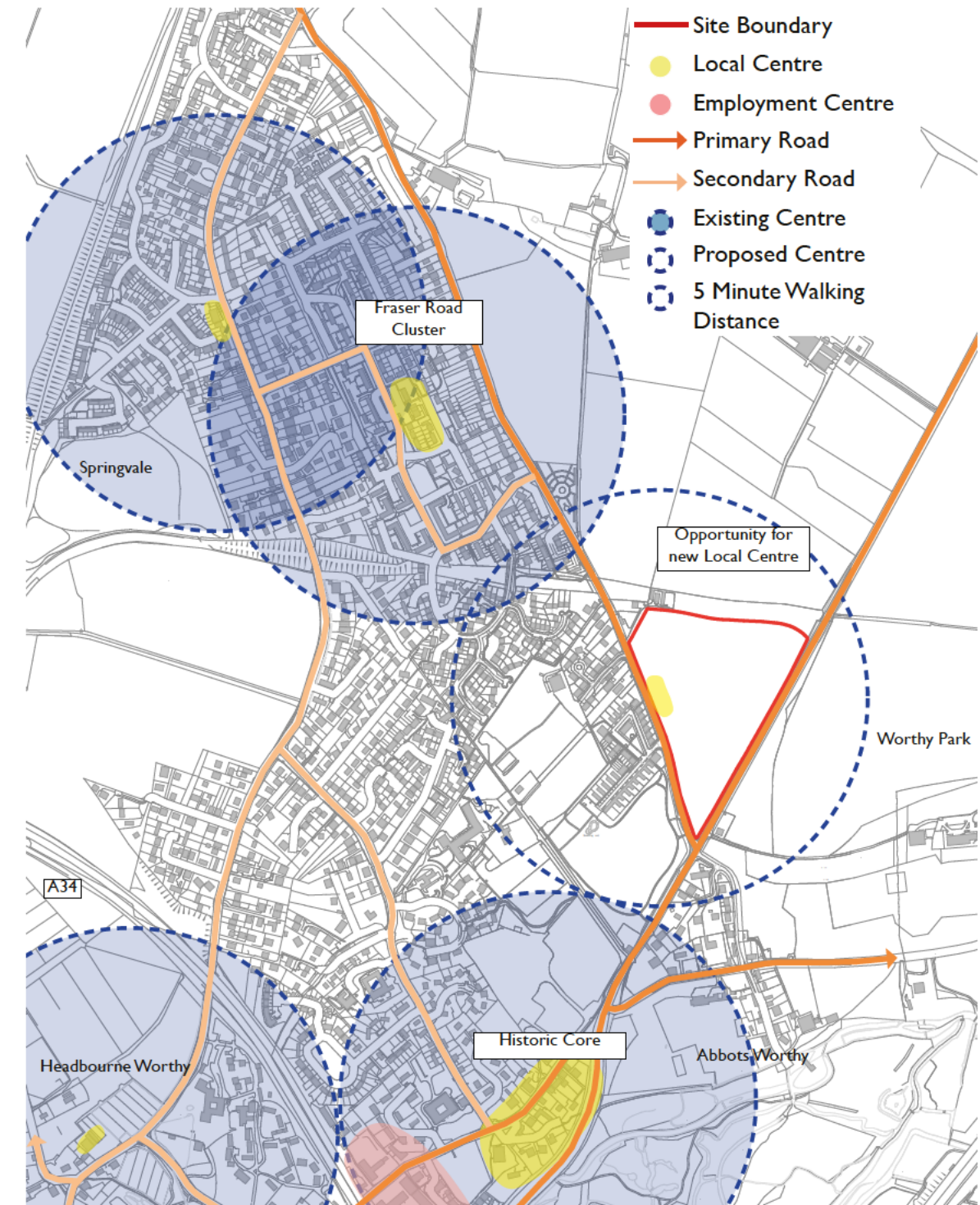
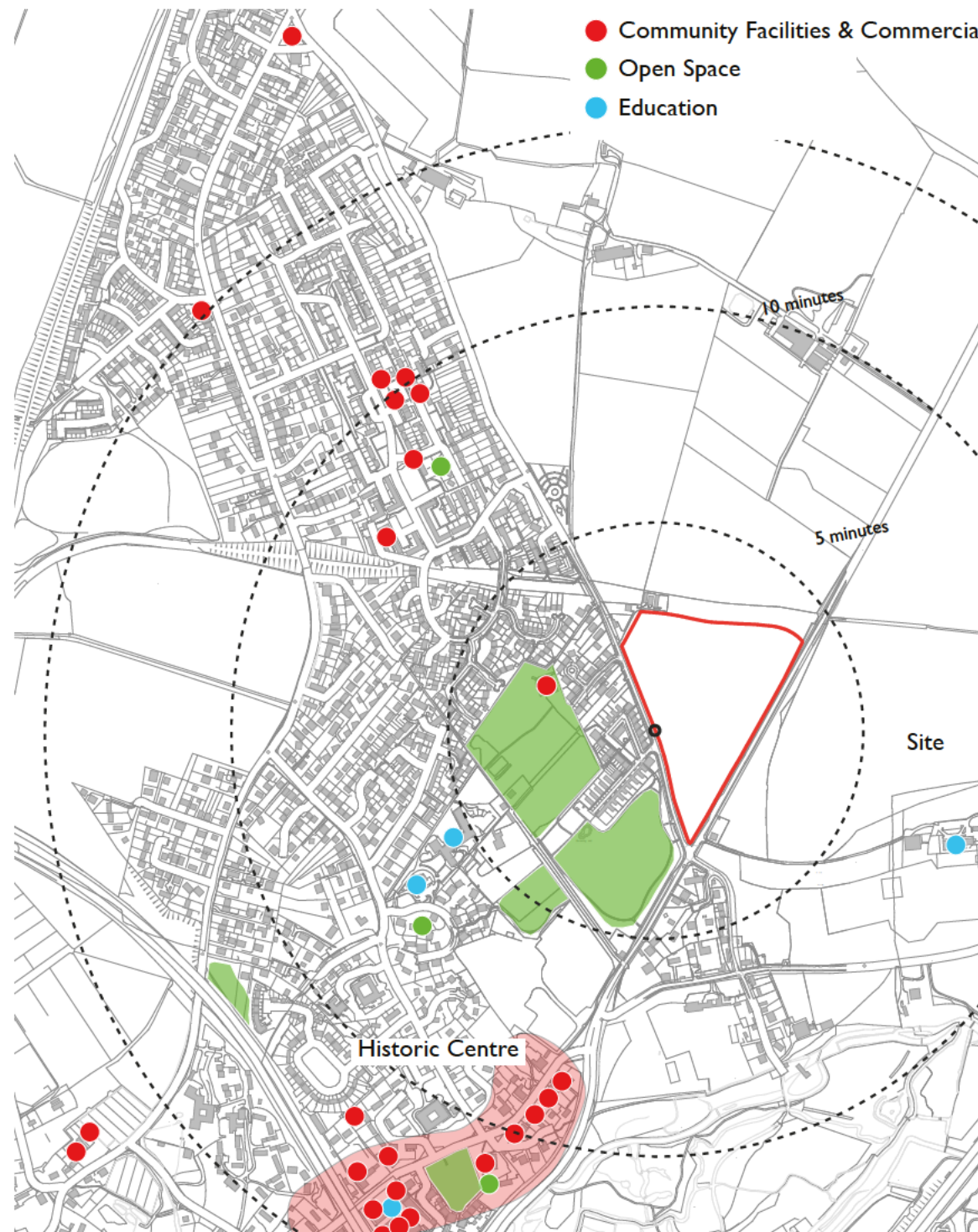


### 6.3 Facilities and Services

Generally, facilities are clustered within the historic village core along the B3047 London Road. These and the local centre at Fraser Road to the north are within 800m of the site and can easily be reached by walking and cycling. Other facilities include

the local convenience store to the northern end of Springvale Road and a farm shop, garden centre and café at the southern end of Springvale Road in Headbourne Worthy.

The Kings Worthy primary school and Eversley Park recreation ground are both conveniently located within 400m of the site.





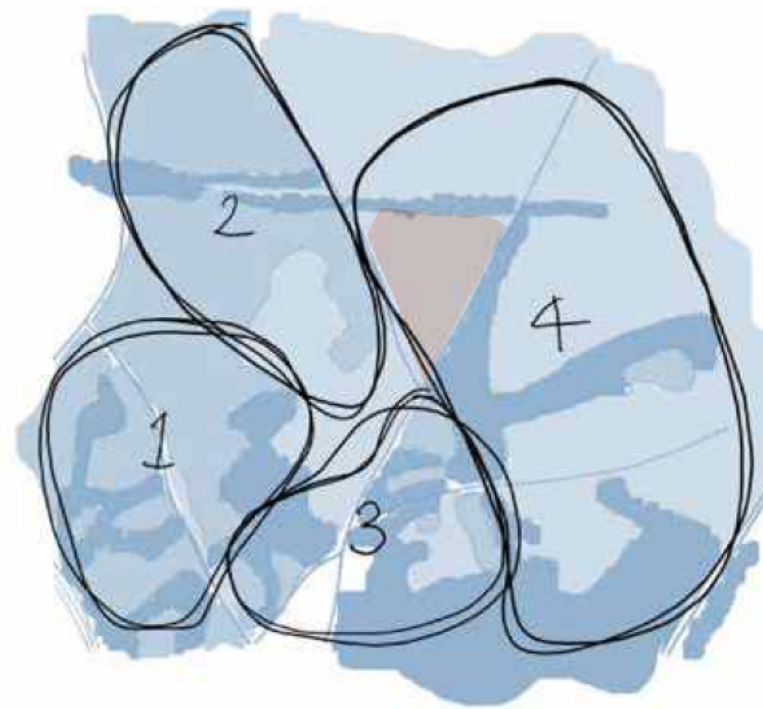
## 6.4 Landscape Context

The analysis, as articulated in this document, has been informed by the guidance contained in 'An approach to landscape sensitivity assessment- to inform spatial planning and land management', Natural England, June 2019.

The assessment of sensitivity of the receiving landscape and visual environment is based on the type of development proposed but absent of a detailed scheme so that the assessment process informs the output (masterplan).

- Desktop studies, data collection and fieldwork focussed on:
- Landform
- Land cover
- Historic features
- Enclosure
- Settlement (land use, pattern, grain, character)
- Connectivity
- Visual character (skylines, important views and vista, landmarks, intervisibility, typical receptors)

Having considered the site, and its wider context I have concluded that the site has capacity to accommodate new housing, subject to addressing a number of sensitivities and opportunities associated with the location. The capacity will be determined through the master planning process, but should take account and be cognisant of the observations recorded below and the recommended landscape response.

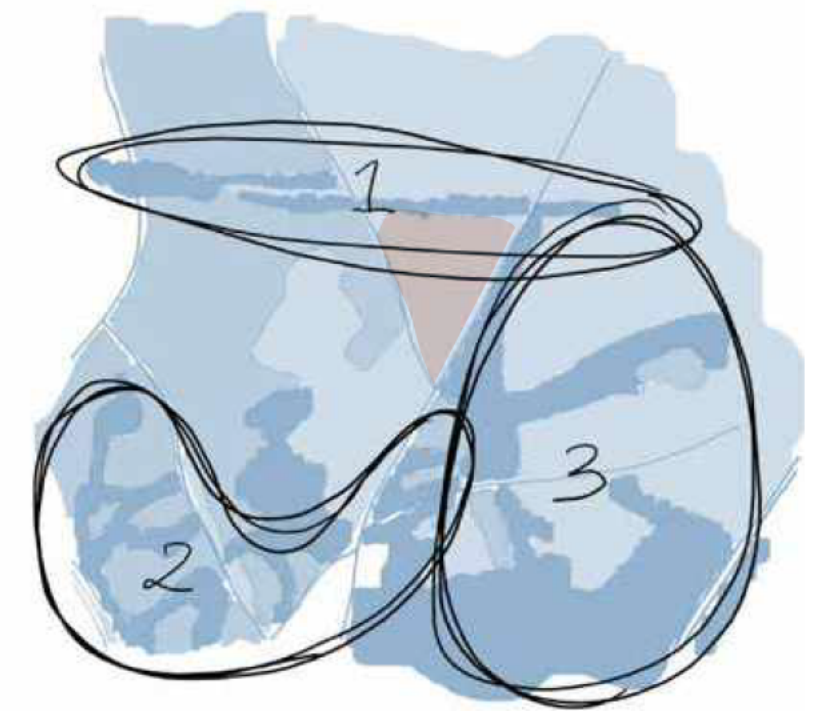


### Context Analysis

#### Pattern and Grain

At a landscape scale there is a distinctive pattern and balance of landscape and townscape components which enables an understanding of the sense of place. This is important in order to ensure that extending the settlement edge is part of Kings Worthy and properly anchored to its context.

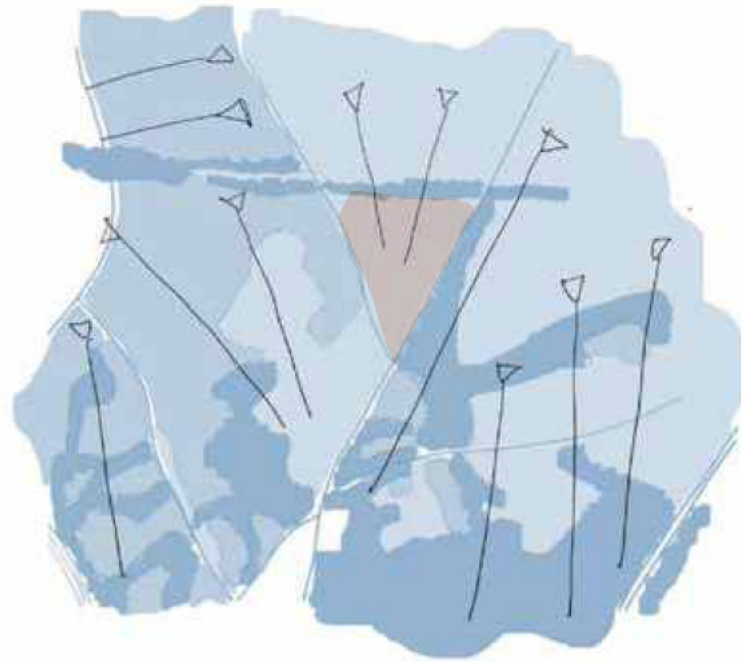
1. This part of the settlement has an irregular form and has a strongly historic and wooded character.
2. An area of relatively contemporary housing with a regular pattern, vegetation has a distinctly 'domestic' character with occasional groups of mature trees. The housing is the dominant component of the townscape character.
3. Abbots Worthy is a strongly wooded contained settlement, the vegetation dominates the street scene. Limited growth ensures the village is appreciated as a small and historic community separated from its 'neighbours'.
4. The agricultural landscape comprises large rolling fields defined and contained by mature tree belts and woodlands.



#### Vegetative Framework

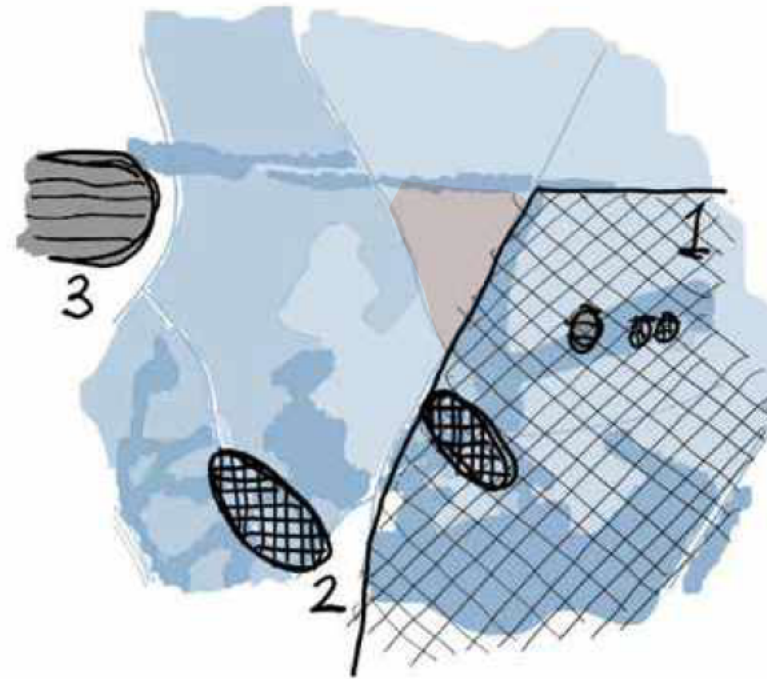
The pattern, form and distribution of the vegetation is varied but there are some distinctive aspects to the tree cover.

1. The former Southampton – Newbury- Didcot line (now disused) has resulted in a strongly linear but well wooded feature. Its legibility in the landscape should be retained as an acknowledgement of local history
2. Mature trees within the settlement are indicative of the original character of Kings Worthy and create a sense of maturity to the townscape. The mature trees create 'compartments' in the townscape adding internal differentiation and distinction.
3. Relatively large woodland blocks are dominated by deciduous and native tree species and provide definition to the medium and large-scale fields.



#### Contextual Landform

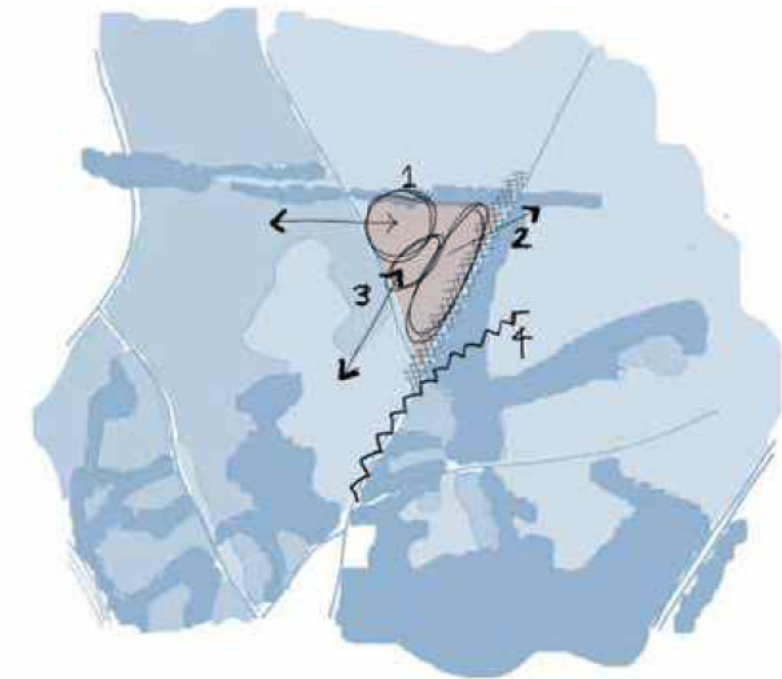
The landscape in and around Kings Worthy is directly influenced by the underlying chalk geology and the resultant drainage pattern. To the south of Kings Worthy is the River Itchen, the primary landform is falling from the north to the river.



#### Relevant Designations

There are a number of relevant policy/designation constraints which are indicative of landscape and townscape value. In respect of the site is the SDNP.

1. The SDNP is a nationally valued landscape, its setting is recognised in NPPF, para 176, however, development is not precluded. The requirement is for development to be “sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”
2. Clusters of Listed Buildings are found in the historic core of Kings Worthy and Abbots Worthy.
3. A Scheduled Ancient Monument to the east is a significant constraint to growth of Kings Worthy.



#### Views and Visibility

Kings Worthy and its local context is well treed, in part due to its lower valley side/valley floor location. This means that views out of the settlement is limited.

