



Wickham and Knowle Parish Council

Planning and Highways Committee

(Committee Members: Councillors Loraine Rappé (Chair), Craig Manuel, Nic Holladay, Kathryn Holladay, Robert Broad (Vice-Chair), David Evans)

Dear Councillors

I hereby give you notice that a meeting of the Planning Committee will be held at **Knowle Village Hall, PO17 5GR on Thursday 13th March 2025 at 7pm**. All members of the Committee are hereby summoned to attend for the purpose of considering and resolving the business to be transacted at the meeting as set out below.

The meeting will be open to the public unless the Council directs otherwise. Meeting Papers are available on request from the Clerk unless classified as Confidential

1. To receive apologies for absence:
2. To receive declarations of interest on agenda items
3. Public Session
4. To approve the minutes of the meeting held on 10th February 2025
5. To consider the following planning applications:

5.1 Case No: [24/02804/FUL](#)

Location: Land At Titchfield Lane Wickham Hampshire

Proposal: Installation, operation and decommissioning of renewable energy generating station comprising ground-mounted photovoltaic solar arrays together with transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements

Comment Deadline: 14th March 2025 (extended)

5.2 Case No: [25/00164/HOU](#)

Location: Willowdale Forge Fontley Road Titchfield Fareham Hampshire PO15 6QS

Proposal: Proposed two storey rear extension

Comment Deadline: 14th March 2025 (extended)

5.3 Case No: [25/00398/TPO](#)

Location: 22 Greater Horseshoe Way Knowle Fareham Hampshire PO17 5LF

Proposal: T1 - Horse Chestnut - Removal of Horse Chestnut Tree (T1) to lower stump level. Tree (T1) has been previously pruned to poor standard (Pollarding). Tree (T1) is suffering with severe decay about 2 metres up the main stem. Cankers have formed and are showing severe rot and branches are failing. The Tree (T1) overhangs 4 different gardens, properties all with kids and elderly. The Tree (T1) is also starting to grow very close to 22 Greater Horse Shoe Way.

Comment Deadline: 18th March 2025



Wickham and Knowle Parish Council

5.4 Case No: [25/00220/HOU](#)

Location: 25 Grindall Field Wickham Fareham Hampshire PO17 6FF

Proposal: Erect a rear Orangery

Comment Deadline: 14th March 2025 (extended)

6. Emerging Winchester Local Plan
 - 6.1. To receive an update and review latest inspection documentation
 - 6.2. To consider submitting a hearing statement and to attend the relevant hearing
7. Hampshire Water Transfer and Water Recycling Project
 - 7.1. To receive an update on the Parish Council land affected by the Project
 - 7.2. To consider a response to the consultation
8. Neighbourhood Plan
 - 8.1. Request to Winchester City Council to designate Wickham and Knowle Parish as a Neighbourhood Area response

Highways, Traffic & Road Safety

9. Community Speedwatch - Update
10. Speed Indicator Devices – Update

Other

11. Recent correspondence/ reports from meetings attended of relevance to this committee
 - 11.1. South Downs National Park – Local Plan Consultation

Tracey Molloy
Locum Clerk (Planning and Highways Committee)
planningcommittee@wickhamparishcouncil.org
7th March 2025

Agenda Item 4



Wickham and Knowle Parish Council

Planning and Highways Committee

Minutes of the Planning and Highways Committee held at Knowle Village Hall

Monday 10th February 2025, 7pm

Committee members present: Councillors Loraine Rappé (Chair), Craig Manuel, Robert Broad, David Evans

In Attendance: Sophie Thorogood – Clerk, Councillor Sheila Chambers

Members of Public: 3

1. **Apologies for absence:** Councillor Nic Holladay, Councillor Kathryn Holladay
2. **Declarations of interest on agenda items:** None
3. **Public Session:** Three members of public were in attendance to discuss item 13.2 – the potential impacts of Southern Water's Hampshire Water Transfer and Water Recycling Project, including the proposed pipeline and pumping station, would significantly affect the land's future use for farming. Therefore, they are promoting the site through the Local Plan process with the potential to support Wickham's housing allocations and want to engage the Parish Council as part of that process. The Council confirmed that at this stage it would be difficult to do anything more than listen.

Councillor Sheila Chambers spoke about items 6.1 and 6.2 on behalf of residents of Mayles Lane, Old Knowle and Knowle Farm. Councillor Chambers is aware only objections can be made, however wanted the Council to be aware of the impacts. 6.1 - Not objecting to the 40mph, they welcome it, but would like to see 30mph or even 20mph through the village. 6.2 - Bridge in question, how will large development traffic get through to the sites on the south side, there are 2 new housing developments in Funtley with over 200 new homes across the 3 sites.

4. Minutes of the meeting held on 9th January 2025

Minutes of the meeting having been circulated were approved and signed by the Chairman.

Proposed: Councillor David Evans Seconded: Councillor Robert Broad

All in favour

5. Planning Applications

The following applications were considered:

5.1 Case No: 24/02803/FUL

Location: Land At Southwick Road And School Road Wickham Hampshire

Proposal: Erection of 60 dwellings, access and minor alterations to Grindall Field, landscaping, parking and other associated works

Comment: The Parish Council **OBJECT** to this application. A copy of the objection is attached to the minutes.

Proposed: Councillor Robert Broad Seconded: Councillor Loraine Rappé

All in favour



Wickham and Knowle Parish Council

5.2 Case No: 24/02510/FUL

Location: Willowdale Forge Fontley Road Titchfield Fareham Hampshire PO15 6QS

Proposal: Retrospective extension of residential curtilage; two storey extension to dwelling; groundworks to include pool and garage

Comment: No objections providing it meets current building regulations. The Council note its disappointing that the application didn't come through the proper planning application process.

Proposed: Councillor Craig Manuel

Seconded Councillor David Evans

All in favour

6. Proposed Traffic Regulation Orders:

The following Traffic Regulation orders were noted with no objections. Notes to be passed on regarding concerns of how large development traffic will get through to the building sites on the south side and priority signage.

6.1. 40 Miles Per Hour Speed Limit - River Lane, Titchfield

6.2. 3 tonne Weight Restriction, Longwater Bridge - River Lane, Titchfield

7. Neighbourhood Plan

7.1. Steering Group Terms of Reference

RESOLVED: Subject to the following changes, the Steering Group Terms of Reference is approved.

- Clause 18 – add “Members of public can attend the Planning & Highways Committee to keep up to date on the Project and get involved when appropriate”
- Clause 48 - remove the word formal, to read “minutes will be kept”. Add “Members of public will be involved in the process through consultation events and can attend the Planning & Highways Committee meeting which the Steering Group will report in to.
- Add clause 33.2.1 - Members of the Steering Group to declare interests at the start of each meeting.
- Change clause 36 to read “Purchase orders will be raised for all work and invoices will be submitted in the name of the Parish Council, referencing the PO number. Clerk to send for approval to the Chair Steering Group before payment is made.”
- Take out clause 38

Proposed Councillor David Evans

Seconded Councillor Craig Manuel

All in favour

7.2. External Project Manager

RESOLVED: Recommendation to Full Council to appoint Planet as the Neighbourhood Plan project manager.

Proposed Councillor David Evans

Seconded Councillor Robert Broad

All in favour



Wickham and Knowle Parish Council

- 8. **WCC Planning Decisions:** None for this meeting
- 9. **Committee Membership:** Look to increase the number of Councillors on the Committee to help the committee remain quorate throughout the year. Clerk to speak to Councillor Leah Greenbank and when co-opting new councillors it would be useful if they had an interest in planning and highways.

Highways

- 10. **Community Speedwatch** - Update noted. Funding request to be made to Donna Jones for a bodycam.
- 11. **Speed Indicator Devices** – Update noted. Application being made to HCC to approve 7 locations (5 current, 2 new). Application being made to Enervo for mounting on lighting columns. Funding request to be made to Donna Jones for an additional SID.
- 12. **School Road CFI** – Defer to next meeting to allow time to speak with Croudace regarding the crossing point in their current planning application.
- 13. **Recent correspondence/ reports from meetings attended of relevance to this committee**
 - 1.1. Croudace – Land at Southwick Road: Noted. Meeting being organised to discuss application and community benefits.
 - 1.2. Catesby Estates – Land South of Titchfield Lane: Noted. Catesby in attendance. Arrange a further meeting if required.
 - 1.3. Grenergy – 24/02818/FUL | Erection of Battery Energy Storage: Noted.
 - 1.4. Silverlake Expansion: Noted. Invite to future meeting if they would like to share further awareness. Allow a 10 minute slot in the public session.
 - 1.5. Southern Water - Hampshire Water Transfer and Water Recycling Project: Noted. Arrange meeting.
 - 1.6. Crown Golf – Wickham Golf Course: Noted. Site to be picked up at part of the Neighbourhood Plan process

Meeting Closed, 9.35 pm

Signed.....

Date.....