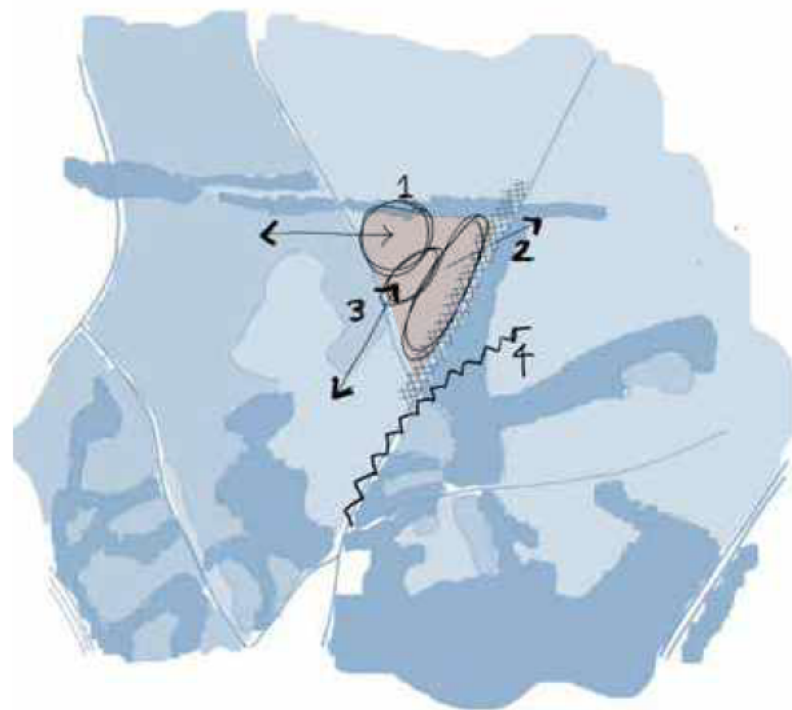
From external vantage points views across the valley illustrate how the ‘valley’ buildings and settlements are integrated with the surrounding rural landscape.

The 2013 Landscape Sensitivity Appraisal<sup>1</sup> prepared by WCC to inform the Local Plan Part 2 confirms the observations made by Leyton Place that there are no panoramic or important views associated with the site, as it is contained by vegetation.

A winter assessment of views is undertaken, as at the current time, the full tree canopies create a heavily contained and visually screened character.

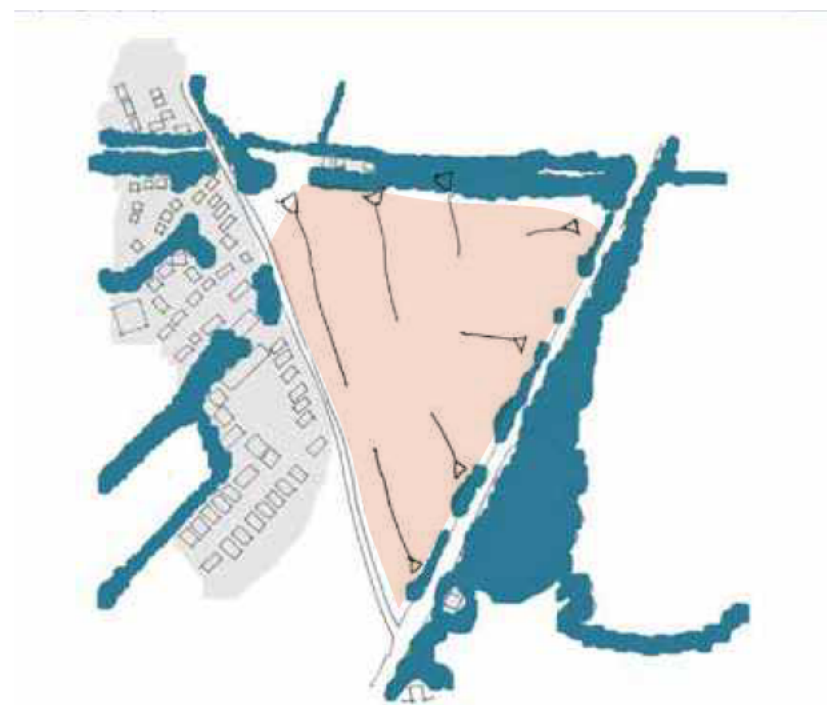
<sup>1</sup>There are flaws in the analysis, which concluded this site is more sensitive to development than the SAM to the west. Greater reliance is placed on the proximity to the SDNP.





#### Landscape Issues – Contextual Analysis

1. Create a sense of place which is distinctly part of Kings Worthy, this will be achieved through design, spatial arrangement of dwellings, physical and visual connectivity.
2. Careful consideration and treatment of the setting of the SDNP. Provide an appropriate transition between the expanded settlement edge and the protected landscape.
3. Townscape of the exiting settlement edge, including the relationship of housing and open space will inform the integration of the expanded settlement.
4. Ensure physical, visual, and perceptual separation between Kings Worthy and Abbots Worthy.



#### Site Analysis

##### Topography

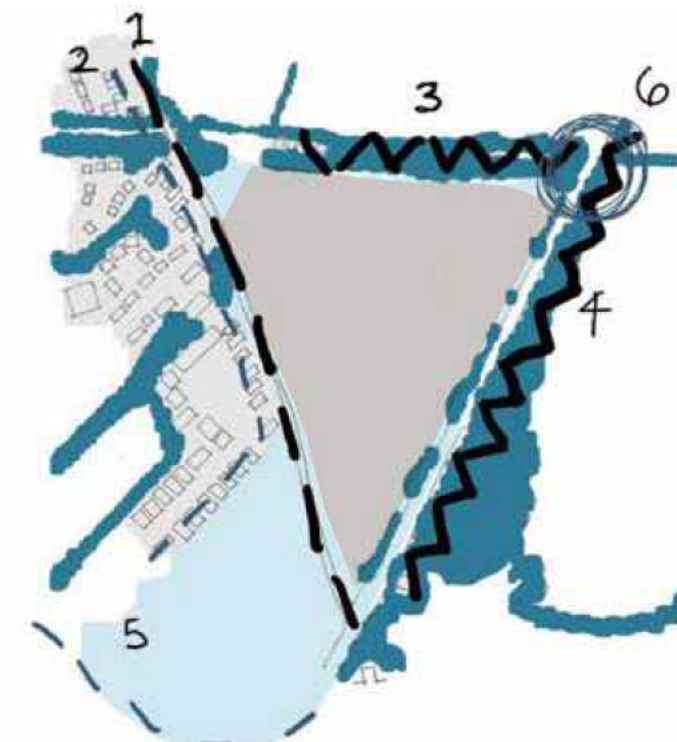
Whilst the primary landform falls from north to south there are gentle and rolling undulations. Within the site there is a central depression.

The north-eastern corner with the Basingstoke Road is significantly lower than the road (which rises to bridge the railway line).

##### Barriers and Containment

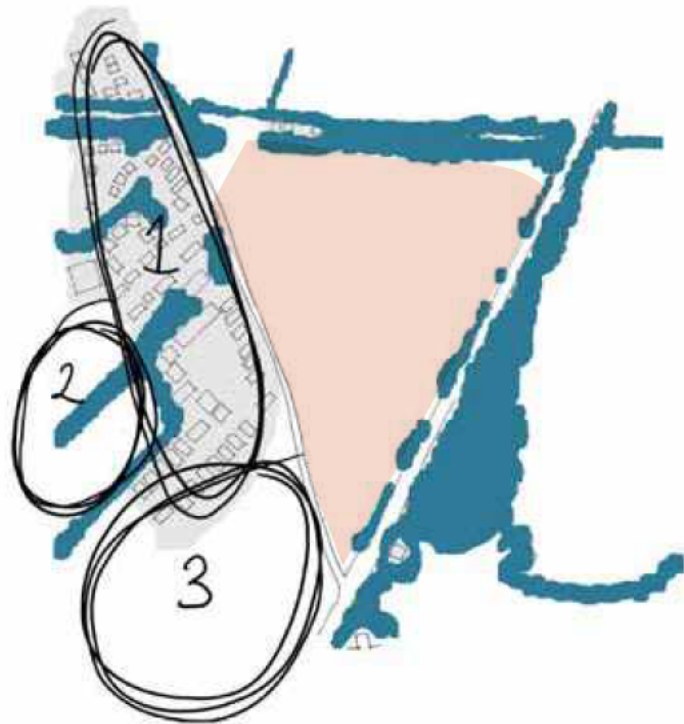
There are a number of physical, visual and perceptual aspects of the landscape which act as containing or barrier features.

1. Lovedon Lane is a distinctive straight road, typical of the road network, a consequence of the Roman invasion. The road presents an impediment to movement east-west. Its open aspect to the east means there is a strong visual intervisibility between the site and the settlement.
2. The alignment of the road and the presence of housing to the west 'backing' on to the road creates a hard edge to the settlement. The orientation of the existing properties is a physical and perceptual barrier to integration.



3. The mature tree belt along the former railway line provides physical and visual separation of the site from the landscape to the north. The open character of the boundary with Lovedon Lane ensures there is a perceptual relationship with the Settlement edge.
4. The substantial woodland, elevated road, and tree/hedgerow on the eastern boundary results in a strong physical and visual barrier along the edge of the SDNP.
5. The mature trees within and on the edge of Kings Worthy provide a secondary aspect to the physical and visual containment to the south-eastern edge of Kings Worthy.
6. The rising road and linear tree belt create a strong visual pinch point, marking the change from the settled to agricultural landscapes.

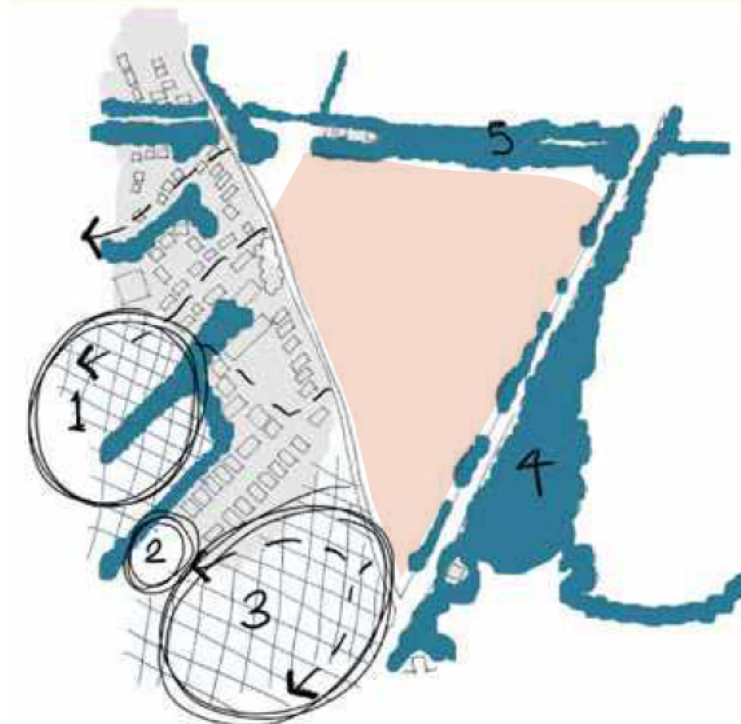




#### *Townscape Components*

In respect of the existing settlement edge, of relevance to the site, there are three distinct components.

1. Regular residential properties with small pockets of open space and/or groups of trees.
2. Formal recreation/sports provision connected by footpaths.
3. Meadow grassland with access by pedestrians only.



#### *Green Infrastructure Features of Note*









The existing settlement edge currently contributes to multifunctional green infrastructure in the following manner **[Functionality emboldened]**.

1. Sports pitch provision. **[Recreation and health]**.
2. Allotments are proposed to the west of the new homes, near to the meadows and sports pitches, consolidating the communal areas on the settlement edge. **[Recreation and health, food production, stronger communities]**.
3. Meadows providing shared space for the community. The meadows offer opportunities for informal recreation and enhanced habitats. **[Climate change adaptation and mitigation, water management, biodiversity enhancement, recreation and health, local distinctiveness]**.

## 6.5 Trees and Ecology

### Green Constraints

- In common with all planned or proposed residential development in the River Itchen catchment, mitigation to address increased nutrients in the River Itchen Special Area of Conservation (SAC) and site of Special Scientific Interest (SSSI) will be required prior to determination of an application.
- The site comprises of predominantly arable land of negligible ecological importance, bounded by hedgerows and tree lines of between site and local ecological importance.
- The site's boundaries are likely to support dormouse, foraging and potentially roosting bats and farmland birds. Brown hare have been confirmed at the site.

-  Redline Boundary
-  Dry Ditch
-  Intact Hedgerow – Native Species-Rich
-  Intact Hedgerow – Native Species-Poor
-  Hedgerow with Trees – Native Species-Rich
-  Earth Bank
-  J1.1 – Cultivated/disturbed land - arable
-  B4 – Improved grassland
-  A1.1.1 – Broadleaved woodland – semi-natural



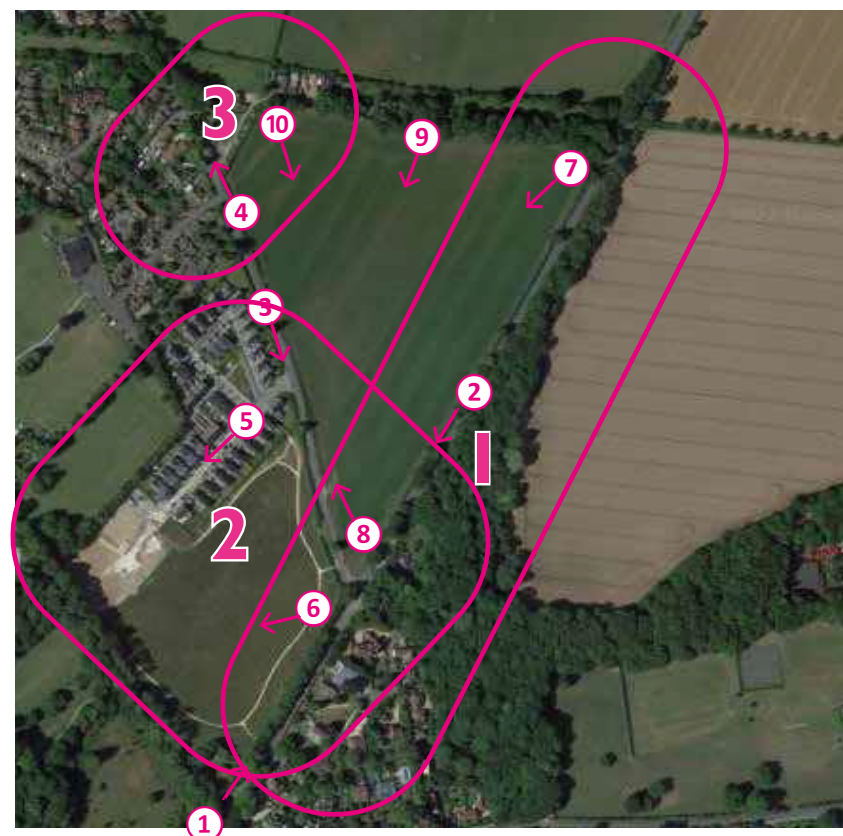
Habitat Features Plan



## 6.6 Built Environment Context

### Site Townscape Components

- Area 1 – Leaving the A33 Basingstoke Road meadow grassland, with pedestrian access only, provides a transition to the existing development edge. This boundary with Lovedon Lane is formed by a mature hedgerow.
- Area 2 – Contemporary housing to Eversley Gardens and Loader Close has a regular form with small pockets of open space or groups of trees. The houses to Eversley Gardens ‘back’ onto the road behind a mature hedgerow. The orientation of these existing properties is a physical and perceptual barrier to integration. Beyond Eversley Gardens the houses sit in larger plots fronting Lovedon Lane.
- Area 3 – To the north of the site on the eastern side of Lovedon Lane a private drive provides access to Lovedon Farmhouse, a contemporary house with outbuildings on a larger plot.





## Context Photos





## Townscape Grain

The earlier Local Pattern and Grain analysis illustrates in broad terms the townscape characteristics seen in Kings Worthy. The examples explore three areas at a more detailed grain, which highlight a variety of densities.

### Area B (London Road) - Existing Neighbourhood

Area	2.75 HA
No. of Dwellings	47 Dwellings
Area of Built Form	0.43 HA
Area of Private Open Space	1.62 HA
Ratio- Built Form/ Block Area	15.6%
Density (Units/Ha)	17.09 DPH

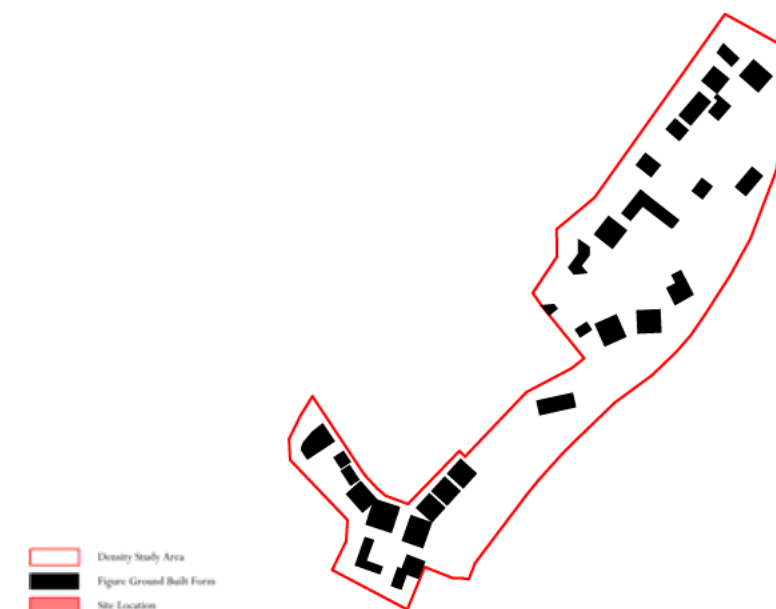
#### Notes

Mixture of dwelling types including detached houses with historic character and some semi-detached houses.

Development density is low to medium scale.

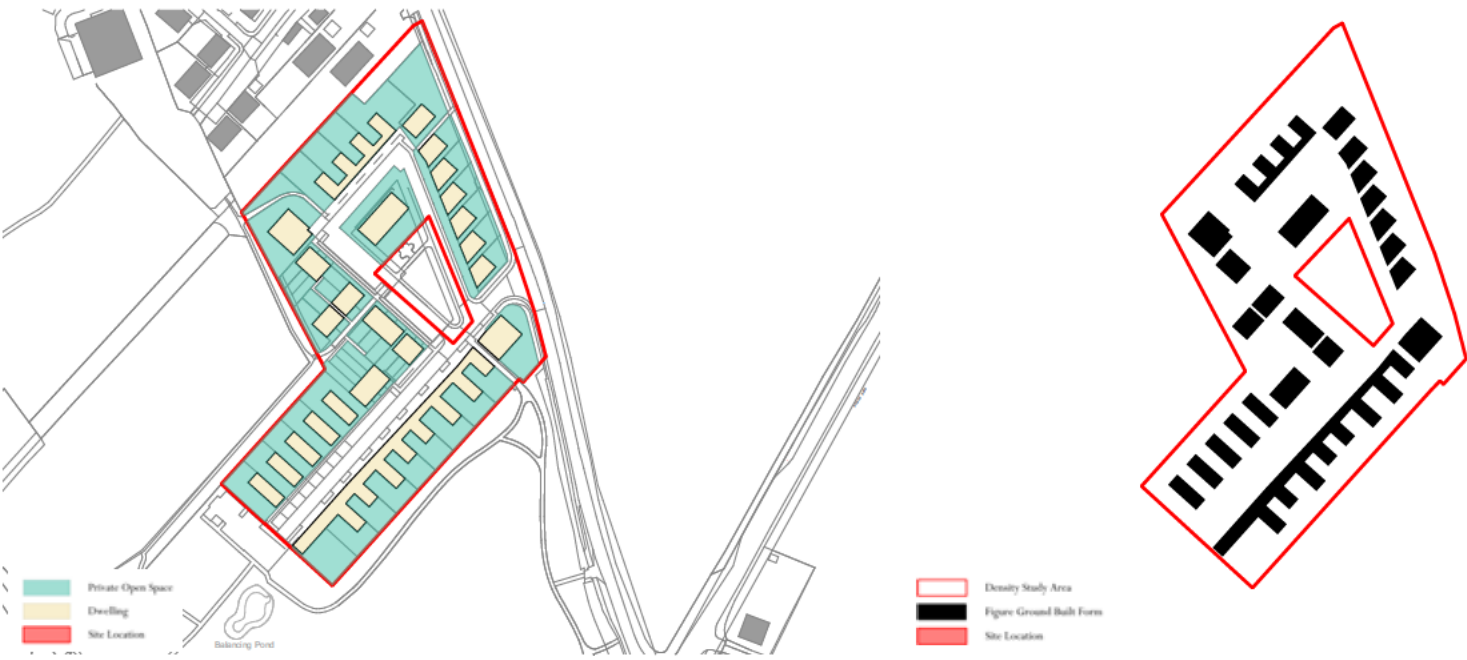
Predominantly two storey buildings.

Primary on-plot parking with provision of garages and courtyard parking.





Area D (Eversley Gardens) - Existing Neighbourhood	
Area	2.06 HA
No. of Dwellings	50 Dwellings
Area of Built Form	0.45 HA
Area of Private Open Space	1.02 HA
Ratio- Built Form/ Block Area	21.8%
Density (Units/Ha)	24.27 DPH
Notes	
Mixture of dwelling types including detached, semi-detached houses and an apartment building.	
Development density is medium to high scale.	
Predominantly two storey buildings.	
Primary on-plot parking with some opportunistic on-street parking.	





Area E (Hockpit Farm Lane) - Existing Neighbourhood	
Area	2.64 HA
No. of Dwellings	89 Dwellings
Area of Built Form	0.57 HA
Area of Private Open Space	1.33 HA
Ratio- Built Form/ Block Area	21.6%
Density (Units/Ha)	33.71 DPH
Notes	
Mixture of dwelling types including detached, semi-detached and terrace houses.	
Development density is high scale.	
Predominantly two storey buildings.	
Primary on-plot parking with some opportunistic on-street parking.	





### Characteristics, Detailing and Materials

The Applicant is keen to respect the rich architectural heritage of Kings Worthy and the neighbouring settlements and have researched the local built character, architectural style, construction, detail and materials. This research can be a source of inspiration and insight into what makes the area attractive and distinctive and will provide a framework to guide any future development.





## 6.7 Other Technical Matters

### Flood Risk and Surface Water

The site is shown on the Environment Agency flood map as lying within Flood Zone 1 and is classed as having a low risk of flooding from fluvial sources (or land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)). The nearest areas of flood zone as indicated on the Environment Agency mapping are at least 500m from the site. The latest published Environment Agency fluvial / tidal flood zone mapping is shown below.

A low point along the western boundary, adjacent to Lovedon Lane is shown to be at potential risk from this source. There are no inflows into this area and therefore will be ponding water due to the topography of the site.

The development will aim to assist in reducing flood risk in this area and off site through a sustainable drainage system incorporated into the design of the site.



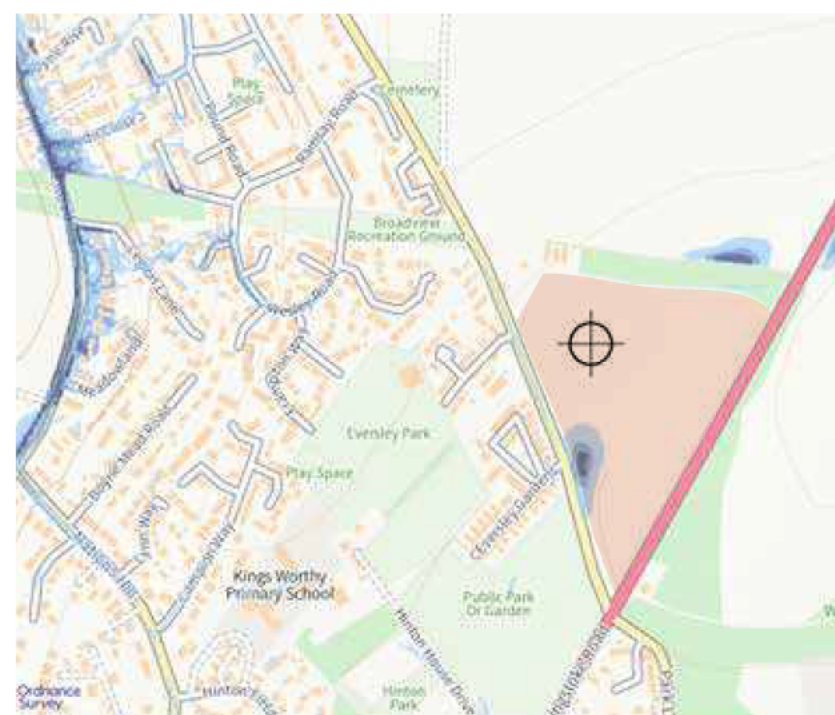
Environment Agency Flood Map

### Site Drainage

The surface water drainage strategy should seek to implement a SuDS hierarchy that aspires to achieve reductions in surface water runoff rates to greenfield rates. Where a reduction to the greenfield rate is not practicable, the proposed surface water drainage strategy should not exceed the existing runoff rate.

In addition, Building Regulations Part H2 requires that the first choice of surface water disposal should be to discharge to an adequate soakaway or infiltration system, where practicable. If this is not reasonably practicable then discharge should be to a watercourse, the least favourable option being to a sewer (surface water before combined). Infiltration techniques should therefore be applied wherever they are appropriate.

A Sustainable Drainage (SuDS) approach will be adopted to manage surface water runoff from the site. Surface water generated from the development site will be collected and conveyed within an onsite drainage network discharging to an attenuation basin located within the site. Detailed infiltration tests will be carried out in this area and the primary discharge from the pond area is to groundwater. Should it be found that



Extent of Flooding from Surface Water

infiltration is not suitable, an alternative solution will be sought in line with the drainage hierarchy.

Suitable provisions will be included in the scheme to account for water quality improvements and may include additional SuDS features such as permeable paving could be incorporated within private roads, shared surfaces and driveways that are part of the development. These areas of paving can be used to collect and store runoff from the houses and surrounding hardstanding areas before joining the on-site surface water network that flows into the attenuation structure. Permeable paving reduces the volume of suspended sediment and hydrocarbon pollution associated with residential developments, providing effective water quality improvements.

### Utility Services

The site has all essential utility infrastructure on its perimeter. There is available capacity within mains and foul water. An electrical supply and point of connection can be achieved with upgrades to the existing network and there is adequate telecommunications and fibre within close proximity to the site. It is not considered that these represent a constraint to the delivery of development on the site.

### Noise

A noise survey is not considered necessary however should it be required, an assessment will be completed against noise criteria contained within BS8233:2014 and 'Professional Practice Guidelines on Planning and Noise'.

### Air Quality

The site is not subject to an Air Quality Management Area and it is understood that Air Quality within the area is generally good. If required, detailed air quality assessments will be undertaken to predict NO<sub>2</sub> and PM<sub>10</sub> pollutant concentrations and to quantify increases arising from development traffic within the local area. If impact arises then a suitable mitigation strategy, proportionate to predicted development impact will be identified.

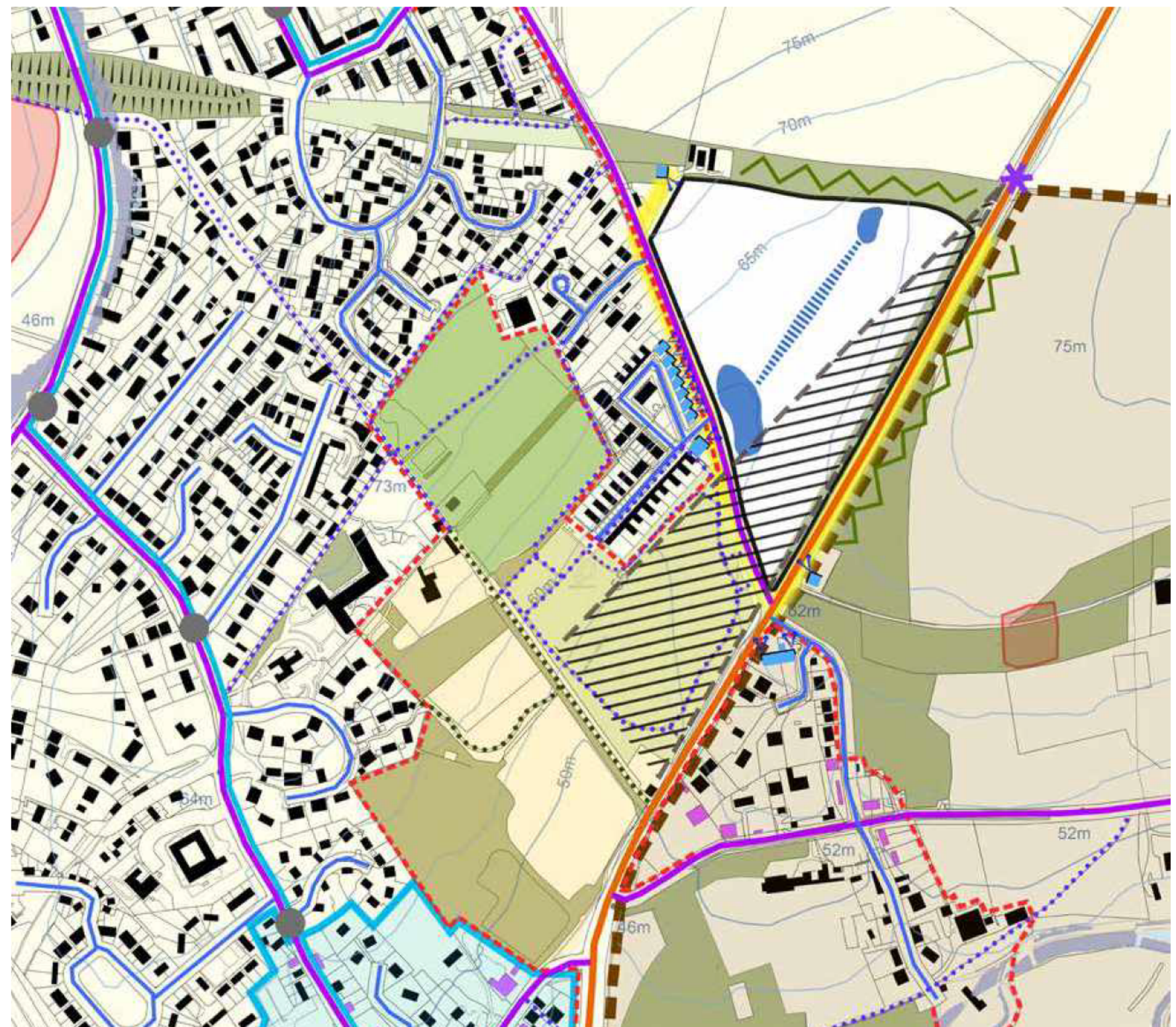
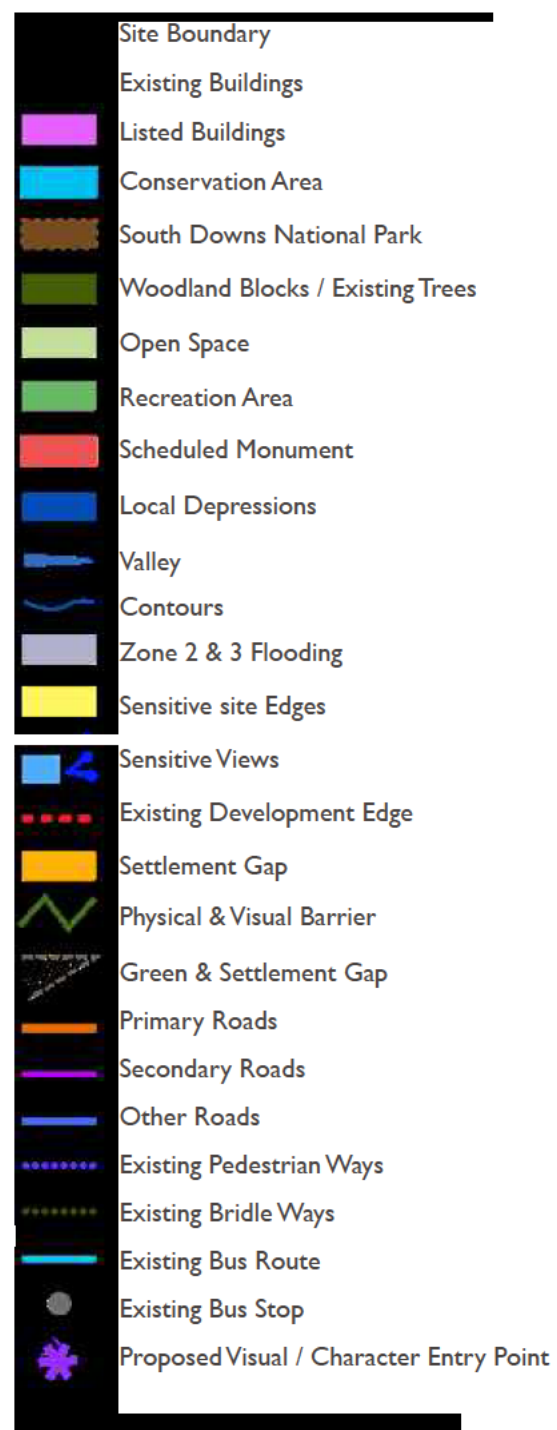


## 6.8 Development Constraints

### Site Constraints

This diagram brings together all the constraints from the site analysis studies.

It gives a visual understanding of how the site responds to its local context.





## 7.0 ENGAGEMENT

Following the issues and priorities consultation (2021) the local plan encountered delays created by several factors:

- Extending the time for parish/town councils/Town Forum to respond to the request to identify suitable sites to accommodate housing in their towns and villages;
- New guidance issued by Natural England in March 2022, without prior warning, relating to the impact of wastewater produced by new development on the integrity of nationally protected sites which now includes phosphates as well as nitrates in the River Itchen Catchment area; and
- Availability of counsel providing legal guidance for the draft plan.

Blenheim Strategic Partners have approached the Parish Council to discuss the site and present the vision in full. Blenheim Strategic Partners are committed to community engagement and believe that a collaborative approach helps shape proposals for the benefit of the local community. Blenheim Strategic Partners would welcome the opportunity to meet the Parish Council, offices at the City Council, and other local stakeholders to help shape and refine the vision as the Local Plan advances through subsequent stages of consultation.

## 8.0 WHY BLENHEIM AND LAND AT LOVEDON LANE

The Blenheim approach is unique and offers an opportunity for the Council, Parish Council and other local stakeholders to work closely with a developer committed to delivering a lasting legacy.

Blenheim Strategic Partners working closely with the landowners are committed to delivering the first ever development of over 100 dwellings to full PassivHaus standards within Hampshire, heated through low carbon technology to ensure a transition towards a carbon neutral district.

It is the ambition of Blenheim to create beautiful homes and a mix of homes that can help meet local needs to promote a balanced community, building on nature, energy and living.

The sites' location offers the potential to enhance and extend access to nature with the provision of additional public open space directly opposite Lovedon Fields. An ecological masterplan improving habitat connectivity and bringing wildlife into the built form will result in the site achieving in excess of 10% biodiversity net gain. This is something competing interests are unable to achieve due to existing baseline.

Land at Lovedon Lane will deliver a sustainable development that provides a strong defensible boundary to the SDNP whilst also maintaining the strategic gap, preventing coalescence with Abbots Worthy, retaining the individual character of Kings Worthy and Abbots Worthy.

The proposals will reduce car dominance through the provision of a mixed parking strategy whilst also reducing traffic speeds within the site and along Lovedon Lane by providing calming measures.

**The Land at Lovedon Lane is clearly the most sustainable location for development within Kings Worthy when assessed against the site assessment criteria set out within the Sustainability Appraisal. The site will be a truly mixed-use development with up to 1,000 GIA of commercial space and will create a new vibrant neighbourhood of exceptional design and within a highly sustainable location.**



## Appendix 3

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# Assessment of competing sites against Winchester District Local Plan Integrated Impact Assessment Scoping Report, Site Assessment Criteria

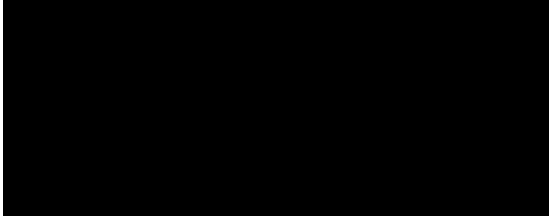
Land east of Lovedon Lane, Kings Worthy

Prepared on behalf of Blenheim Strategic Partners

Confidential

## Contacts

Prepared by



## Client

Blenheim Strategic Partners/Pye Homes



# Appendices

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Site Ref: KW01 – Land to the east of Lovedon  
Lane