Agenda Item 6



Planning Committee <planningcommittee@wickhamparishcouncil.org>

Local Plan Update

1 message

Planning Committee <planningcommittee@wickhamparishcouncil.org>

Fri, Feb 28, 2025 at 8:17
PM

To: Loraine Rappe <cllr.loraine.rappe@wickhamparishcouncil.org>, Robert Broad <cllr.robert.broad@wickhamparishcouncil.org>, Craig Manuel <cllr.craig.manuel@wickhamparishcouncil.org>, David Evans <cllr.david.evans@wickhamparishcouncil.org>, Kathryn Holladay <cllr.kathryn.holladay@wickhamparishcouncil.org>, Nic Holladay <cllr.nic.holladay@wickhamparishcouncil.org>, Parish Clerk <clerk@wickhamparishcouncil.org>





Hi all

A few bits going on at the moment with the Local Plan, we will cover them formally at the Planning meeting on the 13th March, however an update now for you to start thinking about.

1. The inspector has set a date and draft schedule for the examination of Local Plan. Our housing sites will be covered **Thursday 1st May PM and Friday 2nd May AM**
2. Anyone may attend the hearing as an observer, but only those who have made representation(s) seeking to change the Plan have a right to appear before, and be heard by, the Inspector.
3. Written representations carry the same weight as those made orally at a hearing session. Participation at the hearing is therefore only likely to be beneficial if you have specific points to contribute on the published matters, issues and questions.
4. If you have a right to be heard and you wish to exercise that right, you should contact the PO **by 5.00 pm on Monday 24 March 2025** indicating which session(s) in the published hearing programme you wish to participate in.
5. WCC will produce a statement for each hearing session responding to all the identified matters, issues and questions. However other participants in the hearing sessions can submit hearing statements if they have points to make on the identified matters, issues and questions. Statements should be concise and focused, and in any event must contain no more than 3,000 words for each matter.
6. I attach a list of questions the Inspector has pulled out relevant to the PC. The PC will need to consider if they want to address these questions in a statement. I will clarify if its just one statement to cover all policies in the hearing session or one statement per policy.
7. Statements need to be submitted by **12pm on Friday 4 April 2025**.
8. The inspector is asking questions of all settlements, and i think it will be long sessions if everyone attends! However i think it would be wise to submit a statement/s. Its not going to be easy, and you may want me to speak to Steve Tilbury for support, but i believe we have time to consider this properly together on the 13th and still get something submitted in time. I will start by going through the questions being asked seeing where we can add value and then review the evidence that has been submitted (which has created the questions).
9. Interestingly, WCC decided to put Ravenswood in the Plan and the inspector is asking for robust evidence to justify the site! So it could back fire....
10. I attach the Inspectors Note on Examination, the draft timetable, the Inspectors questions and matters arising and my pulled out questions for Wickham and Knowle.

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4 attachments

-  **ED13 - Winchester LP Stage 1 MIQsV2_CFIR.pdf**
259K
-  **ED14 - Winchester Inspector Guidance Note - 24 February 2025_CFI (1).pdf**
195K
-  **ED15 - Hearings timetable _Winchester_V1_CFIR.pdf**
106K
-  **WK LP questions.docx**
24K

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Examination of the Winchester District Local Plan 2020-2040 (the submitted Plan/the Plan)

Inspector: R Barrett MRTPI IHBC

Programme Officer: Ms Jill Taylor.

Address: Winchester City Council Local Plan Examination, Winchester City Council Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ.

Email: Programmeofficer@winchester.gov.uk

Telephone number: 07980 732035

Examination web pages: [Local Plan Examination - Winchester District Local Plan](#)

Inspector Note 2 V2

Stage 1 hearings

Matters, Issues and Questions

Introduction

This document sets out the Matters, Issues and Questions (MIQs) for stage 1 hearings relating to the legal and procedural requirements, District development needs and how they are proposed to be met in the submitted Plan. They do not intend to cover every issue raised in representations. They are based on the main issues identified by the Inspector, taking account of the views of the Council and other representors.

Prior to the forthcoming hearing sessions, responses are invited from participants on these MIQs. Further information about the Examination, hearings and format of written statements is given in my Guidance Note (Inspector Note 3).

Matter 1: Procedural/legal requirements

Issue: Whether all Statutory and Regulatory requirements have been met?

Duty to Cooperate

1. Is there clear evidence that the Council has engaged constructively, actively and on an ongoing basis with neighbouring authorities and prescribed bodies in accordance with section 33A of the 2004 Act, in respect of strategic matters with cross-boundary impacts considered through the preparation of the Plan?
2. In particular in relation to the unmet housing need in Partnership of South Hampshire area (PfSH) and individual adjoining Councils, especially Portsmouth and Havant and Basingstoke in relation to the establishment of a new community at the Popham Airfield and Micheldever Station?

Sustainability Appraisal

1. The Council has carried out an Integrated Impact Assessment (IIA). That comprises a Sustainability Appraisal (SA) incorporating Strategic Environmental

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Assessment (SEA), Health Impact Assessment (HIA), and Equalities Impact Assessment (EqIA).

2. In particular, does the SA adequately assess whether the emerging Plan's objectives are fully compatible with and actively contribute towards each of the sustainability objectives set out in the Sustainability Framework? Are the conclusions robust and justified by the evidence?
3. The SA tested five spatial strategy options: a development strategy based on the adopted Local Plan, focusing development on Winchester and the larger more sustainable settlements; a strategy based on a new strategic allocation/new settlement; a strategy based on dispersing development around the District largely in proportion to the size of existing settlements; and, a variation of option 1, known as option 1A, which provides for a higher total number of dwellings. It takes account of existing commitments, windfall allowance and has the effect of reducing development in the South Hampshire Urban Area and increasing it in Winchester and the Market Towns and Rural Areas. Given national policy¹ that strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas should an option with a higher growth target have been considered?
4. In terms of assessing site selection, data relating to services and facilities was only available at the District level (i.e. for areas within the boundaries of Winchester District only) and this is noted as a limitation. In this regard, are the scoring and conclusions reached in the SA reasonable, sufficiently accurate and robust to inform the Plan?
5. How has the SA informed the development of the Plan, including housing delivery and any mitigation measures? How has it informed the selection of strategic options, the development of policies and the selection of sites, all of which aim to identify sustainable development outcomes for the District?
6. In overall terms does the Plan meet the legal requirements of Section 19(5) of the 2004 Act and accord with National Planning Policy Framework (NPPF) paragraph 32 and the Planning Practice Guidance (PPG) in this regard?

Habitats Regulations Assessment (HRA)

1. In relation to the HRA, Natural England has raised concern regarding air quality impacts and nutrient impacts. The Council has produced a revised Nutrient Neutrality Topic Paper and Air Quality Assessment aimed to address Natural England concerns. It intends to update the HRA through an Addendum and produce a revised Statement of Common Ground (SoCG) with Natural England. When will the Addendum and SoCG be available?

¹ NPPF paragraph 11b

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2. Given the above, has the HRA been undertaken in accordance with the Conservation of Habitats and Species Regulations 2017?

Local Development Scheme

1. Is the Plan compliant with the Council's Local Development Scheme (LDS) in terms of its form, scope and timing?

Community Involvement

1. Has the Council complied with the requirements of section 19(3) of the 2004 Act with regard to conducting consultation in accordance with the Statement of Community Involvement?

Climate Change

1. Are the policies of the Plan, as a whole, designed to secure that the development and use of land contribute to the mitigation of, and adaptation to, climate change in accordance with Section 19(1A) of the Act?

Equalities

2. In what way does the Plan seek to ensure that due regard is had to the three aims expressed in s149 of the Equality Act 2010 in relation to those who have a relevant protected characteristic?

Superseded Policies

1. The submitted Plan in paragraph 2.7 explains that it will replace the adopted Local Plan Part 1- Joint Core Strategy, Local Plan Part 2-Development Management Policies and Site Allocations and the Gypsy and Traveller and Travelling Showperson Development Plan Document in their entirety. In this regard, is the Plan clear in identifying the policies of the existing development plan which would be superseded by the Plan consistent with Regulation 8(5) of the 2012 Regulations?

Other Matters

1. The Plan provides a great amount of background, detail of processes employed, and in places repetition between supporting text and policy. Policy in places repeats national policy. In this regard, would the Plan provide the necessary clarity to enable consistent implementation so as to accord with NPPF paragraph 16, when read as a whole? That states that policies should be clearly written and unambiguous, so it is evident how a decision maker should react to development proposals and that Plans should serve a clear purpose avoiding unnecessary duplication of policies that apply to a particular area, including policies in the NPPF, where relevant.

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Matter 2: Spatial strategy and distribution of development Policies SP1, SP2, SP3, H1, H2, H3, and E1 and E2

Issue: Whether the spatial strategy and distribution of development is positively prepared, justified, effective and consistent with national policy.