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Site Ref: KW 01

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Pye Assessment	SA Score	Pye Score
SA 1	To minimise the Districts contribution to climate change through the reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.	SA 1.1: Promote energy efficient and water efficient design?  SA 1.2: Encourage the provision and use of renewable energy infrastructure (particularly in areas not connected to mains gas supply)?  <i>Greenhouse gas emissions associated with travel are covered under SA 2.</i>	Climate Factor and Air	The site will seek to achieve a high standard of energy efficiency and will also achieve zero carbon and Passiv Haus status. It will be supported by the provision of attractive opportunities to travel by sustainable means.  The proposals will also increase the proportion of energy produced from renewable and low carbon sources.	++	8
SA 2	To reduce the need to travel by private vehicle in the district and improve air quality	SA 2.1: Provide easy access to public transport provision and active travel networks, including those for walking and cycling?  SA 2.2: Support development which is able to access Town/District/Local Centres, services and facilities (e.g. shops, post offices, GPs, schools) and/or key employment areas via active travel networks and/or public transport?  SA 2.3: Minimise increases in traffic in the Air Quality Management Areas within and adjoining the District?	Air, Human Health and Climate factors	Within close proximity to bus stop and potential to fund re-routing to increase efficiency. The site is well related to existing pedestrian links which connect the site to Kings Worthy Primary School and the Local Centre (Springvale). The is also the potential to create a new pedestrian cycle route to / from site to encourage active travel and minimise vehicular movements reducing carbon emissions. The site has potential to support a new GP surgery and additional local services and facilities. The site benefits for frequent services with direct connectivity to and from Winchester City and further afield.	++	8
SA 3	To support the District's adaptation to unavoidable climate change	SA 3.1: Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)?  SA 3.2: Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?	Climate Factors and Air	The site can mitigate impacts upon existing watercourses and green networks such as the Itchen. The integration of SuDS has been incorporated within proposals and is integral to making a positive contribution to help mitigate the effects of climate change. The features will also make positive contributions towards amenity space.	++	8
SA 4	To improve public health and wellbeing and reduce health inequalities in the District	SA 4.1: Make provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all?  SA 4.2: Promote health and wellbeing by providing access to and maintaining, enhancing, connecting and creating multifunctional open spaces, green/blue infrastructure, recreation and sports facilities?  SA 4.3: Prevent, avoid and/or mitigate adverse health effects associated with potentially inappropriate neighbouring uses which could detrimentally impact residents (for example noise and light pollution)?  SA 4.4: Avoid directing sensitive development (e.g. housing, schools, offices and health facilities) to areas of poor air quality (e.g. major roads and/or industrial areas)?  SA 4.5: Make provision for personal private outdoor space within new developments?	Population and Human Health and Air	The proposals incorporate space to facilitate additional healthcare requirements to meet the level of need. In tandem to any built form that would accommodate additional healthcare, the site and proposals will enhance and promote health and well-being by way of making for provision of additional public open space. The open space as presented within the Vision Document demonstrates that this will be located adjacent and directly opposite existing open space to further enhance the experience of multifunctional greenspace. The scheme would also help mitigate any existing or perceived noise impacts associated with the Basingstoke Road to enhance health benefits within the immediate area. The site does not fall within an area of poor air quality.	++	8
SA 5	To support community cohesion and safety in the District.	SA 5.1: Facilitate the integration of new neighbourhoods with existing neighbourhoods?  SA 5.2: Meet the needs of specific groups in the District including those with protected characteristics and those in more deprived areas? ( <i>note this will be informed by the more detailed Equalities Impact Assessment that will be carried out as part of the IIA.</i> )  SA 5.3: Promote developments that will benefit and will be used by both existing and new residents in the District, particularly within the District's most deprived areas?  SA 5.4: Help to deliver cohesive neighbourhoods with high levels of pedestrian activity/outdoor interaction, which will allow for informal interaction between residents?  SA 5.5: Help to reduce levels of crime, anti-social behaviour and the fear of crime?	Population and Human Health	The site fronts Lovedon Lane and has excellent connectivity to and from the wider community via existing pedestrian routes. The site offers an opportunity to integrate existing residents of the Eversley Gardens development (now completed) and facilitating access to a range of services and facilities these proposals could deliver to existing residents both directly opposite the site and within the wider catchment of Kings Worthy.	++	8
SA 6	To provide housing of a decent standard to meet needs in the District	SA 6.1: Deliver the range of types, tenures and affordable homes the District needs over the Plan Period?  SA 6.2: Address the housing needs of more specialist groups, including older people and people with disabilities?	Population, Human Health and Material Assets	The site is capable of providing a mix of house types, tenures and affordable housing and could also make provision for older people i.e. bungalows as well as age restricted accommodation or accommodation that caters for people with disabilities.	++	8
SA 7	To ensure essential services and facilities and jobs in the District are accessible	SA 7.1: Provide for development that is well linked to existing services and facilities (e.g. shops, post offices, GPs, schools, broadband) and employment areas?  SA 7.2: Provide for additional services and facilities and higher paid employment opportunities to support new and growing communities and address areas of deprivation?  <i>The different transport modes for accessing services, facilities and jobs are covered under SA 2 above.</i>	Population, Human Health and Material Assets	The site is within 15 minutes of Winchester Town using sustainable modes of transport such as buses and/ or cycling. There are 8,200 local businesses in Winchester (approximately one in eight businesses in the Hampshire Council area. Furthermore almost half of all other businesses are located within Market Towns such as Kings Worthy. The settlement is exceptionally well related to services, facilities and high paid employment all of which helps reduce deprivation and improve human health.	++	8
SA 8	To support the sustainable growth of the District economy	SA 8.1: Allow for the delivery of land and infrastructure to meet the District's projected economic needs?  SA 8.2: Support the prosperity and diversification of the District's rural economy?  SA 8.3: Support stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPs?  SA 8.4: Support the vitality and viability of Winchester's Town, District and Local Centres?  SA 8.5: Promote the achievement of a circular 184, low carbon economy?	Population and Material Assets	The residential development will provide the homes people need to support the economic needs enabling the local economy to prosper by retaining existing businesses and attracting new businesses into the local area. Additional housing will not only support the rural economy of Kings Worthy but it will also support the wider economy, Winchester Town and the Solent LEP. The proximity of Kings Worthy to Winchester also helps facilitate economic growth whilst also contributing to a low carbon economy, reducing the need to travel by car.	++	8
SA 9	To support the District's biodiversity and geodiversity	SA 9.1: Conserve and enhance designated and undesignated ecological assets within and outside the District, including measurable biodiversity net gain?  SA 9.2: Conserve and enhance ecological networks, including not compromising future improvements in habitat connectivity?	Biodiversity, Flora, Fauna and Human Health	The site will achieve a biodiversity net gain in excess of 10% and enhance ecological networks that will enhance habitat connectivity.	++	8

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Pye Assessment	SA Score	Pye Score
SA 10	To conserve and enhance the character and distinctiveness of the District's landscapes	SA 10.1: Protect and enhance the District's sensitive and special landscapes, including the setting, tranquillity and dark skies of the South Downs National Park?  SA 10.2: Conserve and enhance the character and distinctiveness of the District's non-designated landscapes and settlements?  SA 10.3: Promote visually attractive development with high quality design, layout and appropriate and effective landscaping?	Landscape	There are no panoramic or impacting views. The site is contained by existing vegetation. No direct or indirect impacts upon the South Downs national park. The proposals will be seen to enhance the continuation of the undeveloped edge of Kings Worthy and create a Green 'gateway' inclusive of an orchard which will enhance the character and distinctiveness of the local landscape and settlement edge. The proposals are landscape led and incorporate high quality design. Landscape evidence has demonstrated that development can be assimilated within the landscape setting.	++	8
SA 11	To conserve and enhance the District's historic environment including setting	SA 11.1: Conserve and enhance the District's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?  SA 11.2: Conserve and enhance the District's non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?  SA 11.3: Ensure the management and enhancement of the District's heritage assets, including bringing assets back into appropriate use, with particular consideration for heritage at risk?  SA 11.4: Promote access to, enjoyment and understanding of the historic environment for residents and visitors of the District?  SA 11.5: Sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change?	Cultural Heritage, Architectural and Archaeological Heritage	The site is not located adjacent to designated heritage assets.  It will have no negative effects upon the historic environment when assessed against sub-criteria of the SA objective SA11.  It will however help alleviate development pressures on other sites where said sites could have a direct and in-direct impact upon designated and non-designated heritage assets.	+	6
SA 12	To support the efficient use of the District's resources, including land and minerals	SA 12.1: Promote the re-use of previously development land?  SA 12.2: Avoid development on the District's higher quality agricultural land?  SA 12.3: Promote the achievement of the waste hierarchy?  SA 12.4: Ensure that sterilisation of mineral resources is prevented unless development can be justified at locations where this would result?	Soil and Material Assets	The site is a greenfield site within agricultural use. This will represent a loss of Grade 3 agricultural land. Any greenfield release should be directed to Grade 3 in preference to Grade 2. There are opportunities to deliver some new development on brownfield sites within the District, though this is a finite resource and can be challenging to fully unlock. The site does not fall within a mineral safeguard.	-	4
SA 13	To protect the quality and quantity of the District's water resource	SA 13.1: Improve the water quality and achieve nutrient neutrality of the District's rivers and inland water?  SA 13.2: Minimise inappropriate development in Source Protection Zones?  SA 13.3: Support efficient use of water, including greywater recycling in new developments?	Water, Biodiversity, Fauna and Flora	The site is located within the River Itchen SAC and SSSI and mitigation will help improve water quality from surface water run-off. The scheme will also incorporate SuDS and include water recycling to support the efficient use of water.  The proposals will also be sensitive and innovative in terms of development layout and the development managed during the construction period to minimise impacts upon rivers and inland waters.	++	8
SA 14	To manage and reduce flood risk from all sources	SA 14.1: Limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change?  SA 14.2: Promote the use of SuDS and other flood resilient design?	Water, Material Assets, Climate Factors and Human Health	The site is not located within an area of flood risk however the drainage strategy will incorporate mitigation that takes into account 100 year flood events to ensure that the strategy is robust and reduces risk elsewhere through flood resilient design.	++	8

	Pye Scoring
++	8
++/-	7
+	6
+/- or +/-	5
-	4
-/+	3
--	2
0	1
?	0

106 out of 112



Site Ref: KW02 – Land adjacent to the Cart  
and Horses Public House

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Site Ref: KW 02

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Pye Assessment	SA Score	Pye Score
SA 1	To minimise the Districts contribution to climate change through the reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.	SA 1.1: Promote energy efficient and water efficient design?  SA 1.2: Encourage the provision and use of renewable energy infrastructure (particularly in areas not connected to mains gas supply)?  <i>Greenhouse gas emissions associated with travel are covered under SA 2.</i>	Climate Factor and Air	The site has potential to promote energy efficiency and water efficient design as well as incorporate renewable energy.  Developers intentions in relation to net zero unknown and unlikely to commit to or achieve Passiv Haus standards.	++/-	7
SA 2	To reduce the need to travel by private vehicle in the district and improve air quality	SA 2.1: Provide easy access to public transport provision and active travel networks, including those for walking and cycling?  SA 2.2: Support development which is able to access Town/District/Local Centres, services and facilities (e.g. shops, post offices, GPs, schools) and/or key employment areas via active travel networks and/or public transport?  SA 2.3: Minimise increases in traffic in the Air Quality Management Areas within and adjoining the District?	Air, Human Health and Climate factors	The site is well related to existing pedestrian links albeit less sustainable in terms of location. The site is less well related to existing services and facilities i.e. the Local Centre (Springvale) to that of competing sites and respective distances. Limited potential for development to make any meaningful contribution to improving existing infrastructure / facilities due this being a modest development.	+	6
SA 3	To support the District's adaptation to unavoidable climate change	SA 3.1: Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)? SA 3.2: Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?	Climate Factors and Air	It is assumed that the site can mitigate any impacts upon existing watercourses and green networks by integration of SuDS to help mitigate the effects of climate change.	++	8
SA 4	To improve public health and wellbeing and reduce health inequalities in the District	SA 4.1: Make provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all?  SA 4.2: Promote health and wellbeing by providing access to and maintaining, enhancing, connecting and creating multifunctional open spaces, green/blue infrastructure, recreation and sports facilities?  SA 4.3: Prevent, avoid and/or mitigate adverse health effects associated with potentially inappropriate neighbouring uses which could detrimentally impact residents (for example noise and light pollution)?  SA 4.4: Avoid directing sensitive development (e.g. housing, schools, offices and health facilities) to areas of poor air quality (e.g. major roads and/or industrial areas)?  SA 4.5: Make provision for personal private outdoor space within new developments?	Population and Human Health and Air	The site has limited potential to make provision for new, or replacement healthcare facilities if a residential use is pursued given existing constraints.  Development of the site would have an adverse impact upon an area that is widely used by the public for recreational purposes and although in private ownership the space is used for dog walking and cycling.  The sites is situated adjacent to existing public open space (playing fields and Eversley Gardens). The site is not just used by residents of Kings Worthy for walking and cycling but also residents located within the neighbouring village Abotts Worthy. The loss of this space will have negative impacts upon public health and wellbeing.  On the basis that this in not a formal public open space a neutral score has been applied however should a Town and Village Green Claim be made and if it were successful then there would be significant negative effects.	?	0
SA 5	To support community cohesion and safety in the District.	SA 5.1: Facilitate the integration of new neighbourhoods with existing neighbourhoods?  SA 5.2: Meet the needs of specific groups in the District including those with protected characteristics and those in more deprived areas? ( <i>note this will be informed by the more detailed Equalities Impact Assessment that will be carried out as part of the IIA.</i> )  SA 5.3: Promote developments that will benefit and will be used by both existing and new residents in the District, particularly within the District's most deprived areas?  SA 5.4: Help to deliver cohesive neighbourhoods with high levels of pedestrian activity/outdoor interaction, which will allow for informal interaction between residents?  SA 5.5: Help to reduce levels of crime, anti-social behaviour and the fear of crime?	Population and Human Health	The sites location is isolated from the wider community comparable to other competing sites. Integrating any new development in this location will be challenging with significant upgrades required along existing pedestrian routes, for example, lighting.  The site would have no benefit to existing residents and would represent a loss of open space currently used on an informal basis by those walking and interacting within the space. The site is most likely to be insular and isolated from the wider community.	--/+	3
SA 6	To provide housing of a decent standard to meet needs in the District	SA 6.1: Deliver the range of types, tenures and affordable homes the District needs over the Plan Period?  SA 6.2: Address the housing needs of more specialist groups, including older people and people with disabilities?	Population, Human Health and Material Assets	The Parish Council minutes have sought to condition the proposed use on the site for a care facility / sheltered accommodation. This is also the use proposed by the site representatives. The use will not therefore deliver a diverse range of tenure types to meet overall demographic needs. Other sites are better placed to provide for a more holistic range of house types and tenures.	+	6
SA 7	To ensure essential services and facilities and jobs in the District are accessible	SA 7.1: Provide for development that is well linked to existing services and facilities (e.g. shops, post offices, GPs, schools, broadband) and employment areas?  SA 7.2: Provide for additional services and facilities and higher paid employment opportunities to support new and growing communities and address areas of deprivation?  <i>The different transport modes for accessing services, facilities and jobs are covered under SA 2 above.</i>	Population, Human Health and Material Assets	The site is within 15 minutes of Winchester Town if sustainable modes of transport such as buses and/ or cycling are utilised. There are 8,200 local businesses in Winchester (approximately one in eight businesses in the Hampshire Council area. Furthermore almost half of all other businesses are located within Market Towns such as Kings Worthy. The settlement is exceptionally well related to services, facilities and high paid employment all of which helps reduce deprivation and improve human health.	++	8
SA 8	To support the sustainable growth of the District economy	SA 8.1: Allow for the delivery of land and infrastructure to meet the District's projected economic needs?  SA 8.2: Support the prosperity and diversification of the District's rural economy?  SA 8.3: Support stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPs?  SA 8.4: Support the vitality and viability of Winchester's Town, District and Local Centres?  SA 8.5: Promote the achievement of a circular184, low carbon economy?	Population and Material Assets	The proposed development would provide a particular tenure. This would enhance the economic need within the local area but is unlikely to support wider economic needs in term of attracting professionals and new businesses into the local area. The personnel that will reside and work within the development will not support the economic objectives of the Solent LEP but will support employment and provide opportunity at the local level.	++/-	7



Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Pye Assessment	SA Score	Pye Score
SA 9	To support the District's biodiversity and geodiversity	SA 9.1: Conserve and enhance designated and undesignated ecological assets within and outside the District, including measurable biodiversity net gain?  SA 9.2: Conserve and enhance ecological networks, including not compromising future improvements in habitat connectivity?	Biodiversity, Flora, Fauna and Human Health	The land is adjacent to the Cart and Horses Public House and has been left to nature for many years. It is no longer in 'active' agricultural use and the biodiversity and habitats have developed and are diverse with varied species of flora and fauna. Any development would have a significant adverse impact upon the biodiversity and result in a net loss. Development would also have a severe impact upon its baring withing the wider ecological network and would compromise habitat connectivity for local species. Site is unlikely to acheiev 10% biodiversity net gain without offsetting given that baseline score already high.	--	2
SA 10	To conserve and enhance the character and distinctiveness of the District's landscapes	SA 10.1: Protect and enhance the District's sensitive and special landscapes, including the setting, tranquillity and dark skies of the South Downs National Park?  SA 10.2: Conserve and enhance the character and distinctiveness of the District's non-designated landscapes and settlements?  SA 10.3: Promote visually attractive development with high quality design, layout and appropriate and effective landscaping?	Landscape	The site would have a major adverse impact upon the settlement gap between Kings Worthy and Abbots Worthy. The site falls within a settlement gap (see Policy CP18). The site was previously considered by an inspector when the existing adopted Local Plan was examined and the inspectors report confirms that the gap in this location is crucial given that both settlements are distint. The gap creates the seperaiaon required to maintain the distinction the separation creating a definitive sense of leaving one settlement and having to cross the A33 and a swath of countryside before arrival at the other. The site is also considered to have an intrinsic quality of the rural landscape and helps maintain and support the setting of the Abbots Worthy Conservation Area.	--	2
SA 11	To conserve and enhance the District's historic environment including setting	SA 11.1: Conserve and enhance the District's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?  SA 11.2: Conserve and enhance the District's non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?  SA 11.3: Ensure the management and enhancement of the District's heritage assets, including bringing assets back into appropriate use, with particular consideration for heritage at risk?  SA 11.4: Promote access to, enjoyment and understanding of the historic environment for residents and visitors of the District?  SA 11.5: Sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change?	Cultural Heritage, Architectural and Archaeological Heritage	The site is located within close proximity to Kings Worthy Grove. A heritage assessment would be required to understand the relationship any development across the site may have and its potential impact upon Worthy Grove.	0	1
SA 12	To support the efficient use of the District's resources, including land and minerals	SA 12.1: Promote the re-use of previously development land?  SA 12.2: Avoid development on the District's higher quality agricultural land?  SA 12.3: Promote the achievement of the waste hierarchy?  SA 12.4: Ensure that sterilisation of mineral resources is prevented unless development can be justified at locations where this would result?	Soil and Material Assets	The site is a greenfield site and is not within active agricultural use. Any development would represent a loss of Grade 3 agricultural land. Any greenfield release should be directed to Grade 3 in preference to Grade 2. There are opportunities to deliver some new development on brownfield sites within the District, though this is a finite resource and can be challenging to fully unlock. The site does not fall within a mineral safeguard.	-	4
SA 13	To protect the quality and quantity of the District's water resource	SA 13.1: Improve the water quality and achieve nutrient neutrality of the District's rivers and inland water?  SA 13.2: Minimise inappropriate development in Source Protection Zones?  SA 13.3: Support efficient use of water, including greywater recycling in new developments?	Water, Biodiversity, Fauna and Flora	It is assumed that the scheme will incorporate SuDS and include water recycling to support the efficient use of water.  Given the site characteristics it may be difficult to mitigate impacts upon the Itchen and off-set these within requiring off-site solutions.	++/-	7
SA 14	To manage and reduce flood risk from all sources	SA 14.1: Limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change?  SA 14.2: Promote the use of SuDS and other flood resilient design?	Water, Material Assets, Climate Factors and Human Health	The site is not located within an area of flood risk however it is assumed that a drainage strategy will incorporate mitigation that takes into account 100 year flood events to ensure that the strategy is robust and reduces risk elsewhere through flood resilient design.	++	8

69 out of 112

	Pye Scoring
++	Significant positive effect
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect likely
+/- or +/-	Mixed minor or significant effects likely
-	Minor negative effect likely
-/-	Mixed significant negative and minor positive effects likely
-/+	Significant negative effect likely
0	Negligible effect likely
?	Likely effect uncertain

Site Ref: KW05 – Land at Springvale Road

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Site Ref: KW 05

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Assessment	SA Score	Pye Score
SA 1	To minimise the District's contribution to climate change through the reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.	SA 1.1: Promote energy efficient and water efficient design?  SA 1.2: Encourage the provision and use of renewable energy infrastructure (particularly in areas not connected to mains gas supply)?  <i>Greenhouse gas emissions associated with travel are covered under SA 2.</i>	Climate Factor and Air	The site has potential to promote energy efficiency and water efficient design as well as incorporate renewable energy.  Developers intentions in relation to net zero unknown and unlikely to commit to or achieve Passiv Haus standards.	++/-	7
SA 2	To reduce the need to travel by private vehicle in the district and improve air quality	SA 2.1: Provide easy access to public transport provision and active travel networks, including those for walking and cycling?  SA 2.2: Support development which is able to access Town/District/Local Centres, services and facilities (e.g. shops, post offices, GPs, schools) and/or key employment areas via active travel networks and/or public transport?  SA 2.3: Minimise increases in traffic in the Air Quality Management Areas within and adjoining the District?	Air, Human Health and Climate factors	Within close proximity to bus stop and ability to utilise existing route and introduce new bus stop. The site is well related to existing housing and pedestrian footways however pedestrian links or dedicated public rights of way connect the site to the Primary School and the Local Centre (Springvale) are not as strong as the existing network to the east of the settlement. The site has limited potential to create any new pedestrian cycle routes to encourage active travel but is well located to other modes, such as public transport (bus). The site is of an adequate size to support a new GP surgery and local services / facilities.	++	6
SA 3	To support the District's adaptation to unavoidable climate change	SA 3.1: Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)?  SA 3.2: Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?	Climate Factors and Air	The site has the capability to mitigate impacts upon existing watercourses and green networks. The integration of SuDS could be incorporated within proposals and would be integral to making a positive contribution to help mitigate the effects of climate change.	++	8
SA 4	To improve public health and wellbeing and reduce health inequalities in the District	SA 4.1: Make provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all?  SA 4.2: Promote health and wellbeing by providing access to and maintaining, enhancing, connecting and creating multifunctional open spaces, green/blue infrastructure, recreation and sports facilities?  SA 4.3: Prevent, avoid and/or mitigate adverse health effects associated with potentially inappropriate neighbouring uses which could detrimentally impact residents (for example noise and light pollution)?  SA 4.4: Avoid directing sensitive development (e.g. housing, schools, offices and health facilities) to areas of poor air quality (e.g. major roads and/or industrial areas)?  SA 4.5: Make provision for personal private outdoor space within new developments?	Population and Human Health and Air	The site is of an adequate size to incorporate additional facilities and healthcare requirements. The site is also capable of promoting health and well-being by way of making for provision of additional public open space.	++	8
SA 5	To support community cohesion and safety in the District.	SA 5.1: Facilitate the integration of new neighbourhoods with existing neighbourhoods?  SA 5.2: Meet the needs of specific groups in the District including those with protected characteristics and those in more deprived areas? ( <i>note this will be informed by the more detailed Equalities Impact Assessment that will be carried out as part of the IIA.</i> )  SA 5.3: Promote developments that will benefit and will be used by both existing and new residents in the District, particularly within the District's most deprived areas?  SA 5.4: Help to deliver cohesive neighbourhoods with high levels of pedestrian activity/outdoor interaction, which will allow for informal interaction between residents?  SA 5.5: Help to reduce levels of crime, anti-social behaviour and the fear of crime?	Population and Human Health	The site is large and would represent a disproportionate level of growth to the settlement. It would however help deliver affordable housing and meet local needs. There is no existing public open space within the immediate vicinity of the site or adjacent to it so integrating the community would be more challenging than perhaps other locations where integration and social cohesion is likely to occur more naturally.	+	6
SA 6	To provide housing of a decent standard to meet needs in the District	SA 6.1: Deliver the range of types, tenures and affordable homes the District needs over the Plan Period?  SA 6.2: Address the housing needs of more specialist groups, including older people and people with disabilities?	Population, Human Health and Material Assets	The site is capable of providing a mix of house types, tenures and affordable housing and could also make provision for older people i.e. bungalows as well as age restricted accommodation or accommodation that caters for people with disabilities.	++	8
SA 7	To ensure essential services and facilities and jobs in the District are accessible	SA 7.1: Provide for development that is well linked to existing services and facilities (e.g. shops, post offices, GPs, schools, broadband) and employment areas?  SA 7.2: Provide for additional services and facilities and higher paid employment opportunities to support new and growing communities and address areas of deprivation?  <i>The different transport modes for accessing services, facilities and jobs are covered under SA 2 above.</i>	Population, Human Health and Material Assets	The site is within 15 minutes of Winchester Town if sustainable modes of transport such as buses and/ or cycling are utilised. There are 8,200 local businesses in Winchester (approximately one in eight businesses in the Hampshire Council area. Furthermore almost half of all other businesses are located within Market Towns such as Kings Worthy. The settlement is exceptionally well related to services, facilities and high paid employment all of which helps reduce deprivation and improve human health.	++	8
SA 8	To support the sustainable growth of the District economy	SA 8.1: Allow for the delivery of land and infrastructure to meet the District's projected economic needs?  SA 8.2: Support the prosperity and diversification of the District's rural economy?  SA 8.3: Support stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPs?  SA 8.4: Support the vitality and viability of Winchester's Town, District and Local Centres?  SA 8.5: Promote the achievement of a circular184, low carbon economy?	Population and Material Assets	The residential development will provide the homes people need to support the economic needs enabling the local economy to prosper by retaining existing businesses and attracting new businesses into the local area. Additional housing will not only support the rural economy of Kings Worthy but it will also support the wider economy, Winchester Town and the Solent LEP. The proximity of Kings Worthy to Winchester also helps facilitate economic growth whilst also contributing to a low carbon economy, reducing the need to travel by car.	++	8
SA 9	To support the District's biodiversity and geodiversity	SA 9.1: Conserve and enhance designated and undesignated ecological assets within and outside the District, including measurable biodiversity net gain?  SA 9.2: Conserve and enhance ecological networks, including not compromising future improvements in habitat connectivity?	Biodiversity, Flora, Fauna and Human Health	The site has the capability of achieving a biodiversity net gain of 10% and enhance ecological networks that will enhance habitat connectivity.	++	8

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Assessment	SA Score	Pye Score
SA 10	To conserve and enhance the character and distinctiveness of the District's landscapes	SA 10.1: Protect and enhance the District's sensitive and special landscapes, including the setting, tranquillity and dark skies of the South Downs National Park? SA 10.2: Conserve and enhance the character and distinctiveness of the District's non-designated landscapes and settlements? SA 10.3: Promote visually attractive development with high quality design, layout and appropriate and effective landscaping?	Landscape	The site falls within an area defined as being 'highly sensitive' in the Landscape Sensitivity Appraisal, 2013. The site was defined as an area called Woodhams Farm, ref. SHLAA site 500.  Context: only undeveloped area remaining in agricultural use within main settlement.  Character: large fields of arable on western slopes of dry valley topography. High point in north-west part of site by disused railway line (70m OD). Large specimen trees within site protected by TPO. Avenue feature on track to Woodhams Farm (copper and green beech, horse chestnut, pine, lime) protected by TPO. Scheduled ancient monument in field south of disused railway line (site of Roman building).  Agricultural land classification: grade 3a on higher ground; 3b on remainder.  Panoramic views: views contained by field boundary vegetation on lower slopes. Far reaching views from higher ground especially north west part of site (next to disused railway line) across Winchester to SDNP and east over rooftops across valley.  Important views south and south-east across Itchen valley to SDNP.  Skyline features and landmarks to connect with place: Police HQ and HM Prison tower in Romsey Road; Deacon Hill and Cheesefoot Head  Any development would have an adverse effect.	++	2
SA 11	To conserve and enhance the District's historic environment including setting	SA 11.1: Conserve and enhance the District's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness? SA 11.2: Conserve and enhance the District's non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness? SA 11.3: Ensure the management and enhancement of the District's heritage assets, including bringing assets back into appropriate use, with particular consideration for heritage at risk? SA 11.4: Promote access to, enjoyment and understanding of the historic environment for residents and visitors of the District? SA 11.5: Sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change?	Cultural Heritage, Architectural and Archaeological Heritage	Scheduled Monument: field south of dismantled railway and west of Springvale Road (site of Roman Building); Anglo Saxon burial ground at Worthy Park.  Any development would have an adverse effect.	++	2
SA 12	To support the efficient use of the District's resources, including land and minerals	SA 12.1: Promote the re-use of previously development land? SA 12.2: Avoid development on the District's higher quality agricultural land? SA 12.3: Promote the achievement of the waste hierarchy? SA 12.4: Ensure that sterilisation of mineral resources is prevented unless development can be justified at locations where this would result?	Soil and Material Assets	The site is a greenfield site within agricultural use. This will represent a loss of Grade 3 agricultural land. Any greenfield release should be directed to Grade 3 in preference to Grade 2. There are opportunities to deliver some new development on brownfield sites within the District, though this is a finite resource and can be challenging to fully unlock. The site does not fall within a mineral safeguard.	-	4
SA 13	To protect the quality and quantity of the District's water resource	SA 13.1: Improve the water quality and achieve nutrient neutrality of the District's rivers and inland water? SA 13.2: Minimise inappropriate development in Source Protection Zones? SA 13.3: Support efficient use of water, including greywater recycling in new developments?	Water, Biodiversity, Fauna and Flora	It is assumed that the scheme will incorporate SuDS and include water recycling to support the efficient use of water.  The site is also of a sufficient size to incorporate mitigation to offset impacts upon the River Itchen SAC / SSSI.	++	8
SA 14	To manage and reduce flood risk from all sources	SA 14.1: Limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change? SA 14.2: Promote the use of SuDS and other flood resilient design?	Water, Material Assets, Climate Factors and Human Health	The site is not located within an area of fluvial flood risk and it is expected that the drainage strategy will incorporate mitigation that takes into account 100 year flood events to reduce the risk of flooding elsewhere.	++	8

91 out of 112

		Pye Scoring
++	Significant positive effect	8
++/-	Mixed significant positive and minor negative effects likely	7
+	Minor positive effect likely	6
+/- or +/-	Mixed minor or significant effects likely	5
-	Minor negative effect likely	4
-/+	Mixed significant negative and minor positive effects likely	3
--	Significant negative effect likely	2
0	Negligible effect likely	1
?	Likely effect uncertain	0



Site Ref: KWo7 – Land north of North  
Winchester Farm

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Site Ref: KW 07

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Assessment	SA Score	Pye Score
SA 1	To minimise the Districts contribution to climate change through the reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.	SA 1.1: Promote energy efficient and water efficient design?  SA 1.2: Encourage the provision and use of renewable energy infrastructure (particularly in areas not connected to mains gas supply)?  <i>Greenhouse gas emissions associated with travel are covered under SA 2.</i>	Climate Factor and Air	The site has potential to promote energy efficiency and water efficient design as well as incorporate renewable energy.  Developers intentions in relation to net zero unknown and unlikely to commit to or achieve Passiv Haus standards.	++/-	7
SA 2	To reduce the need to travel by private vehicle in the district and improve air quality	SA 2.1: Provide easy access to public transport provision and active travel networks, including those for walking and cycling?  SA 2.2: Support development which is able to access Town/District/Local Centres, services and facilities (e.g. shops, post offices, GPs, schools) and/or key employment areas via active travel networks and/or public transport?  SA 2.3: Minimise increases in traffic in the Air Quality Management Areas within and adjoining the District?	Air, Human Health and Climate factors	The site is within a reasonable distance to the nearest bus stop (approximately 6 mins). The site is not well related to the built up area. It benefits from a singular pedestrian footway linking back into the village but lacks any additional pedestrian links or dedicated public rights of way. The Primary School and Local Centre (Springvale) are both in excess of 20 minutes from site with no cycle provision. There is limited potential to create any new pedestrian / cycle routes to encourage active travel. The size of the site prohibits the provision of additional services and facilities.	+/-	5
SA 3	To support the District's adaptation to unavoidable climate change	SA 3.1: Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)?  SA 3.2: Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?	Climate Factors and Air	It is assumed that the site can mitigate any impacts upon existing watercourses and green networks by integration of SuDS to help mitigate the effects of climate change.	++	8
SA 4	To improve public health and wellbeing and reduce health inequalities in the District	SA 4.1: Make provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all?  SA 4.2: Promote health and wellbeing by providing access to and maintaining, enhancing, connecting and creating multifunctional open spaces, green/blue infrastructure, recreation and sports facilities?  SA 4.3: Prevent, avoid and/or mitigate adverse health effects associated with potentially inappropriate neighbouring uses which could detrimentally impact residents (for example noise and light pollution)?  SA 4.4: Avoid directing sensitive development (e.g. housing, schools, offices and health facilities) to areas of poor air quality (e.g. major roads and/or industrial areas)?  SA 4.5: Make provision for personal private outdoor space within new developments?	Population and Human Health and Air	The site has no potential to make provision for new, or replacement healthcare facilities if a residential use is pursued given its size.  The site is located adjacent to a recycling centre (Ecogen Recycling), the latter having an adverse impact upon health due to noise and potential odour pollution. It is understood that Ecogen are proposing to expand their existing operations by virtue of redeveloping the existing buildings located immediately north of the site (KW06). If the commercial operations were to expand then this would further exacerbate the noise and odour impacts.  There is no recreational space within the sites immediate vicinity or public open space for dog walking and exercise. Recreational space is proven to have health benefits and the site would perform poorly in accordance with Health Impact metrics and it can be concluded that negative effects would arise.	-/+	3
SA 5	To support community cohesion and safety in the District.	SA 5.1: Facilitate the integration of new neighbourhoods with existing neighbourhoods?  SA 5.2: Meet the needs of specific groups in the District including those with protected characteristics and those in more deprived areas? ( <i>note this will be informed by the more detailed Equalities Impact Assessment that will be carried out as part of the IIA.</i> )  SA 5.3: Promote developments that will benefit and will be used by both existing and new residents in the District, particularly within the District's most deprived areas?  SA 5.4: Help to deliver cohesive neighbourhoods with high levels of pedestrian activity/outdoor interaction, which will allow for informal interaction between residents?  SA 5.5: Help to reduce levels of crime, anti-social behaviour and the fear of crime?	Population and Human Health	If the site were to be developed it would result in a net loss of existing residential development and the yield would be less than that which has been reported. The site is isolated from the built up area and a considerable distance from service and facilities enjoyed by the village. The location is at odds with social integration and cohesion, and would be an insular development by virtue of its location and relationship with the village.	-/+	3
SA 6	To provide housing of a decent standard to meet needs in the District	SA 6.1: Deliver the range of types, tenures and affordable homes the District needs over the Plan Period?  SA 6.2: Address the housing needs of more specialist groups, including older people and people with disabilities?	Population, Human Health and Material Assets	The Parish Council minutes condition that the site is to be developed concurrently with commercial (KW06). The site will be capable of delivering open market and affordable housing. However, due to site size it is unlikely to generate a varied mix, tenure and type that a larger development could achieve. It will therefore fail to meet the broad demographic needs of the district. Other sites are better placed to provide for a more holistic range of house types and tenures but at a scale that would not represent a disproportionate amount of growth relative to the size of Kings Worthy (KW01).	+	6
SA 7	To ensure essential services and facilities and jobs in the District are accessible	SA 7.1: Provide for development that is well linked to existing services and facilities (e.g. shops, post offices, GPs, schools, broadband) and employment areas?  SA 7.2: Provide for additional services and facilities and higher paid employment opportunities to support new and growing communities and address areas of deprivation?  <i>The different transport modes for accessing services, facilities and jobs are covered under SA 2 above.</i>	Population, Human Health and Material Assets	The site is located within a reasonable distance to an existing bus stop which facilitates access to Winchester adopting the 15 minute city concept. However, it is more than a 20 minute walk time from site to existing service and facilities. The mediocre accessibility of the site is acknowledged within the Councils SHLAA 2021 by virtue of amber scoring.	-	4
SA 8	To support the sustainable growth of the District economy	SA 8.1: Allow for the delivery of land and infrastructure to meet the District's projected economic needs?  SA 8.2: Support the prosperity and diversification of the District's rural economy?  SA 8.3: Support stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPs?  SA 8.4: Support the vitality and viability of Winchester's Town, District and Local Centres?  SA 8.5: Promote the achievement of a circular <sup>184</sup> low carbon economy?	Population and Material Assets	Any residential development will provide the homes people need to support the economic needs enabling the local economy to prosper by retaining existing businesses and attracting new businesses into the local area. Additional housing will not only support the rural economy of Kings Worthy but it will also support the wider economy, Winchester Town and the Solent LEP. The proximity of Kings Worthy to Winchester also helps facilitate economic growth whilst also contributing to a low carbon economy, reducing the need to travel by car.	++	8
SA 9	To support the District's biodiversity and geodiversity	SA 9.1: Conserve and enhance designated and undesignated ecological assets within and outside the District, including measurable biodiversity net gain?  SA 9.2: Conserve and enhance ecological networks, including not compromising future improvements in habitat connectivity?	Biodiversity, Flora, Fauna and Human Health	It will be challenging for the site to achieve 10% biodiversity netgain as the baseline score will be reasonable given existing hedgerow features and flora within the existing curtilage of properties on site. It is therefore likely that a negative net loss may arise or at best the site may achieve a neutral score. A net gain of 10% is therefore unlikely without off-site mitigation.	-	4



Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Assessment	SA Score	Pye Score
SA 10	To conserve and enhance the character and distinctiveness of the District's landscapes	SA 10.1: Protect and enhance the District's sensitive and special landscapes, including the setting, tranquillity and dark skies of the South Downs National Park? SA 10.2: Conserve and enhance the character and distinctiveness of the District's non-designated landscapes and settlements? SA 10.3: Promote visually attractive development with high quality design, layout and appropriate and effective landscaping?	Landscape	The site is located within open countryside MTR4 and is located to the west of the railway line, rear of existing vegetation. The site is surrounded by existing commercial uses to the north and existing residential use to its west. The site is not visible from publicly accessible viewpoints and is therefore well contained. It will not impact upon the landscape and bears no relationship with the SDNA. Due to its remote and isolated location and its scale any development is unlikely to enhance the character and distinctiveness of the landscape. It is assumed that development proposals would be attractive and of a high quality design, however any effective landscaping would be proportionate to the site and limited in terms of promoting significant positive	++/-	7
SA 11	To conserve and enhance the District's historic environment including setting	SA 11.1: Conserve and enhance the District's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness? SA 11.2: Conserve and enhance the District's non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness? SA 11.3: Ensure the management and enhancement of the District's heritage assets, including bringing assets back into appropriate use, with particular consideration for heritage at risk? SA 11.4: Promote access to, enjoyment and understanding of the historic environment for residents and visitors of the District? SA 11.5: Sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change?	Cultural Heritage, Architectural and Archaeological Heritage	The site is not located adjacent to designated heritage assets.  It will have no negative effects upon the historic environment when assessed against sub-criteria of the SA objective SA11.  It will however help alleviate development pressures on other sites where said sites could have a direct and in-direct impact upon designated and non-designated heritage assets.	+	6
SA 12	To support the efficient use of the District's resources, including land and minerals	SA 12.1: Promote the re-use of previously development land? SA 12.2: Avoid development on the District's higher quality agricultural land? SA 12.3: Promote the achievement of the waste hierarchy? SA 12.4: Ensure that sterilisation of mineral resources is prevented unless development can be justified at locations where this would result?	Soil and Material Assets	The site comprises residential curtilages of existing properties. Development in this location would help alleviate any loss of Best and Most Versatile (BMV) land. There are opportunities to deliver some new development on brownfield sites within the District, though this is a finite resource and can be challenging to fully unlock. The site does not fall within a mineral safeguard.	+	6
SA 13	To protect the quality and quantity of the District's water resource	SA 13.1: Improve the water quality and achieve nutrient neutrality of the District's rivers and inland water? SA 13.2: Minimise inappropriate development in Source Protection Zones? SA 13.3: Support efficient use of water, including greywater recycling in new developments?	Water, Biodiversity, Fauna and Flora	It is assumed that the scheme will incorporate SuDS and include water recycling to support the efficient use of water.  Given the site characteristics it may be difficult to mitigate impacts upon the Itchen and off-set these within the site, therefore requiring off-site solutions.	++/-	7
SA 14	To manage and reduce flood risk from all sources	SA 14.1: Limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change? SA 14.2: Promote the use of SuDS and other flood resilient design?	Water, Material Assets, Climate Factors and Human Health	The site is not located within an area of flood risk however due to site size on-site mitigation is unlikely and surface water is expected to discharge into combined sewers, subject to capacity	++/-	7

81 out of 112

	Pye Scoring
++	Significant positive effect
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect likely
+/- or +/-	Mixed minor or significant effects likely
-	Minor negative effect likely
-/-	Mixed significant negative and minor positive effects likely
-/-	Significant negative effect likely
0	Negligible effect likely
?	Likely effect uncertain