1. The Settlement Hierarchy Review (2024) scores settlements and groups them which provides the settlement hierarchy in the District. Is the methodology used robust and the outcomes accurate? Is the distribution of development between the tiers of settlements justified and how has it been established?
2. Is the spatial strategy and settlement hierarchy as set out in Strategic policy SP2 justified as an appropriate strategy, taking account of reasonable alternatives, and based on proportionate evidence?
3. Is the proposed distribution of housing and other development supported by the evidence in the SHELAA, settlement hierarchy, and IIA, and will it lead to an appropriate pattern of housing and economic growth?
4. Have settlement boundaries been defined in accordance with a clear and easily understood methodology that is consistently applied?
5. Have all realistic options for the distribution of development within the District been identified and considered robustly in the formulation of the Plan?
6. Would the Plan's spatial strategy strike the right balance between the need for development across brownfield and greenfield sites and any related impact on housing affordability?

Matter 3: The Plan's vision and strategic policies SP1, SP2 and SP3

Issue 1: Whether the Vision and strategic policies SP1, SP2 and SP3 are positively prepared, justified, effective and consistent with national policy.

General matters

1. Having regard to NPPF 21, does the Plan make clear which policies should be regarded as 'strategic policies' and would they constitute a clear strategy for the pattern, scale and quality of development in the District?
2. What is the justification for the Plan period of 2020 to 2040?

Policy SP1

1. The Plan sets out a vision and objectives to tackle climate and nature emergencies and create a greener District, living well, homes for all and a vibrant local economy. Those are given effect through Policy SP1. In so doing would that Plan be effective? Should the Plan objectives be incorporated within the Plan's strategic policies?

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Policy SP2

1. Given the transitional arrangements set out in NPPF December 2024 paragraphs 234-236) would a modification requiring a Plan review within a stated timescale be clear and effective? Given the above national policy would such a modification be necessary for soundness?
2. To accord with national policy at NPPF paragraph 60, to boost significantly the supply of homes, should the numbers expressed in policy SP2 be stated as minimums?
3. Policy SP2 sets out housing targets for the three spatial areas in the District. In so doing, does it provide appropriate support for employment uses to meet local needs?

Policy SP3

1. Does the policy strike the right balance between protecting the countryside and promoting development to meet local needs? Should the policy explicitly recognise the sustainability of locations immediately adjacent to existing settlement boundaries or previously developed land;
2. Would policy SP3 accord with NPPF paragraph 89, which states that '... The use of previously developed land, and sites that are physically well-related to existing settlements, should be encourage where suitable opportunities exist.'?
3. Should the countryside designation afforded by policy SP2 remain on sites allocated for development in the Plan?
4. Does policy SP23 provide for the particular locational needs of essential infrastructure such as water and waste water infrastructure in accordance with PPG? Should it state that development should not increase flood risk and assessed any potential loss of the best and most versatile agricultural land ?
5. To ensure the policy promotes biodiversity should it align with the Local Nature Recovery Strategy?

Matter 4 Meeting housing need

Issue: Would the overall strategy and provision for housing development be justified, effective and consistent with national policy?

Calculation of Local Housing Need (LHN)

1. The Council has calculated LHN using the Government's standard methodology. That gives a figure of 13,565 dwellings over the Plan period 2020-2040. That figure includes an affordability adjustment to take account of past under delivery. In this regard does the Plan accord with NPPF paragraph 61, which indicates that strategic policies should be informed by a local housing needs assessment conducted using the standard method in national planning guidance (PPG)?

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2. Is there substantive evidence to demonstrate that it would be appropriate to plan for a higher housing need figure than the standard method indicates in this case as per advice set out in the PPG (Paragraph: 010 Reference ID: 2a-010-20201216)?

3. Are there other relevant factors to be taken into account in calculating the LHN?

The housing requirement

1. The Plan makes provision for 15,465 dwellings over the Plan period (2020-2040). That includes approximately 350 dwellings within the South Downs National Park (SDNP) part of Winchester District. Would that approach accord with NPPF paragraph 61?

2. SDNP Authority suggest a figure of 250 dwellings would be delivered with the SDNP in the Plan period. What would be the consequence should the lower figure deliver rather than the 350 accounted for in the Plan?

3. In addition, it includes an allowance of 1,900 dwellings to take account of any needs that cannot be met within neighbouring authorities. Given constraints in the District, including within the SDNP, is this figure, which exceeds LHN justified by the evidence?

4. In accordance with the approach set out in the Partnership for South Hampshire (PfSH) position statement and ongoing cooperation with neighbouring authorities, Portsmouth City Council and Havant Borough Council have confirmed an unmet need. How has the unmet needs allowance in the Plan been calculated?

5. In stating an unmet need allowance as opposed to a figure intended to meet the need in each authority, would the Plan be effective? Would it accord with NPPF paragraph 61? If an intended figure were included in the Plan, how should that be expressed (as a percentage or specific numbers)?

6. Is there any substantive evidence to demonstrate that there should be an adjustment to the minimum housing requirement to help deliver affordable housing with regard to the PPG (Paragraph: 024 Reference ID: 2a-024-20190220), and if so, would that be effective?

7. Would the Plan be positively prepared in assessing and reflecting in its policies the size, type and tenure of housing needed for different groups in the community as per NPPF paragraph 62?

8. Taking account of completions since the start of the Plan period, extant planning permissions and other commitments, less than 25% would be delivered by new site allocations. In this regard, would the Plan be positively prepared? Would it be

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effective, justified and consistent with national policy which aims to significantly boost the supply of homes (NPPF paragraph 60)?

9. Would the Plan period accord with NPPF paragraph 22, which requires strategic policies should look ahead over a minimum 15 year period from adoption?
10. Given the Plan's start date of 2020, recent levels of 'overprovision' compared to the Standard Method figures are taken into account. Is such provision already reflected in the Standard Method calculation in terms of affordability uplift going forward on the basis of a link between completions and house prices?
11. Neighbourhood Plans are in preparation for New Alresford and Hursley. Denmead has a Neighbourhood Plan which the Parish Council intends to review. Can the Council provide an update in this regard?
12. NPPF paragraph 67 expects strategic policies to set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Would the Plan accord with this expectation?
13. The Council has produced a Housing Topic Paper Update (ED02). That updates housing supply in accordance with the most recent Annual Monitoring Report (AMR) (2024). It identifies corrections and updates to the housing supply and consequent changes to the housing requirement. In this regard are modifications to the submitted Plan required for the purposes of soundness?

The overall supply of housing

1. Would the housing trajectory provide a sound basis for meeting the identified housing need and accord with NPPF paragraph 78, which requires a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites? Does it identify a supply of specific, deliverable sites for five years following the intended adoption and specific, developable sites or broad locations for growth for the subsequent years 6-10 and, where possible for years 11-15 of the remaining Plan period, in accordance with NPPF paragraph 69?
2. Is the housing trajectory realistic and deliverable? Are there any threats to delivery?
3. Is the contribution towards housing supply from windfall justified? Is there compelling evidence that they provide a reliable source of supply in accordance with NPPF paragraph 72?
4. In broad terms, is the housing development proposed in the Plan and set out in the trajectory based on a sound understanding and robust evidence?

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5. Policy H2 holds back permissions for new greenfield site allocations until 2030 to prioritise previously developed land, achieve a more even housing trajectory and level of development over the Plan period. What would be the expected impacts on housing land supply, 5 year housing land supply, delivery of a variety of sites and matters such as nutrient mitigation and thereby nutrient neutrality requirements and electricity grid capacity?
6. In the absence of a stepped trajectory would the approach taken by the Council be effective, justified and consistent with national policy to significantly boost the supply of homes (NPPF paragraph 60)?

Respondents are directed to the Council's Housing Topic Paper Update (ED02) and the most recent AMR. Those summarise the Council's evidence to date of completions since the beginning of the Plan period, existing commitments, site allocations, windfalls and any other sources of supply on which it relies.

The Council should produce a detailed spreadsheet setting out how many dwellings each committed and allocated site is expected to deliver in each year of the Plan period, and what any windfall allowance for each year is. (Guidance on what constitutes a realistic windfall allowance is at NPPF paragraph 71.) The spreadsheet should be accompanied by evidence to justify the delivery information it contains, as appropriate.

Five year housing land supply

In the Council's Housing Topic Paper Update (ED02) it states that the Plan is able to demonstrate a five year housing land supply on adoption of 6.7 years against an annual requirement of 679 dwellings home per annum (2025-2031).

1. Will the Plan provide for a five year supply of specific deliverable housing sites on adoption with specific regard to the definition of deliverable in NPPF annex 2?
2. Which specific sites make up the extant permissions included within the housing trajectory and what is the evidence that they are deliverable as per the NPPF definition?
3. What is the compelling evidence that windfalls will provide a reliable source of supply, in terms of the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates, and expected future trends, as set out in NPPF paragraph 72?
4. The Council's calculation applies the 'Liverpool Method.' What is the reason for this and in so doing would this be sound and accord with NPPF paragraphs 69 and 77?