Site Ref: KW09 – Plot 1 Land Nr Woodhams  
Farm, Springvale Road

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Site Ref: KW 09

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Assessment	SA Score	Pye Score
SA 1	To minimise the Districts contribution to climate change through the reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.	SA 1.1: Promote energy efficient and water efficient design?  SA 1.2: Encourage the provision and use of renewable energy infrastructure (particularly in areas not connected to mains gas supply)?  <i>Greenhouse gas emissions associated with travel are covered under SA 2.</i>	Climate Factor and Air	The site has potential to promote energy efficiency and water efficient design as well as incorporate renewable energy.  Developers intentions in relation to net zero unknown and unlikely to commit to or achieve Passiv Haus standards.	++/-	7
SA 2	To reduce the need to travel by private vehicle in the district and improve air quality	SA 2.1: Provide easy access to public transport provision and active travel networks, including those for walking and cycling?  SA 2.2: Support development which is able to access Town/District/Local Centres, services and facilities (e.g. shops, post offices, GPs, schools) and/or key employment areas via active travel networks and/or public transport?  SA 2.3: Minimise increases in traffic in the Air Quality Management Areas within and adjoining the District?	Air, Human Health and Climate factors	The site is isolated and a considerable distance from public transport provision with no active travel networks within its immediate vicinity. The location would not support additional services and facilities due to its poor relationship to the existing urban area. The location would increase vehicular movement by private car and reduce air quality.	--	2
SA 3	To support the District's adaptation to unavoidable climate change	SA 3.1: Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)? SA 3.2: Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?	Climate Factors and Air	The site has the capability to mitigate impacts upon existing watercourses and green networks. The integration of SuDS could be incorporated within proposals and would be integral to making a positive contribution to help mitigate the effects of climate change.	++	8
SA 4	To improve public health and wellbeing and reduce health inequalities in the District	SA 4.1: Make provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all?  SA 4.2: Promote health and wellbeing by providing access to and maintaining, enhancing, connecting and creating multifunctional open spaces, green/blue infrastructure, recreation and sports facilities?  SA 4.3: Prevent, avoid and/or mitigate adverse health effects associated with potentially inappropriate neighbouring uses which could detrimentally impact residents (for example noise and light pollution)?  SA 4.4: Avoid directing sensitive development (e.g. housing, schools, offices and health facilities) to areas of poor air quality (e.g. major roads and/or industrial areas)?  SA 4.5: Make provision for personal private outdoor space within new developments?	Population and Human Health and Air	The site has no potential to make provision for new, or replacement healthcare facility due to its location which is remote.  The site would be inaccessible by those with disabilities due to lack of public transport to / from site and distance from the principal urban area. There is currently no street lighting or pedestrian footways and to introduce new development would generate unacceptable levels of light pollution within the rural area. Any residential development in this location would also create a sense of isolation for new inhabitants with no public open space or recreational facilities in the immediate surrounds for dog walking or exercise.	--	2
SA 5	To support community cohesion and safety in the District.	SA 5.1: Facilitate the integration of new neighbourhoods with existing neighbourhoods?  SA 5.2: Meet the needs of specific groups in the District including those with protected characteristics and those in more deprived areas? ( <i>note this will be informed by the more detailed Equalities Impact Assessment that will be carried out as part of the IIA.</i> )  SA 5.3: Promote developments that will benefit and will be used by both existing and new residents in the District, particularly within the District's most deprived areas?  SA 5.4: Help to deliver cohesive neighbourhoods with high levels of pedestrian activity/outdoor interaction, which will allow for informal interaction between residents?  SA 5.5: Help to reduce levels of crime, anti-social behaviour and the fear of crime?	Population and Human Health	The site is isolated from the built up area and a considerable distance from service and facilities enjoyed by the village. The location is at odds with social integration and cohesion, and would be an insular development by virtue of its location and relationship with the village.	--/+	3
SA 6	To provide housing of a decent standard to meet needs in the District	SA 6.1: Deliver the range of types, tenures and affordable homes the District needs over the Plan Period?  SA 6.2: Address the housing needs of more specialist groups, including older people and people with disabilities?	Population, Human Health and Material Assets	The site will be capable of delivering open market and affordable housing. However, due to site size it is unlikely to generate a varied mix, tenure and type that a larger development could achieve. It will therefore fail to meet the broad demographic needs of the district. Other sites are better placed to provide for a more holistic range of house types and tenures i.e. bungalows / age restricted but at a scale that would not represent a disproportionate amount of growth relative to the size of Kings Worthy.	+	6
SA 7	To ensure essential services and facilities and jobs in the District are accessible	SA 7.1: Provide for development that is well linked to existing services and facilities (e.g. shops, post offices, GPs, schools, broadband) and employment areas?  SA 7.2: Provide for additional services and facilities and higher paid employment opportunities to support new and growing communities and address areas of deprivation?  <i>The different transport modes for accessing services, facilities and jobs are covered under SA 2 above.</i>	Population, Human Health and Material Assets	The site is located within a reasonable distance to an existing bus stop (6 minutes) which facilitates access to Winchester adopting the 15 minute city concept. It is also a 15 minute walk from the nearby Primary School and approximately a 20 minute walk from the Local Centre (Springvale). The moderate accessibility is acknowledged within the Councils assessment of the site (SHLAA 2021) by virtue of 'amber' scoring.	-	4
SA 8	To support the sustainable growth of the District economy	SA 8.1: Allow for the delivery of land and infrastructure to meet the District's projected economic needs?  SA 8.2: Support the prosperity and diversification of the District's rural economy?  SA 8.3: Support stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPs?  SA 8.4: Support the vitality and viability of Winchester's Town, District and Local Centres?  SA 8.5: Promote the achievement of a circular <sup>184</sup> , low carbon economy?	Population and Material Assets	Any residential development will provide the homes people need which will support the economic needs enabling the local economy to prosper by retaining existing businesses and attracting new businesses into the local area. Additional housing will not only support the rural economy of Kings Worthy but it will also support the wider economy, Winchester Town and the Solent LEP. The proximity of Kings Worthy to Winchester also helps facilitate economic growth whilst also contributing to a low carbon economy, reducing the need to travel by car.	++	8
SA 9	To support the District's biodiversity and geodiversity	SA 9.1: Conserve and enhance designated and undesignated ecological assets within and outside the District, including measurable biodiversity net gain?  SA 9.2: Conserve and enhance ecological networks, including not compromising future improvements in habitat connectivity?	Biodiversity, Flora, Fauna and Human Health	The site is small and unlikely to realistically achieve 10% biodiversity net gain and would rely on offsite mitigation.	-	4
SA 10	To conserve and enhance the character and distinctiveness of the District's landscapes	SA 10.1: Protect and enhance the District's sensitive and special landscapes, including the setting, tranquillity and dark skies of the South Downs National Park?  SA 10.2: Conserve and enhance the character and distinctiveness of the District's non-designated landscapes and settlements?  SA 10.3: Promote visually attractive development with high quality design, layout and appropriate and effective landscaping?	Landscape	The site is adjacent to KW05 an within an area defined as being 'highly sensitive' in the Landscape Sensitivity Appraisal, 2013.  Although the site is located adjacent to an area of high sensitivity it is bound by a mature hedgerow and trees which contain the site and would minimise the impact of development, any development would however have a negative impact albeit not as adverse as KW05.	++/-	5

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Assessment	SA Score	Pye Score
SA 11	To conserve and enhance the District's historic environment including setting	<p>SA 11.1: Conserve and enhance the District's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?</p> <p>SA 11.2: Conserve and enhance the District's non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?</p> <p>SA 11.3: Ensure the management and enhancement of the District's heritage assets, including bringing assets back into appropriate use, with particular consideration for heritage at risk?</p> <p>SA 11.4: Promote access to, enjoyment and understanding of the historic environment for residents and visitors of the District?</p> <p>SA 11.5: Sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change?</p>	Cultural Heritage, Architectural and Archaeological Heritage	<p>The site is not located adjacent to designated heritage assets.</p> <p>It will have no negative effects upon the historic environment when assessed against sub-criteria of the SA objective SA11.</p> <p>It will however help alleviate development pressures on other sites where said sites could have a direct and in-direct impact upon designated and non-designated heritage assets.</p>	+	6
SA 12	To support the efficient use of the District's resources, including land and minerals	<p>SA 12.1: Promote the re-use of previously development land?</p> <p>SA 12.2: Avoid development on the District's higher quality agricultural land?</p> <p>SA 12.3: Promote the achievement of the waste hierarchy?</p> <p>SA 12.4: Ensure that sterilisation of mineral resources is prevented unless development can be justified at locations where this would result?</p>	Soil and Material Assets	<p>The site is a greenfield site within agricultural use. This will represent a loss of Grade 3 agricultural land. Any greenfield release should be directed to Grade 3 in preference to Grade 2. There are opportunities to deliver some new development on brownfield sites within the District, though this is a finite resource and can be challenging to fully unlock. The site does not fall within a mineral safeguard.</p>	-	4
SA 13	To protect the quality and quantity of the District's water resource	<p>SA 13.1: Improve the water quality and achieve nutrient neutrality of the District's rivers and inland water?</p> <p>SA 13.2: Minimise inappropriate development in Source Protection Zones?</p> <p>SA 13.3: Support efficient use of water, including greywater recycling in new developments?</p>	Water, Biodiversity, Fauna and Flora	<p>It is assumed that the scheme will incorporate SuDS and include water recycling to support the efficient use of water.</p> <p>Given the site characteristics it may be difficult to mitigate impacts upon the Itchen and off-set these within the site, therefore requiring off-site solutions.</p>	++/-	7
SA 14	To manage and reduce flood risk from all sources	<p>SA 14.1: Limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change?</p> <p>SA 14.2: Promote the use of SuDS and other flood resilient design?</p>	Water, Material Assets, Climate Factors and Human Health	<p>The site is not located within an area of flood risk however due to site size on-site mitigation is unlikely and surface water is expected to discharge into combined sewers, subject to capacity</p>	++/-	7

**73 out of 112**

	Pye Scoring
++	8
++/-	7
+	6
+/- or +/-	5
-	4
-/-	3
0	2
?	1
	0

Site Ref: KW10 – Plot 2 Land Nr Woodhams  
Farm, Springvale Road

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Site Ref: KW 10

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Assessment	SA Score	Pye Score
SA 1	To minimise the Districts contribution to climate change through the reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.	SA 1.1 Promote energy efficient and water efficient design?  SA 1.2: Encourage the provision and use of renewable energy infrastructure (particularly in areas not connected to mains gas supply)?  <i>Greenhouse gas emissions associated with travel are covered under SA 2.</i>	Climate Factor and Air	The site has potential to promote energy efficiency and water efficient design as well as incorporate renewable energy.  Developers intentions in relation to net zero unknown and unlikely to commit to or achieve Passiv Haus standards.	++/-	7
SA 2	To reduce the need to travel by private vehicle in the district and improve air quality	SA 2.1: Provide easy access to public transport provision and active travel networks, including those for walking and cycling?  SA 2.2: Support development which is able to access Town/District/Local Centres, services and facilities (e.g. shops, post offices, GPs, schools) and/or key employment areas via active travel networks and/or public transport?  SA 2.3: Minimise increases in traffic in the Air Quality Management Areas within and adjoining the District?	Air, Human Health and Climate factors	The site is isolated and a considerable distance from public transport provision with no active travel networks within its immediate vicinity. The location would not support additional services and facilities due to its poor relationship to the existing urban area. The location would increase vehicular movement by private car and reduce air quality.	--	2
SA 3	To support the District's adaptation to unavoidable climate change	SA 3.1: Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)?  SA 3.2: Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?	Climate Factors and Air	The site has the capability to mitigate impacts upon existing watercourses and green networks. The integration of SuDS could be incorporated within proposals and would be integral to making a positive contribution to help mitigate the effects of climate change.	++	8
SA 4	To improve public health and wellbeing and reduce health inequalities in the District	SA 4.1: Make provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all?  SA 4.2: Promote health and wellbeing by providing access to and maintaining, enhancing, connecting and creating multifunctional open spaces, green/blue infrastructure, recreation and sports facilities?  SA 4.3: Prevent, avoid and/or mitigate adverse health effects associated with potentially inappropriate neighbouring uses which could detrimentally impact residents (for example noise and light pollution)?  SA 4.4: Avoid directing sensitive development (e.g. housing, schools, offices and health facilities) to areas of poor air quality (e.g. major roads and/or industrial areas)?  SA 4.5: Make provision for personal private outdoor space within new developments?	Population and Human Health and Air	The site has no potential to make provision for new, or replacement healthcare facility due to its remote location.  The site would be inaccessible by those with disabilities due to lack of public transport to / from site and distance from the principal urban area. There is currently no street lighting or pedestrian footways and to introduce new development would generate unacceptable levels of light pollution within the rural area. Any residential development in this location would also create a sense of isolation for new inhabitants with no public open space or recreational facilities in the immediate surrounds for dog walking or exercise.	--	2
SA 5	To support community cohesion and safety in the District.	SA 5.1: Facilitate the integration of new neighbourhoods with existing neighbourhoods?  SA 5.2: Meet the needs of specific groups in the District including those with protected characteristics and those in more deprived areas? (note this will be informed by the more detailed Equalities Impact Assessment that will be carried out as part of the IIA.)  SA 5.3: Promote developments that will benefit and will be used by both existing and new residents in the District, particularly within the District's most deprived areas?  SA 5.4: Help to deliver cohesive neighbourhoods with high levels of pedestrian activity/outdoor interaction, which will allow for informal interaction between residents?  SA 5.5: Help to reduce levels of crime, anti-social behaviour and the fear of crime?	Population and Human Health	The site is isolated from the built up area and a considerable distance from service and facilities enjoyed by the village. The location is at odds with an alternative location, for example KW01 that would encourage social integration and cohesion.	-/+	3
SA 6	To provide housing of a decent standard to meet needs in the District	SA 6.1: Deliver the range of types, tenures and affordable homes the District needs over the Plan Period?  SA 6.2: Address the housing needs of more specialist groups, including older people and people with disabilities?	Population, Human Health and Material Assets	The site will be capable of delivering open market and affordable housing. However, due to site size it is unlikely to generate a varied mix, tenure and type that a larger development could achieve. It will therefore fail to meet the broad demographic needs of the district. Other sites are better placed to provide for a more holistic range of house types and tenures but at a scale that would not represent a disproportionate amount of growth relative to the size of Kings Worthy (KW01).	+	6
SA 7	To ensure essential services and facilities and jobs in the District are accessible	SA 7.1: Provide for development that is well linked to existing services and facilities (e.g. shops, post offices, GPs, schools, broadband) and employment areas?  SA 7.2: Provide for additional services and facilities and higher paid employment opportunities to support new and growing communities and address areas of deprivation?  <i>The different transport modes for accessing services, facilities and jobs are covered under SA 2 above.</i>	Population, Human Health and Material Assets	The site is located within a reasonable distance to an existing bus stop (6 minutes) which facilitates access to Winchester adopting the 15 minute city concept. It is also a 15 minute walk from the nearby Primary School and approximately a 20 minute walk from the Local Centre (Springvale). The moderate accessibility is acknowledged within the Councils assessment of the site (SHLAA 2021) by virtue of 'amber' scoring.	-	4
SA 8	To support the sustainable growth of the District economy	SA 8.1: Allow for the delivery of land and infrastructure to meet the District's projected economic needs?  SA 8.2: Support the prosperity and diversification of the District's rural economy?  SA 8.3: Support stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPs?  SA 8.4: Support the vitality and viability of Winchester's Town, District and Local Centres?  SA 8.5: Promote the achievement of a circular <sup>184</sup> , low carbon economy?	Population and Material Assets	Any residential development will provide the homes people need which will support the economic needs enabling the local economy to prosper by retaining existing businesses and attracting new businesses into the local area. Additional housing will not only support the rural economy of Kings Worthy but it will also support the wider economy, Winchester Town and the Solent LEP. The proximity of Kings Worthy to Winchester also helps facilitate economic growth whilst also contributing to a low carbon economy, reducing the need to travel by car.	++	8
SA 9	To support the District's biodiversity and geodiversity	SA 9.1: Conserve and enhance designated and undesignated ecological assets within and outside the District, including measurable biodiversity net gain?  SA 9.2: Conserve and enhance ecological networks, including not compromising future improvements in habitat connectivity?	Biodiversity, Flora, Fauna and Human Health	The site is small and unlikely to realistically achieve 10% biodiversity net gain and would rely on offsite mitigation.	-	4
SA 10	To conserve and enhance the character and distinctiveness of the District's landscapes	SA 10.1: Protect and enhance the District's sensitive and special landscapes, including the setting, tranquillity and dark skies of the South Downs National Park?  SA 10.2: Conserve and enhance the character and distinctiveness of the District's non-designated landscapes and settlements?  SA 10.3: Promote visually attractive development with high quality design, layout and appropriate and effective landscaping?	Landscape	The site is adjacent to KW05 an within an area defined as being 'highly sensitive' in the Landscape Sensitivity Appraisal, 2013.  Although the site is located adjacent to an area of high sensitivity it is bound by a mature hedgrows and trees which contain the site and would minimise the impact of development, any development would however have a negative impact albeit not as adverse as KW05.	++/-	5

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Assessment	SA Score	Pye Score
SA 11	To conserve and enhance the District's historic environment including setting	<p>SA 11.1: Conserve and enhance the District's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?</p> <p>SA 11.2: Conserve and enhance the District's non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?</p> <p>SA 11.3: Ensure the management and enhancement of the District's heritage assets, including bringing assets back into appropriate use, with particular consideration for heritage at risk?</p> <p>SA 11.4: Promote access to, enjoyment and understanding of the historic environment for residents and visitors of the District?</p> <p>SA 11.5: Sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change?</p>	Cultural Heritage, Architectural and Archaeological Heritage	<p>The site is not located adjacent to designated heritage assets.</p> <p>It will have no negative effects upon the historic environment when assessed against sub-criteria of the SA objective SA11.</p> <p>It will however help alleviate development pressures on other sites where said sites could have a direct and in-direct impact upon designated and non-designated heritage assets.</p>	+	6
SA 12	To support the efficient use of the District's resources, including land and minerals	<p>SA 12.1: Promote the re-use of previously development land?</p> <p>SA 12.2: Avoid development on the District's higher quality agricultural land?</p> <p>SA 12.3: Promote the achievement of the waste hierarchy?</p> <p>SA 12.4: Ensure that sterilisation of mineral resources is prevented unless development can be justified at locations where this would result?</p>	Soil and Material Assets	<p>The site is a greenfield site within agricultural use. This will represent a loss of Grade 3 agricultural land. Any greenfield release should be directed to Grade 3 in preference to Grade 2. There are opportunities to deliver some new development on brownfield sites within the District, though this is a finite resource and can be challenging to fully unlock. The site does not fall within a mineral safeguard.</p>	-	4
SA 13	To protect the quality and quantity of the District's water resource	<p>SA 13.1: Improve the water quality and achieve nutrient neutrality of the District's rivers and inland water?</p> <p>SA 13.2: Minimise inappropriate development in Source Protection Zones?</p> <p>SA 13.3: Support efficient use of water, including greywater recycling in new developments?</p>	Water, Biodiversity, Fauna and Flora	<p>It is assumed that the scheme will incorporate SuDS and include water recycling to support the efficient use of water.</p> <p>Given the site characteristics it may be difficult to mitigate impacts upon the Itchen and off-set these within the site, therefore requiring off-site solutions.</p>	++/-	7
SA 14	To manage and reduce flood risk from all sources	<p>SA 14.1: Limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change?</p> <p>SA 14.2: Promote the use of SuDS and other flood resilient design?</p>	Water, Material Assets, Climate Factors and Human Health	<p>The site is not located within an area of flood risk however it is assumed that any drainage strategy will incorporate mitigation that takes into account 100 year flood events to ensure that the strategy is robust and reduces risk elsewhere through flood resilient design.</p>	++	8

**74 out of 112**

		Pye Scoring
++	Significant positive effect	8
++/-	Mixed significant positive and minor negative effects likely	7
+	Minor positive effect likely	6
+/- or ++/-	Mixed minor or significant effects likely	5
-	Minor negative effect likely	4
-/+	Mixed significant negative and minor positive effects likely	3
--	Significant negative effect likely	2
0	Negligible effect likely	1
?	Likely effect uncertain	0