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Matter 5 Site allocation methodology

Issue: Whether the site allocation methodology for proposed housing, mixed-use and non-residential site allocations is justified, effective and consistent with national policy?

Methodology and application

1. How have the proposed allocations been identified?
2. Do they accord with the Plan's spatial strategy as set out in strategic policies SP1, SP2, SP3 and H1, H2, H3 and E1-E3, in terms of the overall provision throughout the District?
3. How were the site boundaries, areas and dwelling/other capacities determined? Are the assumptions justified and based on robust evidence? In particular, are the indicative residential capacities, set out in the Plan's site allocations justified by the evidence and consistent with NPPF paragraphs 123 to 126?
4. How would the proposed allocations provide flexibility in the event that some sites do not come forward?

The Council is requested to address the above questions 1-4 in general terms in relation to the proposed allocations.

5. In addition, for each site allocation the Council should provide evidence to justify their delivery within the Plan period.
6. The Council has set out tables relating to housing supply in each of the settlements within the spatial areas in the 'Development Allocations' section of the Plan. In relation to each spatial area, the Council should provide robust evidence to justify the number of dwellings anticipated to be delivered in the Plan period, including net completions, outstanding permissions, windfall allowance, and development equivalents, Neighbourhood Plan allocations, extant Plan existing commitments, and new site allocations.

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Matter 6 Winchester Site allocations

Issue: Whether the proposed housing site allocations in Winchester would be justified, effective and consistent with national policy?

Please provide comment on the specific issues raised below. For those sites where representations have been made the Council is requested to respond to the particular issues raised. In doing this any updated information regarding planning permissions, sites under construction and existing uses should be included.

Winchester housing allocations

Policy W1 Barton Farm Major Development Area

1. This development has an extant outline planning permission for a development including 2,000 homes. That includes a comprehensive access strategy which incorporates the diversion and rerouting of the Andover Road. Is there any justification to promote a site allocation policy that differs from that outline permission?
2. Is modification to the policy required, for the purposes of soundness, to direct potential developers to the Lead Local Flood Authority in relation to groundwater levels in the northern part of the site?
3. Should sufficient distance between Harestock Wastewater Treatment Works and sensitive land uses, such as residential units, schools and recreational areas, be required given its proximity?
4. Does the policy appropriately align with the Plan aim to promote active travel?
5. Given past delivery on this site allocation, what is the evidence that it would be delivered in its entirety within the Plan period?

Policy W2 Sir John Moore Barracks

1. Given the length of the supporting text and policy requirements and repetition within both policy (criteria iv and xvii relating to existing buildings and facilities, criteria xiv and xvi relating to heritage assets) and supporting text (paragraphs 12.28, would the policy be clearly written and unambiguous, so it is evident how a decision maker should react to development proposals?
2. The policy supporting text includes requirements of a masterplan. That includes some matters included in the supporting text that are not included in policy e.g. the need for a lighting strategy, the requirement to ensure air traffic control signals are not compromised through development. In so doing, would the policy be effective?
3. What would the status of the masterplan be and in dealing with matters to ensure the development of the site is acceptable in planning terms, would the policy be effective?
4. What is the robust evidence to justify criteria vii which requires 'access off Andover Road', particularly given proposals at Barton Farm to divert and reroute Andover Road through that development? Given criterion vii would the Plan be

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clearly written and unambiguous, so it is evident how a decision maker should react to development proposals?

5. Given site constraints including its location within a settlement gap as defined by Policy NE7, heritage, open space, Protected Sites, flood risk etc, SINC and candidate SINC, what is the evidence to justify the quantum and mix of development proposed in policy W2?
6. What is the evidence that it would retain the settlement gap's generally open and undeveloped nature so as to accord with Plan policy NE7?
7. Does it strike the right balance between protecting the special qualities of the locality and the need to ensure land is used efficiently in accordance with NPPF paragraphs 11a, 123 and 129?
8. Are the policy requirements justified, in particular those that require a park and ride facility and are the policy requirements clear and unambiguous in their intent? Would they provide adequate flexibility to bring forward a high quality scheme that enhances the locality? Would the policy ensure open space and outdoor sports pitches to meet the needs of the proposed development and contribute to provision in the local area?

Policy W3 St Peter's Car Park

1. Would the proposed development of this city centre car park strike the right balance between contributing to the reduction of city centre traffic, improving air quality and providing homes in accessible locations?
2. Does the policy adequately and appropriately address site constraints, including heritage and the need to maintain access to essential underground water infrastructure ?
3. Are the requirements in relation to flood risk adequate, clearly written and unambiguous, so it is evident how a decision maker should react to development proposals?

Policy W4 Land West of Courtney Road

1. What is the justification for the site capacity, given the site constraints including proximity to the Barton Meadows Nature Reserve, and its location within the Winchester to Kings Worthy/ Headbourne Worthy settlement gap, proximity to the railway, biodiversity, and access and transport impacts?
2. How has the capacity had regard to the potential traffic impacts?
3. What is the justification for the indicative site capacity? How has the site capacity had regard to the provision of open space and community amenities, including parks and allotments in the locality?
4. Can the Council please confirm the status of this site allocation in relation to the Barton Meadows Nature Reserve and comments referred to in an Inspector's decision letter with regard to the Barton Farm development?
(APP/LI765/A/10/2126522) Is clarification in this respect required for the purposes of soundness?

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5. Would the phasing of development until 2030 be justified by the evidence?
6. Would policy requirements in relation off site transport improvements and infrastructure be required for the purposes of soundness?

Winchester mixed use allocations

Policy W7 Central Winchester Regeneration

1. Would part of this site allocation be carried forward from the extant Plan or would it include a new allocation? In either case, would the Plan make this clear?
2. Policy W ii refers to a masterplan with no requirement for this to be produced. Policy W7i refers to a supplementary planning document? In this regard would the Plan be clear and thereby effective? Paragraph 12.71 refers to a supplementary planning document. Does this include a masterplan?
3. Is this a new or extant allocation? Is this clear?
4. In either case, given its complexity and site constraints, including land ownership, built heritage and archaeology, flood risk and securing nutrient neutrality, what is the evidence to justify indicative site capacity and that it will be delivered in the Plan period?
5. Should the policy criteria address healthcare provision? Would policy W7 xvii provide appropriate flexibility to accommodate other solutions? Would criteria xvi be clear?

Policy W8 Station Approach Regeneration Area

1. Given the length of the supporting text and policy requirements and repetition within both policy (criteria vii and viii) and supporting text (paragraphs 12.2812.76 and 12.80, would the policy be clearly written and unambiguous, so it is evident how a decision maker should react to development proposals?
2. Given its complexity, land ownership and site constraints, including built heritage and archaeology, flood risk and securing nutrient neutrality, what is the robust evidence that it will be delivered in the Plan period?
3. Paragraph 12.75 states that the site has been defined in a broad way? On that basis what is the evidence to justify the indicative housing capacity?
4. Would the policy ensure appropriate co-ordination to manage movement, particularly trains, buses, pedestrians and cyclists to connect key locations in the town centre, in accordance with the Winchester Movement Strategy, given its potential role in reduction of transport emissions in the District helping to reach the target of net zero emissions by 2030?
5. Paragraph 12.90 sets out requirements for a masterplan. Are those adequately reflected in policy and if not would the policy be effective?
6. Would the policy appropriately secure provision for healthcare and education to ensure the development is acceptable in planning terms?

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Policy W9 Bar End Depot

1. Given the length of the supporting text and policy requirements and repetition within both policy (criteria vii and viii) and supporting text (paragraphs 12.103 and 12.106), would the policy be clearly written and unambiguous, so it is evident how a decision maker should react to development proposals?
2. Would Policy W9 secure active travel routes for cycling and walking as part of the development in accordance with the Winchester Movement Strategy? Would it provide an appropriate framework for this area in accordance with the Winchester Movement Strategy?
3. Given the range of uses proposed, how has the indicative number of homes been defined?

Matter 7 Housing allocations in South Hampshire Urban Areas (SHUA)

Issue: Whether the proposed housing allocations in SHUA would be justified, effective and consistent with national policy?

Policy SH1 Newlands (West of Waterlooville)

1. What is the evidence to support the delivery of additional dwellings at this site? Where would this take place and is clarification within the supporting text necessary for soundness? What would be the consequence on the delivery of employment uses? Would the provision of additional dwellings result in a high quality development that contributes to the needs of PfSH?
2. Should the policy map be modified to reflect the proposed changes?
3. Should policy SH1 require a Green Infrastructure Strategy and control its details to address mitigation of harmful impacts on European sites?

Policy SH2 North Whiteley

1. This site carries forward land allocated in the existing Plan whilst identifying additional capacity. Would policy SH2 make this clear?
2. What is the evidence to justify the indicative site capacities, given site constraints, including Ancient Woodland and hedgerows?
3. ED02 indicates the expected submission of a planning application for 90 dwellings on land off Bluebell Way, which is below the indicative capacity of 110 dwellings stated in the Plan. Should this be reflected in the policy?
4. Would policy requirements adequately address impacts on Ancient Woodland and hedgerows, positively promote active transport infrastructure the adequately?
5. Would the policy in its introductory paragraph 13.16 clearly set out the potential for additional capacity, particularly with regard to the provisions of an extra case scheme?

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Policy SH3 A Whiteley Green

1. Would the supporting text to policy SH3 at paragraph 13.31 accurately reflect the potential for the presence of waste water infrastructure in relation to the site?

Matter 8 Development Allocations the Market Towns and Rural Areas (MTRAs)

Issue: Whether the proposed housing site allocations in MTRAs would be justified, effective and consistent with national policy?

Market towns

Bishop's Waltham

Policy BW1 The Vineyard/Tangier Lane

1. Would policy BW1i, in requiring a masterplan with each application for development be effective? Would the policy be clearly written and unambiguous, so it is evident how a decision maker should react to development proposals? Would Policy BW1 iii be clear in its intent?
2. Would it adequately address requirements for offsite infrastructure? Would the policy adequately address the need to promote infrastructure for active forms of transport?

Policy BW4 Land North of Rareridge Lane

1. Would policy BW4 accord with the NPPF paragraph 182, which requires great weight to be attached to conserving and enhancing landscape and scenic beauty in National Parks?
2. Given the existing use of the site, along with other site constraints, including ecological constraints, what is the evidence to justify the indicative site capacity and generation of required Biodiversity Net Gain?
3. Would the requirements of Policy BW4vii be clear in their intent so as to render the policy effective?
4. Policy BW4i would require a landscape led masterplan. Policy BW4 ix and x provide additional requirements that could be covered by that masterplan. Paragraphs 14.20 and 14.24 set out requirements of a landscape led masterplan also, some of which are excluded from the policy text. In so doing, would the policy be effective? In this regard, would the policy be clearly written and unambiguous, so it is evident how a decision maker should react to development proposals?
5. Would the phasing of the latter part of this site allocation until 2030 be justified by the evidence?

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New Alresford

Policy NA1 The Dean

1. Given this is an existing site allocation carried over from the extant Plan, what is the evidence that homes without planning permission will be delivered in 2026/27?
2. What is the status of the masterplan for the west of The Dean? Policy NA1 seeks to ensure development reflects the principles established in that masterplan. In so doing would the policy be effective? And would this result in a plan-led scheme?
3. Would policy NA1 ensure adequate provision of necessary offsite infrastructure?

Policy NA2 Sun Lane

1. Would the policy be clearly written and unambiguous, so it is evident how a decision maker should react to development proposals?
2. Would it appropriately address the requirements of offsite infrastructure, impacts on the Groundwater Protection Zone, promote active travel and enable its infrastructure?

Policy NA3 Neighbourhood Plan Designation Area

1. What is the evidence to justify an approach to designate an additional site/sites in the Neighbourhood Plan?
2. When is the Neighbourhood Plan expected to be 'made'? What is the evidence that it will come forward in an appropriate and timely manner?
3. What is the evidence that there are suitable sites available for designation? Would this approach provide the necessary certainty for the development plan process? In taking this approach would the Plan accord with a Plan led approach?
4. If the Neighbourhood Plan was not made in a timely manner, how would the housing shortfall be made up?
5. Should policy NA3 address off site infrastructure needs? Would it be necessary for the purposes of soundness to address the requirement to liaise with water and waste water providers?
6. Would the phasing of development until 2030 be justified by the evidence?

Larger rural settlements

Colden Common

Policy CC1 Clayfield Park

1. Would the phasing of development until 2030 be justified by the evidence?
2. Given that this site is an existing allocation and has not delivered housing to date, what is the evidence that it will deliver from 2027/28 and within the Plan period?

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3. Would the policy appropriately address the water supply constraints?

Policy CC2 Colden Common Farm

1. Would the phasing of development until 2030 be justified by the evidence?
2. Policy CC1 ii requires a site plan. What is meant by this and would it be effective in controlling any impacts on the listed buildings and ensuring suitable access by motorised and active forms of travel?
3. Would the proposed development have an acceptable relationship with the SDNP and would policy requirements ensure that its landscape and scenic beauty would be conserved and enhanced? Given site constraints, including the listed buildings and SDNP, would the indicative site capacity be justified by the evidence?

Policy CC3 Land at Main Road

1. Would the phasing of development until 2030 be justified by the evidence?
2. Policy CC2 ii requires a site plan. What is meant by this and would it be effective in controlling any impacts on the setting of Colden Common and the SDNP?
3. Would the proposed development have an acceptable relationship with the SDNP and would policy requirements ensure that its landscape and scenic beauty would be conserved and enhanced? Given site constraints, including the listed buildings and SDNP, would the indicative site capacity be justified by the evidence?

Policy CC4 Land adjoining 85 Church Lane

1. Would the phasing of development until 2030 be justified by the evidence?
2. Would policy CC4 and its supporting text be effective in controlling development in relation to underground water infrastructure?
3. Given site constraints, including the listed buildings and ancient oak trees fronting Church Lane, would the indicative site capacity be justified by the evidence?

Denmead

Policy DEN1 Denmead Neighbourhood Plan Designated Area

1. Denmead Parish Council is updating its Neighbourhood Plan at present. When is the Neighbourhood Plan expected to be 'made'? What is the evidence that it will come forward in an appropriate and timely manner?
2. What is the evidence to justify an approach to designate an additional site/sites in the Neighbourhood Plan? What is the evidence to justify the housing target of 100 additional dwellings and would this ensure that development is directed to the most sustainable settlements?
3. What is the evidence that there are suitable sites available for designation? Would this approach provide the necessary certainty for the development plan process? In taking this approach would the Plan accord with a Plan led approach?

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4. What is the justification to phase development delivery until after 2030 and would this be justified by the evidence?
5. If the Neighbourhood Plan was not made in a timely manner, how would the housing shortfall be made up? Extant Neighbourhood Plan allocations have yet to deliver what is the evidence that they will deliver in the Plan period (28 dwellings)?
6. Should policy DEN1 address off site infrastructure needs? Would it be necessary for the purposes of soundness to address the requirement to liaise with water and waste water providers?

Kings Worthy

Policy KW1 Cornerways and Merrydale

1. As this is a brownfield site would Policy KW1i be necessary?
2. What is the justification for the allocation of this site for 45 dwellings or equivalent and would that be justified by the evidence ?
3. Given the site's heritage constraints, would the indicative site capacity be justified by the evidence? What is the evidence to justify delivery of this site from 2027/8?

Policy KW2 Land adjoining the Cart and Horses PH

1. Would the phasing restriction set out in Policy KW2i be necessary?
2. Given the site's significant heritage and tree constraints, and proximity to the SDNP, would the indicative site capacity of 45 dwellings or equivalent be justified by the evidence? What is the evidence to justify delivery of this site from 2030/31?
3. Would the policy, as a whole, be effective in safeguarding the significance of heritage assets?

Swanmore

Policy SW1 The Lakes

1. What is the status of the Swanmore Village Design Statement? How has it informed the approach to Swanmore and policy SW1?
2. Would the approach to Swanmore, in terms of its place in the settlement hierarchy be justified by the evidence?
3. Would Policy SW1 effectively address the needs for offsite infrastructure?

Wickham and Knowle

1. Is modification to the introductory text required to removed reference to policy WK2?
2. What is the justification for a change to the settlement boundary and would it represent a consistent application of the settlement boundary methodology?

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Policy WK1 Winchester Road housing and open space allocation

1. The most recent AMR indicates that this site is under construction. The housing trajectory includes a remaining balance of 17 dwellings to be delivered in 2024/25? What is the status of the site and if built out, would its inclusion in the Plan be justified, effective, and consistent with national policy? Has it been occupied in accordance with policy WK1x?
2. Policy WK1vii requires sports pitches to be provided on land at Mill Lane. Given that this element of the development has not been delivered, what is the evidence to justify this requirement?
3. What is the evidence to justify provision of open space at Mill Lane?

Policy WK3 Welborne Open Space

1. Would the title of this policy be misleading?
2. In seeking to retain the open nature of the landscape that separates Welborne Strategic Development Area and the existing settlements of Knowle and Wickham would the policy be effective and justified by the evidence?
3. How would those requirements relate to Plan policy NE7?