Site Ref: KW11 – Plot 3 Land Nr Woodhams  
Farm, Springvale Road

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Site Ref: KW 11

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Assessment	SA Score	Pye Score
SA 1	To minimise the Districts contribution to climate change through the reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.	SA 1.1: Promote energy efficient and water efficient design?  SA 1.2: Encourage the provision and use of renewable energy infrastructure (particularly in areas not connected to mains gas supply)?  <i>Greenhouse gas emissions associated with travel are covered under SA 2.</i>	Climate Factor and Air	The site has potential to promote energy efficiency and water efficient design as well as incorporate renewable energy.  Developers intentions in relation to net zero unknown and unlikely to commit to or achieve Passiv Haus standards.	++/-	7
SA 2	To reduce the need to travel by private vehicle in the district and improve air quality	SA 2.1: Provide easy access to public transport provision and active travel networks, including those for walking and cycling?  SA 2.2: Support development which is able to access Town/District/Local Centres, services and facilities (e.g. shops, post offices, GPs, schools) and/or key employment areas via active travel networks and/or public transport?  SA 2.3: Minimise increases in traffic in the Air Quality Management Areas within and adjoining the District?	Air, Human Health and Climate factors	Within close proximity to bus stop and ability to utilise existing route and introduce new bus stop. The site is well related to existing housing and pedestrian footways. There are good pedestrian linkages to the nearby Primary School via Springvale Close, however, the driveway from Springvale Avenue to the site is narrow with no potential to upgrade and include new pedestrian footways linking to Springvale Avenue. Pedestrian connectivity to the Local Centre (Springvale) are not as strong as the existing networks to the east of the settlement. The site has limited potential to create any new pedestrian or cycle routes and is small scale, thus unable to support a new GP surgery or new local services and facilities on site.	+	6
SA 3	To support the District's adaptation to unavoidable climate change	SA 3.1: Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)?  SA 3.2: Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?	Climate Factors and Air	The site is unlikely to incorporate SuDS due to site size and therefore on-site mitigation is unlikely and surface water is expected to discharge into combined sewers, subject to capacity and necessary approvals.	+	6
SA 4	To improve public health and wellbeing and reduce health inequalities in the District	SA 4.1: Make provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all?  SA 4.2: Promote health and wellbeing by providing access to and maintaining, enhancing, connecting and creating multifunctional open spaces, green/blue infrastructure, recreation and sports facilities?  SA 4.3: Prevent, avoid and/or mitigate adverse health effects associated with potentially inappropriate neighbouring uses which could detrimentally impact residents (for example noise and light pollution)?  SA 4.4: Avoid directing sensitive development (e.g. housing, schools, offices and health facilities) to areas of poor air quality (e.g. major roads and/or industrial areas)?  SA 4.5: Make provision for personal private outdoor space within new developments?	Population and Human Health and Air	The site has no potential to make provision for new, or replacement healthcare facility. Any development proposals are unlikely to make provision for on site Public Open Space of a sufficient scale to support the local community and enhance health benefits. It is likely that development proposals on KW11 would make an off-site contribution towards Public Open Space.	--/+	3
SA 5	To support community cohesion and safety in the District.	SA 5.1: Facilitate the integration of new neighbourhoods with existing neighbourhoods?  SA 5.2: Meet the needs of specific groups in the District including those with protected characteristics and those in more deprived areas? <i>(note this will be informed by the more detailed Equalities Impact Assessment that will be carried out as part of the IIA.)</i>  SA 5.3: Promote developments that will benefit and will be used by both existing and new residents in the District, particularly within the District's most deprived areas?  SA 5.4: Help to deliver cohesive neighbourhoods with high levels of pedestrian activity/outdoor interaction, which will allow for informal interaction between residents?  SA 5.5: Help to reduce levels of crime, anti-social behaviour and the fear of crime?	Population and Human Health	The site relates well to the built up area, however it is and a considerable distance from service and facilities at Springvale comparable to that of alternative sites or sites of scale that could make provision for additional services and facilities on site. The site would not encourage social integration or cohesion	--/+	3
SA 6	To provide housing of a decent standard to meet needs in the District	SA 6.1: Deliver the range of types, tenures and affordable homes the District needs over the Plan Period?  SA 6.2: Address the housing needs of more specialist groups, including older people and people with disabilities?	Population, Human Health and Material Assets	The site would not meet the needs of specific groups within the community because it will fail to deliver a range of type, mix and tenure given its size.	--	2
SA 7	To ensure essential services and facilities and jobs in the District are accessible	SA 7.1: Provide for development that is well linked to existing services and facilities (e.g. shops, post offices, GPs, schools, broadband) and employment areas?  SA 7.2: Provide for additional services and facilities and higher paid employment opportunities to support new and growing communities and address areas of deprivation?  <i>The different transport modes for accessing services, facilities and jobs are covered under SA 2 above.</i>	Population, Human Health and Material Assets	The site is located within a reasonable distance to an existing bus stop (5 minutes) which facilitates access to Winchester adopting the 15 minute city concept. It is also a 12 minute walk from the nearby Primary School and approximately a 20 minute walk from the Local Centre (Springvale). The moderate accessibility is acknowledged within the Councils assessment of the site (SHLAA 2021) by virtue of 'amber' scoring.	-	4
SA 8	To support the sustainable growth of the District economy	SA 8.1: Allow for the delivery of land and infrastructure to meet the District's projected economic needs?  SA 8.2: Support the prosperity and diversification of the District's rural economy?  SA 8.3: Support stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPS?  SA 8.4: Support the vitality and viability of Winchester's Town, District and Local Centres?  SA 8.5: Promote the achievement of a circular184, low carbon economy?	Population and Material Assets	Any residential development will provide the homes people need which will support the economic needs enabling the local economy to prosper by retaining existing businesses and attracting new businesses into the local area. Additional housing will not only support the rural economy of Kings Worth but it will also support the wider economy, Winchester Town and the Solent LEP. The proximity of Kings Worthy to Winchester also helps facilitate economic growth whilst also contributing to a low carbon economy, reducing the need to travel by car.	++	8
SA 9	To support the District's biodiversity and geodiversity	SA 9.1: Conserve and enhance designated and undesignated ecological assets within and outside the District, including measurable biodiversity net gain?  SA 9.2: Conserve and enhance ecological networks, including not compromising future improvements in habitat connectivity?	Biodiversity, Flora, Fauna and Human Health	The site is small and unlikely to realistically achieve 10% biodiversity net gain and would rely on offsite mitigation.	-	4

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Assessment	SA Score	Pye Score
SA 10	To conserve and enhance the character and distinctiveness of the District's landscapes	SA 10.1: Protect and enhance the District's sensitive and special landscapes, including the setting, tranquillity and dark skies of the South Downs National Park? SA 10.2: Conserve and enhance the character and distinctiveness of the District's non-designated landscapes and settlements? SA 10.3: Promote visually attractive development with high quality design, layout and appropriate and effective landscaping?	Landscape	The site is adjacent to KW05 an within an area defined as being 'highly sensitive' in the Landscape Sensitivity Appraisal, 2013.  The site itself is however located within an area defined as 'Moderately Sensitive' and rear of existing residential development. Any development is likely to have a moderate negative impact and this sensitivity has been acknowledged within the Councils assessment of the site (SHLAA 2021).	++/-	5
SA 11	To conserve and enhance the District's historic environment including setting	SA 11.1: Conserve and enhance the District's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness? SA 11.2: Conserve and enhance the District's non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness? SA 11.3: Ensure the management and enhancement of the District's heritage assets, including bringing assets back into appropriate use, with particular consideration for heritage at risk? SA 11.4: Promote access to, enjoyment and understanding of the historic environment for residents and visitors of the District? SA 11.5: Sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change?	Cultural Heritage, Architectural and Archaeological Heritage	The site is located adjacent to a designated heritage asset cited within KW05. The site in theory should have no negative effects upon the historic environment when assessed against sub-criteria of the SA objective SA11. The Councils assessment of the site does however score the site poorly within its SHLAA assessment. The scoring reflects the heritage impact uncertainties however this could be upgraded subject to the outcome of further intrusive survey work.  If the site were developed it would help alleviate development pressures on other sites where said sites could have a direct and in-direct impact upon designated and non-designated heritage assets.	+	6
SA 12	To support the efficient use of the District's resources, including land and minerals	SA 12.1: Promote the re-use of previously development land? SA 12.2: Avoid development on the District's higher quality agricultural land? SA 12.3: Promote the achievement of the waste hierarchy? SA 12.4: Ensure that sterilisation of mineral resources is prevented unless development can be justified at locations where this would result?	Soil and Material Assets	The site is a greenfield site within agricultural use. This will represent a loss of Grade 3 agricultural land. Any greenfield release should be directed to Grade 3 in preference to Grade 2. There are opportunities to deliver some new development on brownfield sites within the District, though this is a finite resource and can be challenging to fully unlock. The site does not fall within a mineral safeguard.	-	4
SA 13	To protect the quality and quantity of the District's water resource	SA 13.1: Improve the water quality and achieve nutrient neutrality of the District's rivers and inland water? SA 13.2: Minimise inappropriate development in Source Protection Zones? SA 13.3: Support efficient use of water, including greywater recycling in new developments?	Water, Biodiversity, Fauna and Flora	It is assumed that the scheme will incorporate SuDS and include water recycling to support the efficient use of water.  Given the site characteristics it may be difficult to mitigate impacts upon the Itchen and off-set these within the site, therefore requiring off-site solutions.	++/-	7
SA 14	To manage and reduce flood risk from all sources	SA 14.1: Limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change? SA 14.2: Promote the use of SuDS and other flood resilient design?	Water, Material Assets, Climate Factors and Human Health	The site is not located within an area of flood risk however due to site size on-site mitigation is unlikely and surface water is expected to discharge into combined sewers, subject to capacity	++/-	7

72 out of 112

	Pye Scoring
++	Significant positive effect
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect likely
+/- or +/-	Mixed minor or significant effects likely
-	Minor negative effect likely
-/+	Mixed significant negative and minor positive effects likely
--	Significant negative effect likely
0	Negligible effect likely
?	Likely effect uncertain

Site Ref: KW12 – Cornerways and Merrydale,  
Church Lane

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Site Ref: KW 12

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Assessment	SA Score
SA 1	To minimise the Districts contribution to climate change through the reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.	SA 1.1: Promote energy efficient and water efficient design?  SA 1.2: Encourage the provision and use of renewable energy infrastructure (particularly in areas not connected to mains gas supply)?  <i>Greenhouse gas emissions associated with travel are covered under SA 2.</i>	Climate Factor and Air	The site has potential to promote energy efficiency and water efficient design as well as incorporate renewable energy.  Developers intentions in relation to net zero unknown and unlikely to commit to or achieve Passiv Haus standards.	++/-
SA 2	To reduce the need to travel by private vehicle in the district and improve air quality	SA 2.1: Provide easy access to public transport provision and active travel networks, including those for walking and cycling?  SA 2.2: Support development which is able to access Town/District/Local Centres, services and facilities (e.g. shops, post offices, GPs, schools) and/or key employment areas via active travel networks and/or public transport?  SA 2.3: Minimise increases in traffic in the Air Quality Management Areas within and adjoining the District?	Air, Human Health and Climate factors	The site is located approximately 200ft from the nearest bus stop. The site is well related to existing pedestrian links which connect the site to Kings Worthy Primary School which is less than a 5 minute walk from site.  However, the site is not well connected to the Local Facilities at Springvale or Eversley Park Recreation Ground.  The Recreation Ground is approximately an 11 minute walk from site and Local Facilities at Springvale are a 15 minute walk from site.  Limited potential for development to make any meaningful contribution to improving existing infrastructure / facilities due this being a modest in size.	+
SA 3	To support the District's adaptation to unavoidable climate change	SA 3.1: Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)?  SA 3.2: Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?	Climate Factors and Air	The site is unlikely to incorporate SuDS and utilise the existing drainage arrangements which are to discharge into the existing combined sewers, subject to capacity and necessary approvals.  The sites size will also limit the potential to incorporate a comprehensive SuDS strategy that will restore / create / enhance multi-functionality of green/blue infrastructure unless a compromise on yield is made.	+
SA 4	To improve public health and wellbeing and reduce health inequalities in the District	SA 4.1: Make provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all?  SA 4.2: Promote health and wellbeing by providing access to and maintaining, enhancing, connecting and creating multifunctional open spaces, green/blue infrastructure, recreation and sports facilities?  SA 4.3: Prevent, avoid and/or mitigate adverse health effects associated with potentially inappropriate neighbouring uses which could detrimentally impact residents (for example noise and light pollution)?  SA 4.4: Avoid directing sensitive development (e.g. housing, schools, offices and health facilities) to areas of poor air quality (e.g. major roads and/or industrial areas)?  SA 4.5: Make provision for personal private outdoor space within new developments?	Population and Human Health and Air	The site has limited potential to make provision for new, or replacement healthcare facilities due site size.  Any development proposals are unlikely to make provision for on site Public Open Space of a sufficient scale to support the local community and enhance health benefits at local level.  It is likely that development proposals would make off-site contributions.	-/+
SA 5	To support community cohesion and safety in the District.	SA 5.1: Facilitate the integration of new neighbourhoods with existing neighbourhoods?  SA 5.2: Meet the needs of specific groups in the District including those with protected characteristics and those in more deprived areas? ( <i>note this will be informed by the more detailed Equalities Impact Assessment that will be carried out as part of the IIA.</i> )  SA 5.3: Promote developments that will benefit and will be used by both existing and new residents in the District, particularly within the District's most deprived areas?  SA 5.4: Help to deliver cohesive neighbourhoods with high levels of pedestrian activity/outdoor interaction, which will allow for informal interaction between residents?  SA 5.5: Help to reduce levels of crime, anti-social behaviour and the fear of crime?	Population and Human Health	The site comprises a vacant care home and falls within the ownership of Hampshire County Council. If the site were to be redeveloped it would easily integrate into the existing neighbourhood and provide a supply of affordable housing in accordance with policy.  Its connectivity to area of Public Open Space for pedestrians is limited and will therefore prohibit outdoor interaction that would usually allow for informal interaction between residents. The site is therefore likely to be insular.	-/+
SA 6	To provide housing of a decent standard to meet needs in the District	SA 6.1: Deliver the range of types, tenures and affordable homes the District needs over the Plan Period?  SA 6.2: Address the housing needs of more specialist groups, including older people and people with disabilities?	Population, Human Health and Material Assets	The site will be capable of delivering open market and affordable housing. However, due to site size it is unlikely to generate a varied mix, tenure and type that a larger development could achieve. It will therefore fail to meet the broad demographic needs of the district. Other sites are better placed to to provide for a more holistic range of house types and tenures i.e. bungalows / age restricted but at a scale that would not represent a disproportionate amount of growth relative to the size of Kings Worthy.	+
SA 7	To ensure essential services and facilities and jobs in the District are accessible	SA 7.1: Provide for development that is well linked to existing services and facilities (e.g. shops, post offices, GPs, schools, broadband) and employment areas?  SA 7.2: Provide for additional services and facilities and higher paid employment opportunities to support new and growing communities and address areas of deprivation?  <i>The different transport modes for accessing services, facilities and jobs are covered under SA 2 above.</i>	Population, Human Health and Material Assets	The site is within 15 minutes of Winchester Town using the local bus service which is located less than a 1 minute walk from site. There are 8,200 local businesses in Winchester (approximately one in eight businesses in the Hampshire Council area. Furthermore almost half of all other businesses are located within Market Towns such as Kings Worthy. The settlement is exceptionally well related to services, facilities and high paid employment all of which helps reduce deprivation and improve human health.	++
SA 8	To support the sustainable growth of the District economy	SA 8.1: Allow for the delivery of land and infrastructure to meet the District's projected economic needs?  SA 8.2: Support the prosperity and diversification of the District's rural economy?  SA 8.3: Support stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPs?  SA 8.4: Support the vitality and viability of Winchester's Town, District and Local Centres?  SA 8.5: Promote the achievement of a circular184, low carbon economy?	Population and Material Assets	Any residential development will provide the homes people need to support the economic needs enabling the local economy to prosper by retaining existing businesses and attracting new businesses into the local area. Additional housing will not only support the rural economy of Kings Worth but it will also support the wider economy, Winchester Town and the Solent LEP. The proximity of Kings Worthy to Winchester also helps facilitate economic growth whilst also contributing to a low carbon economy, reducing the need to travel by car.	++

Criteria Ref	SA Objective	Appraisal Question	Relevant SEA Topic	Assessment	SA Score
SA 9	To support the District's biodiversity and geodiversity	SA 9.1: Conserve and enhance designated and undesignated ecological assets within and outside the District, including measurable biodiversity net gain? SA 9.2: Conserve and enhance ecological networks, including not compromising future improvements in habitat connectivity?	Biodiversity, Flora, Fauna and Human Health	The site is previously developed and will have a low ecological baseline. The site will therefore be able to include measurable biodiversity net gain.	++
SA 10	To conserve and enhance the character and distinctiveness of the District's landscapes	SA 10.1: Protect and enhance the District's sensitive and special landscapes, including the setting, tranquillity and dark skies of the South Downs National Park? SA 10.2: Conserve and enhance the character and distinctiveness of the District's non-designated landscapes and settlements? SA 10.3: Promote visually attractive development with high quality design, layout and appropriate and effective landscaping?	Landscape	The site is well contained with built up form surrounding the site on all four sides. Any redevelopment would have no impact upon the landscape setting surrounding the Town.	++
SA 11	To conserve and enhance the District's historic environment including setting	SA 11.1: Conserve and enhance the District's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness? SA 11.2: Conserve and enhance the District's non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness? SA 11.3: Ensure the management and enhancement of the District's heritage assets, including bringing assets back into appropriate use, with particular consideration for heritage at risk? SA 11.4: Promote access to, enjoyment and understanding of the historic environment for residents and visitors of the District? SA 11.5: Sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change?	Cultural Heritage, Architectural and Archaeological Heritage	The site is Previously Developed Land and will have no impact upon designated and non designated heritage assets.  Redeveloping the site will help alleviate development pressures on other sites where this may have a direct and in-direct impact.	++
SA 12	To support the efficient use of the District's resources, including land and minerals	SA 12.1: Promote the re-use of previously development land? SA 12.2: Avoid development on the District's higher quality agricultural land? SA 12.3: Promote the achievement of the waste hierarchy? SA 12.4: Ensure that sterilisation of mineral resources is prevented unless development can be justified at locations where this would result?	Soil and Material Assets	Redevelopment of the site would comply with a key objective which promotes the re-use of PDL. It would have no impact upon Best and Most Versatile agricultural land and does not fall within a mineral safeguard.	++
SA 13	To protect the quality and quantity of the District's water resource	SA 13.1: Improve the water quality and achieve nutrient neutrality of the District's rivers and inland water? SA 13.2: Minimise inappropriate development in Source Protection Zones? SA 13.3: Support efficient use of water, including greywater recycling in new developments?	Water, Biodiversity, Fauna and Flora	It is assumed that the scheme will incorporate SuDS and include water recycling to support the efficient use of water.  Given the site characteristics it may be difficult to mitigate impacts upon the Itchen and off-set these within the site, therefore requiring off-site solutions.	++/-
SA 14	To manage and reduce flood risk from all sources	SA 14.1: Limit the amount of development in areas of high flood risk and areas which may increase flood risk elsewhere, taking into account the impacts of climate change? SA 14.2: Promote the use of SuDS and other flood resilient design?	Water, Material Assets, Climate Factors and Human Health	The site is not located within an area of flood risk however due to site size on-site mitigation is unlikely and surface water is expected to discharge into combined sewers.	++/-

		Pye Scoring
++	Significant positive effect	8
++/-	Mixed significant positive and minor negative effects likely	7
+	Minor positive effect likely	6
+/- or +/-	Mixed minor or significant effects likely	5
-	Minor negative effect likely	4
-/+	Mixed significant negative and minor positive effects likely	3
--	Significant negative effect likely	2
0	Negligible effect likely	1
?	Likely effect uncertain	0



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## Appendix 4

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**Robert Mitchell**

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**From:** [REDACTED]  
**Sent:** 21 July 2022 09:57  
**To:** JLee@WINCHESTER.GOV.UK; Robert Mitchell  
**Subject:** [EXTERNAL] RE: Local Plan update and Land east of Lovedon Lane KW01

Dear Robert,

I have just caught up with your email. I'm afraid we aren't arranging meetings with site promoters at this stage as we do not have the capacity to hold meetings with the numerous promoters of SHELAA sites. We are in the process of assessing sites, taking account of the Parish Council's feedback, and will be in contact with those that we feel may warrant a site allocation in the near future. If you do not hear from us within the next month or two you can take it that we are not planning to allocate your client's site.

If you have any additional information or vision document that you would like us to take into account please could you send it to me.