Policy WK5 Mill Lane

1. What is the evidence to justify this allocation which sits beyond the existing settlement boundary? Would it ensure that the rural setting of the settlement was preserved and the scenic beauty of the SDNP conserved?
2. Would the policy be clearly written and unambiguous, so it is evident how a decision maker should react to development proposals? In particular would policy WK5ii and WK5v together be effective in seeking direct, safe and lit active travel links to the surrounding area? Would they provide appropriate flexibility?
3. Would policy WK5ix provide adequate flexibility to accommodate the most suitable technical solution?
4. Would the requirements for offsite infrastructure be clear and unambiguous?
5. Policy WK5i includes a phasing restriction. What is the robust evidence to justify this approach?
6. Given site constraints, including traffic impacts, parking, public rights of way, proximity to the SDNP, what is the evidence that the site would be delivered in the Plan period? Given those constraints what is the viability evidence to justify its delivery?

Policy WK6 Land at Southwick Road/School Road

1. Would the policy title appropriately describe the proposed allocation?
2. What is the evidence to justify this allocation which sits beyond the existing settlement boundary? Would it ensure that the rural setting of the settlement was preserved and the scenic beauty of the SDNP conserved?

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3. Policy WK6i includes a phasing restriction. What is the robust evidence to justify this approach?
4. Given site constraints, what is the robust evidence to justify its delivery in the Plan period?
5. Would Policy WK6 provide effective protection for any archaeological remains present?
6. Would policy WK6xiii in phasing occupation of development to align with delivery of sewage infrastructure, be justified, effective and consistent with national policy? Would it effectively protect underground water infrastructure?

Policy KN1 Ravenswood/Knowle

1. What is the robust evidence to justify the location of this allocation, given its siting with a settlement gap? How would the policy ensure that the open character of the settlement gap is not compromised?
2. Would the policy requirements effectively mitigate harmful impacts on European sites? In this regard, would the policy be effective?
3. Would the policy requirements at KN1ix provide appropriate flexibility, in relation to sewerage and water connection given the number of providers in the locality?

Intermediate Rural Settlements

Hursley

Policy HU1 Neighbourhood Plan Designated Area

1. The Plan states that it is expected that there is capacity for the development of about 20 dwellings in Hursley either through allocations in the emerging Neighbourhood Plan or windfall. Is this approach justified by the evidence? Would this approach result in a Plan led approach?
2. Hursley Parish Council is updating its Neighbourhood Plan at present. When is the Neighbourhood Plan expected to be 'made'? What is the evidence that it will come forward in an appropriate and timely manner?
3. What is the evidence to justify the housing target of 20 additional dwellings and would this ensure that development is directed to the most sustainable settlements?
4. What is the evidence that there are suitable site/s available for designation? Would this approach provide the necessary certainty for the development plan process? If they are greenfield sites would they be subject to a phasing restriction?

Otterbourne

Policy OT01 land East of Main Road

1. Housing need in Otterbourne is proposed to be met through an allocation in this Plan, windfall and net completions in or adjoining the settlement. In this respect would the Plan be positively prepared and robustly justified by the evidence?

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2. Policy OT01i includes a phasing restriction. Would this be justified by the evidence?
3. Would the policy as submitted, ensure the archaeology on the site is conserved appropriately?

South Wonston

1. Would the adjustment to the settlement boundary at South Wonston be justified by the evidence and would it accord a clear and easily understood methodology that has been consistently applied?

Policy SW01 Land at the West Hill Road North

1. What is the status of the South Wonston Village Design Statement? Would it be desirable for development of Policy SW01 to accord with that document? And if so, through what mechanism would this be secured?
2. Policy SW0i includes a phasing restriction. Would this be justified by the evidence?
3. Would the policy make appropriate provisions for off site infrastructure needs?

Sutton Scotney

Policy SU01 Land at Brightlands

1. Give that this site would be outside the existing settlements boundary and the presence of the A30 road, what is the evidence to justify the location of this site in relation to the settlement of Sutton Scotney to further the aims of Plan policy SP1?
2. A number of site constraints have been identified including flooding and drainage, sewerage capacity, archaeology, access and road safety, biodiversity, use of best and most versatile land, off site infrastructure requirements, and noise. Would any site constraints be a barrier to delivery of this site in the Plan period?
3. As this is a greenfield site a phasing restriction is included in Plan policy SU01ii. What is the evidence to justify this approach in relation to this site?
4. Given identified site constraints, what is the evidence that the site allocation would be viable based on the indicative capacity?
5. Would Plan policy SU01 be clearly written and unambiguous, so it is evident how a decision maker should react to development proposals, particularly in relation to SU01ix ('design process')?
6. Plan policy SU01 xi in relation to hydrogeological risks requires a risk assessment. How would it control any impacts on groundwater conditions and levels? In this respect would the policy be effective?
7. Would requirements in relation to health care be clearly written and unambiguous, so it is evident how a decision maker should react to development proposals?

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8. Would the supporting text and policy SU01, in phasing development to align with and drain to the new sewerage infrastructure, be effective in ensuring adequate waste water and drainage?

Matter 9 Meeting the needs of gypsies, travellers and travelling show people

Issue: Would the Plan be positively prepared, and would it be effective in addressing the likely accommodation needs of gypsies, travellers and travelling show people?

1. What are the implications of the introduction of the updated Planning Policy for Traveller Sites (12 December 2024) for the Plan's approach to gypsies and travellers?
 2. With regard to the Winchester Gypsy and Traveller Accommodation Needs Assessment, what are the minimum pitch and plot requirements for travellers and travelling show people for the plan period?
 3. Is it the purpose of this Plan to identify a sufficient supply and mix of sites to meet the objectively assessed needs of gypsies, travellers and travelling show people?
 4. If so, what is the evidence that there would be on adoption of this Plan a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against locally set targets, and a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15 as required by the Government's Planning Policy for Traveller Sites?
 5. Would the proposed policy criteria be effective in bringing forward the level of windfall sites necessary to meet the identified need for pitches and plots?
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Examination of the Winchester District Local Plan 2020-2040 (the District Plan/the Plan)

Inspector: R Barrett MRTPI IHBC

Programme Officer: Ms Jill Taylor.

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Examination web pages: [Local Plan Examination - Winchester District Local Plan](#)

Inspector Note 3

GUIDANCE NOTE FROM THE INSPECTOR

Purpose

1. The Winchester District Local Plan 2020-2040 (the Plan) was submitted for examination on 15 November 2024. I have been appointed by the Secretary of State to conduct the examination. This note provides guidance on the procedural and administrative arrangements for the examination.
2. Further information on the examination process can be found in the Planning Inspectorate's publication 'Procedure Guide for Local Plan Examinations' which is available via <https://www.gov.uk/guidance/local-plans>. There is also a short guide aimed particularly at those taking part in an examination for the first time.

Programme Officer

3. Jill Taylor is the Programme Officer (PO) for the examination. She is working under my direction and is independent of the Council. Her contact details are given above.
4. The main tasks of the PO are to act as the channel of communication between Inspector, the Council and representors and participants, to liaise with all parties to ensure the smooth running of the examination, to organise the hearing programme, and to oversee the publication of documents on the examination webpage.
5. Any procedural questions or other matters that you wish to raise should be directed to the PO.

Examination webpage

6. The examination webpage content is controlled by the Inspector and the PO. All documents for the examination, including the evidence base and the

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procedural material, are published on the examination webpage – the link is provided above.

7. If you do not have access to the internet, please contact the PO so that alternative arrangements can be put in place.

Inspector's role

8. My task is to consider whether the submitted Plan complies with the relevant legislation and is sound. The National Planning Policy Framework (NPPF) (paragraph 35) makes it clear that in order to be found sound the Plan must 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; and
 - d) consistent with national policy – enabling the delivery of sustainable development in accordance with the NPPF's policies and other statements of national policy, where relevant.
9. It is not part of my role to make improvements to the Plan, provided that it is sound and legally-compliant.
10. It is important to note that the Plan is being examined under the transitional arrangements set out in NPPF (December 2024) in paragraphs 234 to 236, which means that the Plan will be examined against the version of the NPPF published in December 2023.

The examination

11. There are three possible outcomes to the examination:
 - the submitted plan is sound and legally compliant;
 - the submitted plan is not sound and/or legally compliant but could be made so by changes (known as main modifications), if necessary, following the preparation of additional evidence; or
 - the submitted plan is not sound and could not be made sound by changes. If so, I would be likely to recommend that the Council withdraw

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the plan. The same would apply if there is a failure of legal compliance which cannot be remedied (for example, a failure to comply with the duty to cooperate).

12. After the hearing has closed, I will prepare a report for the Council setting out my conclusions and recommendations. My report will deal with the main issues of soundness and legal compliance, taking into account the representations made but without responding to each of them.

Changes to the plan

13. The starting point for the examination is that the Council has submitted a plan which it considers is ready for examination.¹ Now that the Plan has been submitted there are only two means by which changes can be made to it:
 - a) as main modifications recommended by the Inspector; or
 - b) as additional modifications made by the Council.
14. I can only recommend main modifications if they are necessary to make the submitted Plan sound and/or legally-compliant. Any potential main modifications must be subject to consultation before I recommend them, and in some cases, they may also require further sustainability appraisal, and Habitats Regulations Assessment.
15. Additional modifications (sometimes also referred to as “minor modifications”) are changes which do not materially affect the policies in the Plan. They may be made by the Council on adoption and do not fall within the scope of the examination. The Council is accountable for any additional modifications that are made.
16. The Policies Map is not defined in legislation as a development plan document. This means that I have no powers to recommend main modifications directly to it. However, as the role of the Policies Map is to illustrate geographically the application of policies in the Plan, if the geographical illustration of a policy is flawed, the policy will be unsound. In such circumstances, we would ask the Council to draw up a proposed change to what is shown on the submission Policies Map.

Representations made on the Plan

17. The Council has prepared a Consultation Statement (Regulation 22) which includes details of the consultation that has taken place on the Plan, and a summary of the main issues raised in the representations.
18. A full set of the representations made on the Plan at the pre-submission (Regulation 19) stage has been provided to me and I will take them all into account. The legislation does not require me to take account of any representations made at any earlier stage, including under Regulation 18.

¹ S20(2) of the Planning and Compulsory Purchase Act 2004

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Examination hearing

19. The examination hearing, which forms part of the examination of the Plan, will commence **at 10am on Tuesday 22 April 2025**. The hearings will be held at **The Walton Suite, Winchester Guildhall, The Broadway, Winchester, SO23 9GH** the draft programme for the hearings is being issued at the same time as this guidance note as Inspector Note 4.
20. Discussion at the hearings will be based on my matters, issues and questions [Inspector Note 2], which for stage 1 of the hearings is also being issued at the same time as this guidance note. A more focussed agenda providing further guidance for the discussions may be published in advance of one or more of the hearing sessions. The timings on the draft programme may change once the number of participants of each session is finalised.

The scope of my examination, and omission sites

21. Some representations are concerned with what are known as “omission sites”. These are sites which have not been allocated in the Plan for development. However, my role is to examine the soundness of the submitted Plan. It is not part of my role to examine the soundness of sites that are not allocated in the Plan. Consequently, I will not hold a hearing session dealing specifically with sites that have not been allocated in the Plan, nor will I discuss the merits of omission sites at other session(s).

Attending the hearing

22. Anyone may attend the hearing as an observer, but only those who have made representation(s) seeking to change the Plan have a right to appear before, and be heard by, the Inspector.
23. Written representations carry the same weight as those made orally at a hearing session. Participation at the hearing is therefore only likely to be beneficial if you have specific points to contribute on the published matters, issues and questions. Normally you may only take part in the hearing session(s) that are relevant to your original representation(s).
24. If you have a right to be heard and you wish to exercise that right, you should contact the PO by **5.00 pm on Monday 24 March 2025** indicating which session(s) in the published hearing programme you wish to participate in. You must do this regardless of what you may have indicated in your original representation(s). Please note that if you do not contact the PO by that date, it will be assumed that you do not wish to appear and be heard, and you will not be listed as a participant.
25. Representors who are not seeking changes to the Plan, including those who have made representations supporting it, do not have a right to take part in the hearing. However, I may invite additional participants to take part in the hearing

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if I consider that their participation would assist us in determining the soundness and legal compliance of the Plan.

26. To ensure that there is sufficient space, organisations participating in the hearing sessions will normally be allocated one seat at the hearing, with members of their team “hot-seating” as necessary. Similarly, unless space permits, the Council may need to limit the number of its representatives to those needed to deal with the topic under discussion.
27. Where several representors or organisations who have similar points to make wish to attend the hearing, it would assist me if they would arrange to be represented by one or two spokesperson(s).
28. Please let the PO know as soon as possible if you have any specific needs or requirements to enable your attendance at and/or participation in the hearing session(s).

Hearing statements

29. The Council should produce a statement for each hearing session responding to all the identified matters, issues and questions.
30. Other participants in the hearing sessions should only submit hearing statements if they have points to make on the identified matters, issues and questions. Statements should be concise and focussed, and in any event must contain no more than 3,000 words for each matter. They should:
 - clearly identify (by reference number) which specific matters, issues and questions are being answered;
 - only answer the specific matters, issues and questions which are of direct relevance to your original representation(s);
 - set out the key points from the original representation against the relevant questions;
 - make reference to relevant evidence on the examination website, referencing particular relevant parts of that evidence (with document title, reference number and page and paragraph numbers), with a clear explanation of how it relates to my question;
 - not introduce new evidence or arguments,
 - provide a separate submission for each matter being addressed.
 - To ensure compliance with the requirements of the GDPR ensure that statements **do not** contain any personal details such as names, email addresses or telephone numbers
31. I appreciate that the Council has updated parts of the evidence base and that circumstances may have moved on, on some topics from when you made your representations. You are strongly advised to read the updated evidence to assist you in preparing your statements.
32. Please refrain from commenting on matters which go beyond the scope of my questions.

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33. Appendices should only be included if they are directly relevant and necessary and should not be used as a means of increasing the word-count. In this regard, do not submit further statements in the guise of appendices. If you need to refer to a large document that is not on the examination webpage, please contact the PO as it may be more efficient for it to be added to the webpage rather than attached to a statement. I appreciate that some time has elapsed since the Plan was submitted for examination and consider that the addition of further relevant documents to the library may be the most efficient way of providing an up-to-date evidence base.
34. The Council's statements should also be focussed and succinct. However, because the Council has to answer every issue and question, it may be necessary to go over the limit of 3,000 words per matter.
35. It is intended that all examination documents will be electronic versions. Please email electronic versions of your statement(s) and any appendices to the PO in Word or PDF format **by 12pm on Friday 4 April 2025**. If you are unable to email your statement, please contact the PO so that alternative arrangements can be made.
36. Hearing statements will be posted on the examination webpage after the submission date, so that they are available to all participants and anyone else who wishes to read them. Because they will be available in this way, they will not be circulated directly to participants. Anyone who is unable to access them on the webpage should contact the PO. Representors should redact any sensitive data prior to the submission of hearing statements as statements will be published and made available publicly.
37. Once the date for submitting hearing statements has passed, no other written evidence will be accepted, unless I specifically request it. In fairness to other participants the hearing sessions should not be used to introduce additional or new evidence.

Statements of Common Ground

38. In the context of the duty to co-operate, the NPPF in paragraph 27, expects one or more statement(s) of common ground (SoCG) to be produced documenting the cross-boundary matters being addressed and progress in co-operating to address them.
39. It is often also useful for SoCGs to be drawn up between the Council and other public bodies, other participants or site promoters to confirm specific matters that have been agreed, particularly if those matters have previously been the subject of representations raising soundness or legal compliance issues. SoCGs should also helpfully highlight matters that remain in contention, or the position regarding individual allocated sites.
40. If any further SoCGs are to be prepared or finalised, then they should, wherever possible, be completed **by Monday 24 March 2025** and published as

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examination documents so that other representors are aware of their contents before submitting their hearing statements. This should not preclude the Council from continuing to engage on outstanding issues with other bodies and updating any SoCGs as necessary.

Conduct of the hearing sessions

41. The hearing sessions will be based on the identified matters, issues and questions. To maximise the effectiveness of hearing time, I will focus on key issues and matters where after reading statements, I need further information. So, where written responses to my matters, issues and questions provide me with the information I need on a particular issue, I will explain that and may not consider that issue further at the hearing.
42. Each hearing session will deal with these by way of a structured discussion which I will lead, taking an inquisitorial approach. There will be no formal presentation of cases or cross-examination. Participants may, if they wish, bring professional experts with them, although this is not essential.
43. Discussion at the hearing sessions will focus on the issues that I need to hear further discussion about, in order to reach conclusions on the soundness and legal compliance of the Plan, and on any potential need for main modifications. I will make a few brief introductory comments on the issues to be covered and then invite individuals to respond to specific questions. I will have read all the relevant representations and statements beforehand and will expect other participants to have done so as well. The hearing sessions are not an opportunity to repeat a case already set out in written representations.

Hearing programme

44. The hearing sessions will normally start at 10 am each day. Updates to the hearing programme, if required, will be available on the examination webpage. It is the responsibility of individual participants to check the latest timetable and to ensure that they are present at the correct time, as timings are liable to change. Short breaks will normally be taken at convenient points.

Site visits

45. I will carry out site visits before, during, or after the hearing as necessary to inform my assessment of the soundness of the Plan. All site visits will be unaccompanied, unless it is necessary to go onto private land, in which case I will make the necessary arrangements via the PO.

Close of the examination

46. The examination will close when my report is submitted to the Council. However, unless I specifically request them, no further representations or evidence will be accepted after the hearing sessions have finished. Late or unsolicited material may be returned.

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Summary of the examination programme

- 24 February 2025 – Stage 1 Matters, issues and questions, draft hearing programme and Inspector’s guidance note published
- 10 March 2025 Stage 2 Matters, issues and questions published
- 24 March 2025 - Deadline to confirm with the PO whether you wish to exercise your right to appear at an examination hearing session.
- 24 March 2025 - Deadline for submission of statements of common ground
- 12pm 4 April 2025 - Deadline for submission of stage 1 hearing statements
- 12pm 14 April 2024- Deadline for submission of stage 2 hearing statements
- 22 April 2025 - Hearing sessions begin.