Thanks,

**Steve Opacic**  
Strategic Planning Projects Officer

Winchester City Council  
Colebrook Street  
Winchester, SO23 9LJ

Tel: [REDACTED]  
Ext: [REDACTED]



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**From:** Jill Lee <JLee@WINCHESTER.GOV.UK>  
**Sent:** 12 July 2022 11:48  
**To:** 'Robert Mitchell' <Robert.Mitchell@knightfrank.com>; Steve Opacic <SOpacic@winchester.gov.uk>  
**Subject:** RE: Local Plan update and Land east of Lovedon Lane KW01

Dear Robert

I have checked the web site and it has been updated with the following text;

## Local plan news

The Local Plan sets out how we intend to accommodate the growth we need to plan for in the district, outside the South Downs National Park, for the period up to 2039.

**Local Plan timetable: what has changed?**

Several factors have surfaced which now means that it is challenging to adhere to the existing timetable for the 6 week public consultation on the Regulation 18 draft Local Plan that was due to take place between August/September 2022:

- Extending the time for parish/town councils/Town Forum to respond to the request to identify suitable sites to accommodate housing in their towns and villages;
- New guidance issued by Natural England in March 2022, without prior warning, relating to the impact of wastewater produced by new development on the integrity of nationally protected sites which now includes phosphates as well as nitrates in the River Itchen Catchment area; and
- Availability of counsel providing legal guidance for the draft plan.

#### **When will be consulting on draft Regulation 18 Local Plan?**

Taking into account the above considerations, the City Council is not intending to change the adoption date of the Local Plan (Autumn 2024) but we have adjusted the date of the 6 week public consultation on the Regulation 18 Local Plan.

The draft Regulation 18 Local Plan is now due to be discussed at a Cabinet meeting on the 18th October 2022. Subject to any views from Cabinet, the 6 week public consultation on the draft Local Plan will now take place between 2nd November and the 14th December. There will be an Local Plan Advisory (LPAG) meeting to discuss the draft Local Plan around the middle of September (date to be confirmed).

#### **What will be included in the draft Regulation 18 Local Plan?**

The draft Regulation 18 Local Plan will bring together and review existing Development Management policies from the existing adopted Local Plan (Part 1 & Part 2), the Gypsy and Travellers Development Plan Document and it will include new Local Plan policies and site specific allocations that are needed to deliver the development strategy in the new Local Plan.

The new Local Plan will be structured so that policies addressing particular issues will be grouped together under a number of specific topics.

This consultation will give everyone the opportunity to have a say in the final shape of the Local Plan. It will be important that you take part and also please help us reach as many of our members of public as possible.

#### **How can I get involved?**

Please ensure that you encourage people to register for email alerts [here](#) and please do look out for more news about how to get involved in the public consultation that will be taking place between 2nd November and 14th December 2022 as we really do want as many people as possible to give their views on the future of the district.

Last Updated: Monday 4 July 2022

I think it was the intention to also send an update to all those who had registered but I will check on that with our technical officer as I am not sure that has happened yet. Hopefully this answers your questions in terms of timetable.

The officer who is dealing with Kings Worthy is Steve Opacic who is on leave at the moment returning on Wednesday 20<sup>th</sup> July. I have copied him in to this e mail so that he can make contact with you.

All the best

Jill

**Jill Lee MRTPI**  
Principal Planning Officer



Strategic Planning Team  
Winchester City Council  
Colebrook Street  
Winchester, SO23 9LJ

Tel: [REDACTED]



---

**From:** Robert Mitchell [REDACTED]  
**Sent:** 12 July 2022 10:11  
**To:** Jill Lee [REDACTED]  
**Subject:** Local Plan update and Land east of Lovedon Lane KW01

Dear Jill,

Thank you for your time on the telephone this morning.

Your update in relation to the Local was helpful and it would be useful to know when the member briefing is to take place given this will likely result in an update to the LDS.

I also mentioned to you that I represent the Blenheim Estates who are promoting the land east of Lovedon Lane, site ref. KW01.

We are looking to consult with Kings Worthy Parish Council following their public engagement in relation to the various sites that are being considered.

Our clients would also welcome the opportunity to meet with yourself and colleagues to discuss the site and their vision in more detail.

We believe the site will have some good synergy with principle objectives of your emerging Local Plan.

Please could you confirm your availability on any of the following dates w/c 25<sup>th</sup> July:

- Monday 25<sup>th</sup> July (pm)
- Wednesday 27<sup>th</sup> July (am or pm)
- Thursday 28<sup>th</sup> July (am or pm)
- Friday 29<sup>th</sup> July (pm)

I look forward to hearing from you.

Best regards,



## Appendix 5

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**Robert Mitchell**

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**From:** Steve Opacic [REDACTED]  
**Sent:** 16 November 2022 14:34  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] RE: Local Plan update and Land east of Lovedon Lane KW01

Dear Robert,

Thank you for your email and attachments. I apologise for the delay in responding as I have been on leave. With regard to your request for a meeting to discuss your site, I am afraid that our position remains that we are not able to meet site promoters given the large number of potential sites involved and the other calls on the Team's limited capacity.

I will save your email and attachments for future reference and you are of course welcome to submit representations on the Regulation 18 version of the Local Plan, which is currently published for public consultation until 14<sup>th</sup> December.

The SA of potential sites had not been published at the time of the Parish Council's consultation so would not have been used by respondents to the Parish Council's consultation. That consultation asked parishioners to rank sites according to factors such as relationship to the village, site access, proximity to facilities, visual impact, and flooding.

Regards,

**Steve Opacic**  
Strategic Planning Projects Officer

Winchester City Council  
Colebrook Street  
Winchester, SO23 9LJ

Tel: [REDACTED]  
Ext: [REDACTED]

**YOUR PLACE  
YOUR PLAN.**  
Winchester District Local Plan

**BE HEARD** H  
CONSULTATION CL



**From:** [REDACTED]  
**Sent:** 08 November 2022 20:38  
**To:** Steve Opacic [REDACTED] Jill Lee [REDACTED]  
**Cc:** Ashley Maltman [REDACTED]  
**Subject:** RE: Local Plan update and Land east of Lovedon Lane KW01

Dear Steve,

Thank you for your email in July.

I attach a vision document which has recently been finalised and our client would like to meet with yourself and Jill to discuss further.

In addition, I attach an assessment of all competing sites within Kings Worthy against your SA site criteria.

It would be helpful to understand whether the SA site criteria has been used by Parish Councils to assess and inform site selection?

If you could let me have your availability for an in-person meeting to discuss the attached in further detail I would be most grateful.

I look forward to hearing from you.

Best regards,



**Robert Mitchell MRTPI**  
Associate

[REDACTED] [knightfrank.com](https://www.knightfrank.com)  
Bridgeway Stratford upon Avon, CV37 6YX, United Kingdom



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**From:** [REDACTED]  
**Sent:** 21 July 2022 09:57  
**To:** [REDACTED] Robert Mitchell [REDACTED]  
**Subject:** [EXTERNAL] RE: Local Plan update and Land east of Lovedon Lane KW01

Dear Robert,



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## **Appendix C Assessment of supply and analysis in relation to housing requirements**



Policy	Site name	Allocated capacity (dwellings)	Allocated from previous plan	Total allocated	Assessed capacity	Comments
W1	Barton Farm	0	1,541	1,541	1,473	<p>Outline application (ref. 09/02412/OUT_13/01694/FUK) for 2,000 units, approved November 2012 / October 2013</p> <p>RM application Phaes 1A and 1B (ref. 13/02257/REM) for 423 dwellings approved in April 2014</p> <p>RM application Phase 2A (ref. 19/01616/REM) for 264 dwellings approved February 2021</p> <p>RM application Phase 2B (ref. 19/02122/REM) for D1, local centre &amp; open space approved June 2022</p> <p>RM application Phase 2B (ref. 19/02115/REM) for 60 extra care approved June 2022</p> <p>RM application Phase 2B (ref. 19/02118/REM) for Use Class E approved June 2022</p> <p>RM application Phase 2B (ref. 19/02124/REM) for 192 dwellings approved January 2024</p> <p>RM application Phase 3Ai/3Aii (ref. 19/01983/REM) for 193 dwellings, approved November 2022</p> <p>RM application Phase 3B (ref. 19/01985/REM) for 121 dwellings pending</p> <p>RM application Phase 4A (ref. 19/01984/REM) for 273 dwellings pending</p> <p>RM application Phase 4B (ref. 19/02029/REM) for 433 dwellings pending</p> <p>Total number of pending, approved and completed detailed permission equates to 1,932. Reduce by 68 units (2,000-1,932) to align with RM applications.</p>
W2	John Moore Barracks	900	0	900	750	<p>Unit yield based on current illustrative masterplan. However, with no evident detailed technical work undertaken including ground investigations, transport modelling and drainage strategy which is likely to impact unit yield, it is considered that the developable area should be assumed at 25% of the 86ha, with a density of 35 dpa resulting in a unit yield of 750 dwellings.</p>
W3	St Peters Car Park	30	0	30	30	
W4	Land west of Courtenay Road	150	0	150	150	To be phased post April 2030
W5	Bushfield Camp	0	0	0	0	Employment allocation
W6	Winnall	0	0	0	0	Employment allocation
W7	Central Winchester Regeneration	300	0	300	150	<p>Up to 32 landownerships with potential to require CPO as part of a land assembly exercise. Application for a full major redevelopment submitted in 2014 and withdrawn in 2018 (ref. 14/01912/FUL). Multiple minor planning applications up to 2024, suggesting activity within existing uses, including small scale conversions and/or change of use application from commercial to residential. No masterplan framework prepared to define scale, with an indicative 300 units proposed. Likely delayed progression due to constraints, viability and landownership issues, likely to progress beyond plan period. Reduced by 50%.</p>
W8	Station Approach Regeneration Area	250	0	250	250	Pending application for mixed use for office space, leisure and retail on land east of Station Road (ref. 19/00601/OUT). Likely requires comprehensive illustrative masterplan.
W9	Bar End depot	30	0	30	30	
W10	Former River Park Leisure Centre Site	0	0	0	0	Learning / non-residential institutions

Policy	Site name	Allocated capacity (dwellings)	Allocated from previous plan	Total allocated	Assessed capacity	Comments
W11	University of Winchester / County Hospital	0	200	200	200	Academic uses, medical, student accommodation, housing (assuming percentage of student to equate to 200 dwellings)
<b>Total Winchester Town</b>		<b>1,660</b>	<b>1,741</b>	<b>3,401</b>	<b>3,033</b>	
SH1	Newlands, West of Waterloooville	300	1,206	1,506	1,480	300 additional and 1,206 of original application remaining. Based on existing RM applications: 1,546 units approved, with 27 pending. 1,104 of all the permissions were granted more than three years ago. Combined total remaining of 959 units without RM permission. Assuming ca 1,370 completions (based on RM permissions up to October 2022) of 2,550 units, remaining 1,180 units. In addition to 300 unit (increased densities), 1,480 units should be allocated.
SH2	North Whiteley	200	2,560	2,760	2,703	2,560 of original application remaining. 200 proposed, including sites at Bluebell Way (ca 2.9ha, ca 60 dwellings), Waterclose Way (ca 0.9ha, ca 19 dwellings), Ridge Lane (ca 2.5ha, ca 53 dwellings) and Ridge Lane Buckswood Cottage (ca 0.26ha, ca 4-5 dwellings) assuming 60% developable area at 35dph. Assumed inclusion of Whiteley Green site. Evidence should be provided on access at Waterclose Way to justify its suitability, as this is off a secondary access road, without such, considered not suitable and should be discounted. Buckswood Cottage is questionable likely due to viability and flooding, with an existing cottage, demolition costs and potential for ca 3 dwellings. A planning application for two dwellings was withdrawn in February 2023. Should be discounted unless evidence is provided. The proposed 200 dwellings should therefore be reduced accordingly, with potential for 143 dwellings (including land at Whiteley Green (30 units), Bluebell Way (60 units) and Ridge Lane (53 dwellings).
SH3	Land at Whiteley Green	0	0	0	0	Assuming 30 dwellings are included within North Whiteley (2,760)
SH4	Solent Business Park	0	0	0	0	Employment allocation
SH6	Botley Bypass	0	115	115	115	24/00231/FUL - amendment of dwellings - 115 units
<b>Total South Hampshire Urban Areas</b>		<b>500</b>	<b>3,881</b>	<b>4,381</b>	<b>4,298</b>	
BW1	The Vineyard / Tangier Lane	0	120	120	66	18/01144/REM for 66 dwellings approved on 24 September 2018 - considered complete and should be removed. Site west of Tangier Lane for 66 dwellings not considered complete, with the latest discharge application approved in September 2024, therefore included as an allocation.
BW3	Tollgate Sawmill	0	10	10	10	Enabling development. Min 10 dwellings + employment required to restore Tollgate
BW4	Land north of Rareridge Lane	100	0	100	100	To be phased post April 2030

Policy	Site name	Allocated capacity (dwellings)	Allocated from previous plan	Total allocated	Assessed capacity	Comments
NA1	The Dean	0	130	130	87	23/00701/FUL: Application for 14 flats, approved 16 September 2024 17/02306/FUL: Application for 20 dwellings and offices, approved March 2020, NMA pending 23/00518/PNDMCD: PD application for demo/rebuild of eight flats - prior approval required but no application submitted yet, decided April 2023. 16/01854/FUL: application for 45 dwellings, approved March 2018, with conditions discharged in 2022. Considered complete, likely within plan period (2022/23) 17/01660/FUL: Application for extra care scheme (C2) of 56 units, approved April 2018 and complete - should therefore be discounted. Allocation to reflect planning applications for a total of 87 units.
NA2	Sun Lane	0	320	320	302	17/01528/OUT for 320 dwellings, approved March 2020. 23/02845/REM for employment park approved in September 2024. 21/01731/REM for 302 units approved in June 2022 Allocation should be reduced to accord with RM permission.
NA3	Neighbourhood Plan designated area	100	0	100	0	To be phased post April 2030. New Alresford Town Council was designated as a neighbourhood area in August 2021. The Town Council is currently gathering evidence to prepare its plan, with initial surveys being undertaken. There is no evidence suggesting that the Town Council can/will accommodate 100 dwellings with no site proposed, and should therefore not be allocated. Any site coming forward should be accounted for within Windfall allowance.
CC1	Clayfield Park	0	48	48	0	This site was allocated within the adopted Local Plan Part 2 in 2017. It appears to be an active caravans park. Application ref. 18/02847/FUL for demolition of storage and erection of new workshop and store was permitted in 2019, clearly demonstrating that, following the allocation, there was an intent to continue commercial activities on site. No planning application was submitted since 2017 with no evidence that this site will come forward for residential. Unless evidence can be provided for this site to come forward, this should be removed.
CC2	Colden Common Farm	45	0	45	45	To be phased post April 2030
CC3	Land at Main Road	35	0	35	17	To be phased post April 2030 Previous appeal (ref. APP/L1765/W/16/3141664 relating to application ref. 15/01151/OUT) for 31 dwellings was dismissed, including due to impact on area's character and appearance which was attributed with ' <i>reasonably significant weight</i> ' with regard to landscape views and ' <i>countryside setting of the village</i> '. It is assumed that the impacts on landscape character can be mitigated, albeit with likely lower densities and increased landscape features, therefore assuming a developable area of 40% at 30dpa, with a unit yield of 17 dwellings based on the site area of 1.44ha.
CC4	Land adj 85 Church Lane	10	0	10	10	To be phased post April 2030



Policy	Site name	Allocated capacity (dwellings)	Allocated from previous plan	Total allocated	Assessed capacity	Comments
DEN1	Neighbourhood Plan designated area	100	0	100	0	To be phased post April 2030 Denmead Parish Council (DPC) notes that WDC has set a requirement for DPC to allocate 100 dwellings, which DPC have been ' <i>unsuccessful in rejecting</i> '. It is noted that, of all sites assessed as part of the Denmead Site Assessment and Options Final Report (July 2024), only three sites have been noted as appropriate; DE02 (1 unit), DE26 (7 units), DE35 (9 dwellings) and DE55 (20 dwellings) for a total of 37 units. Evidence is required to demonstrate that sufficient suitable sites will be allocated in the neighbourhood plan and evidence should be provided to demonstrate that the neighbourhood plan will be 'made' in parallel to the WDC Local Plan. Therefore, the 100 dwellings should not be included and accounted for within Windfall allowance, unless sufficient evidence is provided.
KW1	Cornerways and Merrydale	45	0	45	45	
KW2	Land adj Cart & Horses PH	75	0	75	0	Significant impacts on biodiversity anticipated due to overgrown nature, with major adverse impacts on the existing settlement gap between Kings Worthy and Abbots Worthy. Should be removed.
SW1	The Lakes	0	36	36	36	Table at pg 447 notes 36 taken forward, but Policy SW1 notes 100. To be amended. Allocation area to be reduced, as eastern part (91 dwellings as per ref. 15/01693/FUL) complete. 19/02421/FUL application for 64 dwellings approved in March 2022, with S278 agreement finalised in July 2024. 21/03119/FUL application for 19 dwellings approved in January 2024. Evidence to be provided as to the unit yield within the allocation. The two applications yet to be developed/implemented result in 83 dwellings with potential for the remaining 17 units.
WK1	Winchester Road	0	125	125	120	Table page 453 refers to 88 outstanding permissions, including sites WK1 and WK2, however, draft allocation WK1 refers to 125 units verbatim to the adopted allocation. Ref 17/02615/FUL for 120 units was approved in June 2019 and considered to have been completed, with an application to discharge a pre-occupation currently pending. Should be reduced to refer to 120 units as per the planning application.
WK3	Welborne Open Space	0	0	0	0	Open space / settlement gap
WK5	Mill Lane	40	0	40	40	To be phased post April 2030
WK6	Land at Southwick Rd / School Rd	60	0	60	0	The site has no physical access and should therefore be removed, unless evidence can be provided to demonstrate suitable access. The site is located to the rear of ' <i>land to the rear of 1 to 34 School Road</i> '. The adjacent site development (ref. 15/02523/OUT & 18/01282/REM) was approved in June 2017 and considered complete, with approved drawings (i.e. planting plans) clearly defining a buffer along its eastern boundary, including an area for the ' <i>reinstatement in Long Meadow Grassland Areas</i> ', most likely required as an area of biodiversity. It is not considered acceptable to remove these areas without varying the consent retrospectively.

Policy	Site name	Allocated capacity (dwellings)	Allocated from previous plan	Total allocated	Assessed capacity	Comments
KN1	Ravenswood	200	0	200	200	Ref 18/01612/OUT application for 200 dwellings, validated in 2018, still pending and understood to have stalled due to issues around nutrient mitigation.
HU1	Neighbourhood Plan designated area	20	0	20	0	Hursley Parish Council was designated as a neighbourhood area in November 2020. There is no evidence suggesting that the Parish Council is progressing on their neighbourhood plan. Any site coming forward should be accounted for within Windfall allowance.
OT01	Land east of Main Road	55	0	55	55	To be phased post April 2030 Ref 19/00233/OUT for 90 dwellings refused in July 2019, including due to landscape impacts. The reduced yield is considered to be able to mitigate potential landscape impacts.
SW01	Land at West Hill Road North	40	0	40	40	To be phased post April 2030
SU01	Land at Brightlands	60	0	60	50	Notes 50 to 60 dwellings. Evidence should be provided to determine the potential yield. Until such evidence is produced, a yield of 50 units should be assumed in light of the apparent issues in relation to noise impacts. To be phase post 2030
WC1	Morgans Yard	0	80	80	80	Ref 21/02439/FUL for 80 dwellings and commercial, submitted in September 2021, pending.
<b>Total Market Towns and Rural Villages</b>		<b>985</b>	<b>869</b>	<b>1,854</b>	<b>1,303</b>	
<b>Total (dwellings)</b>		<b>3,145</b>	<b>6,491</b>	<b>9,636</b>	<b>8,634</b>	

Total Housing	Site allocations proposed	Site allocations existing	Total allocations	Reductions	Total HLS reduced to
15,465	3,145	6,491	9,636	1,002	14,463

Housing need	Housing need 2024 SM
15,465	22,228

Current Standard Method		Proposed 2024 Standard Method	
Shortfall based on current supply	Shortfall based on reductions	Shortfall based on current supply	Shortfall based on reductions
0	-1,002	-6,763	-7,765