Further information

47. Further information about the preparation and examination of Local Plans is available as follows:

Relevant guidance – available from <https://www.gov.uk/guidance/local-plans>

Procedure Guide for Local Plan Examinations
Short guide to taking part in local plan examinations
National Planning Policy Framework (September 2023)
Planning Practice Guidance, including the section on Plan-making

Relevant legislation – available at <http://www.legislation.gov.uk/>

Planning and Compulsory Purchase Act 2004 (as amended)
The Town and Country Planning (Local Planning) (England) Regulations 2012
(as amended)

R Barrett

Inspector appointed to examine Winchester District Local Plan 2020-2040

ED15

Examination of the Winchester District Local Plan 2020-2040 (the District Plan/the Plan)

Inspector: R Barrett MRTPI IHBC

Programme Officer: Ms Jill Taylor.

Address: Winchester City Council Local Plan Examination, Winchester City Council Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ.

Email: Programmeofficer@winchester.gov.uk

Telephone number: 07980 732035

Examination web pages: [Local Plan Examination - Winchester District Local Plan](#)

Inspector Note 4

Draft Hearings Programme V1 Stage 1

Week 1			
Day	Date	AM session (10.00am start)	PM session (2.00pm start)
1	Tues 22 April 2025	Inspector's opening announcements Procedural matters Opening statement by Council Matter 1: Legal and procedural requirements	Matter 2: spatial strategy (policies SP1, SP2, SP3, H3, E2)
2	Wed 23 April 2025	Matter 3: Vision and spatial strategy (policies SP1, SP2, SP3, H3, E2)	Matter 4: Housing need and supply (policies H1, H2)
3	Thursday 24 April 2025	Matter 4: Housing need and supply (policies H1, H2) (continued as necessary)	Matter 5: Site allocations selection methodology
	Friday 25 April 2025	Spare day for any over run/site visits	

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Week 2			
<i>Day</i>	<i>Date</i>	<i>AM session (10.00am start)</i>	<i>PM session (2.00pm start)</i>
	Mon 28 April 2025	Spare day for any over run/site visits	
	Tues 29 April 2025	Spare day for any over run/site visits	
4	Wed 30 April 2025	Matter 6: Winchester housing and mixed use allocations	Matter 6: Winchester housing and mixed use site allocations
5	Thurs 1 May 2025	Matters 7: SHUAs housing site allocations	Matter 8: MTRAs site allocations
6	Fri 2 May 2025	Matter 8: MTRAs site allocations (continued)	Matter 9: Gypsy and Traveller provision (policies H12-H18)

Stage 2

Week 3			
<i>Day</i>	<i>Date</i>	<i>AM session (10.00am start)</i>	<i>PM session (2.00pm start)</i>
	Mon 19 May 2025	Spare day for any over run/site visits	
7	Tues 20 May 2025	Matter 10: Homes for all (policies H4-H11)	Matter 11: Carbon neutrality and designing for low carbon infrastructure
8	Wed 21 May 2025	Matter 12: High quality well designed places and living well	Matter 13: Sustainable transport and active travel
	Thurs 22 May 2025	Spare day for any over run/site visits	
9	Fri 23 May 2025	Matter 14: Biodiversity and the natural environment	Matter 15: The historic environment

ED15

Week 4			
Day	Date	AM session (10.00am start)	PM session (2.00pm start)
	Mon 2 June 2025	Spare day for any over run/site visits	
10	Tues 3 June 2025	Matter 16: Creating a vibrant economy (including site allocations)	
11	Wed 4 June 2025	Matter 17: Viability Matter 18: Monitoring	Close Inspector's closing comments Council's closing comments
	Thurs 5 June 2025	Spare day for any over run/site visits	
	Fri 6 June 2025	Spare day for any over run/site visits	

R Barrett

Inspector appointed to examine the Winchester District Local Plan 2020-2040

24 February 2025

Wickham and Knowle

1. Is modification to the introductory text required to removed reference to policy WK2?
2. What is the justification for a change to the settlement boundary and would it represent a consistent application of the settlement boundary methodology?

Policy WK1 Winchester Road housing and open space allocation

1. The most recent AMR indicates that this site is under construction. The housing trajectory includes a remaining balance of 17 dwellings to be delivered in 2024/25? What is the status of the site and if built out, would its inclusion in the Plan be justified, effective, and consistent with national policy? Has it been occupied in accordance with policy WK1x?
2. Policy WK1vii requires sports pitches to be provided on land at Mill Lane. Given that this element of the development has not been delivered, what is the evidence to justify this requirement?
3. What is the evidence to justify provision of open space at Mill Lane?

Policy WK3 Welborne Open Space

1. Would the title of this policy be misleading?
2. In seeking to retain the open nature of the landscape that separates Welborne Strategic Development Area and the existing settlements of Knowle and Wickham would the policy be effective and justified by the evidence?
3. How would those requirements relate to Plan policy NE7?

Policy WK5 Mill Lane

1. What is the evidence to justify this allocation which sits beyond the existing settlement boundary? Would it ensure that the rural setting of the settlement was preserved and the scenic beauty of the SDNP conserved?
2. Would the policy be clearly written and unambiguous, so it is evident how a decision maker should react to development proposals? In particular would policy WK5ii and WK5v together be effective in seeking direct, safe and lit active travel links to the surrounding area? Would they provide appropriate flexibility?
3. Would policy WK5ix provide adequate flexibility to accommodate the most suitable technical solution?
4. Would the requirements for offsite infrastructure be clear and unambiguous?
5. Policy WK5i includes a phasing restriction. What is the robust evidence to justify this approach?
6. Given site constraints, including traffic impacts, parking, public rights of way, proximity to the SDNP, what is the evidence that the site would be delivered in the Plan period? Given those constraints what is the viability evidence to justify its delivery?

Policy WK6 Land at Southwick Road/School Road

1. Would the policy title appropriately describe the proposed allocation?
2. What is the evidence to justify this allocation which sits beyond the existing settlement boundary? Would it ensure that the rural setting of the settlement was preserved and the scenic beauty of the SDNP conserved? 18 ED13
3. Policy WK6i includes a phasing restriction. What is the robust evidence to justify this approach? 4. Given site constraints, what is the robust evidence to justify its delivery in the Plan period?
4. Would Policy WK6 provide effective protection for any archaeological remains present?
5. Would policy WK6xiii in phasing occupation of development to align with delivery of sewage infrastructure, be justified, effective and consistent with national policy? Would it effectively protect underground water infrastructure?

Policy KN1 Ravenswood/Knowle

1. What is the robust evidence to justify the location of this allocation, given its siting with a settlement gap? How would the policy ensure that the open character of the settlement gap is not compromised?
2. Would the policy requirements effectively mitigate harmful impacts on European sites? In this regard, would the policy be effective?
3. Would the policy requirements at KN1ix provide appropriate flexibility, in relation to sewerage and water connection given the number of providers in the locality?

Agenda Item 7



Planning Committee <planningcommittee@wickhamparishcouncil.org>

RE: Wickham and Knowle Parish Council

1 message

HWTWRP <hwtwrp@dalcourmaclaren.com>
To: Planning Committee <planningcommittee@wickhamparishcouncil.org>
Cc: HWTWRP <hwtwrp@dalcourmaclaren.com>

Tue, Mar 4, 2025 at 10:34 AM

Good morning Tracey

Apologies for the delayed response on this. From our records the only land owned by Wickham and Knowle Parish Council which is impacted by the project is the land to the West of Hoads Hill, Title Number HP665700. I have attached a plan which shows the extent of the current proposed order limits (outlined red) impacting the land.

As you can see, there is only a small section of the land which is impacted, but we would still be happy to meet with you if that would be beneficial.

Kind regards

Izzy

From: Planning Committee <planningcommittee@wickhamparishcouncil.org>
Sent: 26 February 2025 21:26
To: HWTWRP <hwtwrp@dalcourmaclaren.com>
Subject: Fwd: Wickham and Knowle Parish Council

You don't often get email from planningcommittee@wickhamparishcouncil.org. [Learn why this is important](#)

Hello, just following up my email of the 2nd Feb.

Do you no longer need/want to meet?

Best wishes

Tracey

Locum Clerk (Planning and Highways)

----- Forwarded message -----

From: **Planning Committee** <planningcommittee@wickhamparishcouncil.org>

Date: Sun, Feb 2, 2025 at 6:32 PM

Subject: Wickham and Knowle Parish Council

To: <hwtwrp@dalcourmaclaren.com>

Hi there

Sorry its taken a while to get back to you.


Are you able to let me know which bit of Wickham and Knowle Parish Council land may be affected?

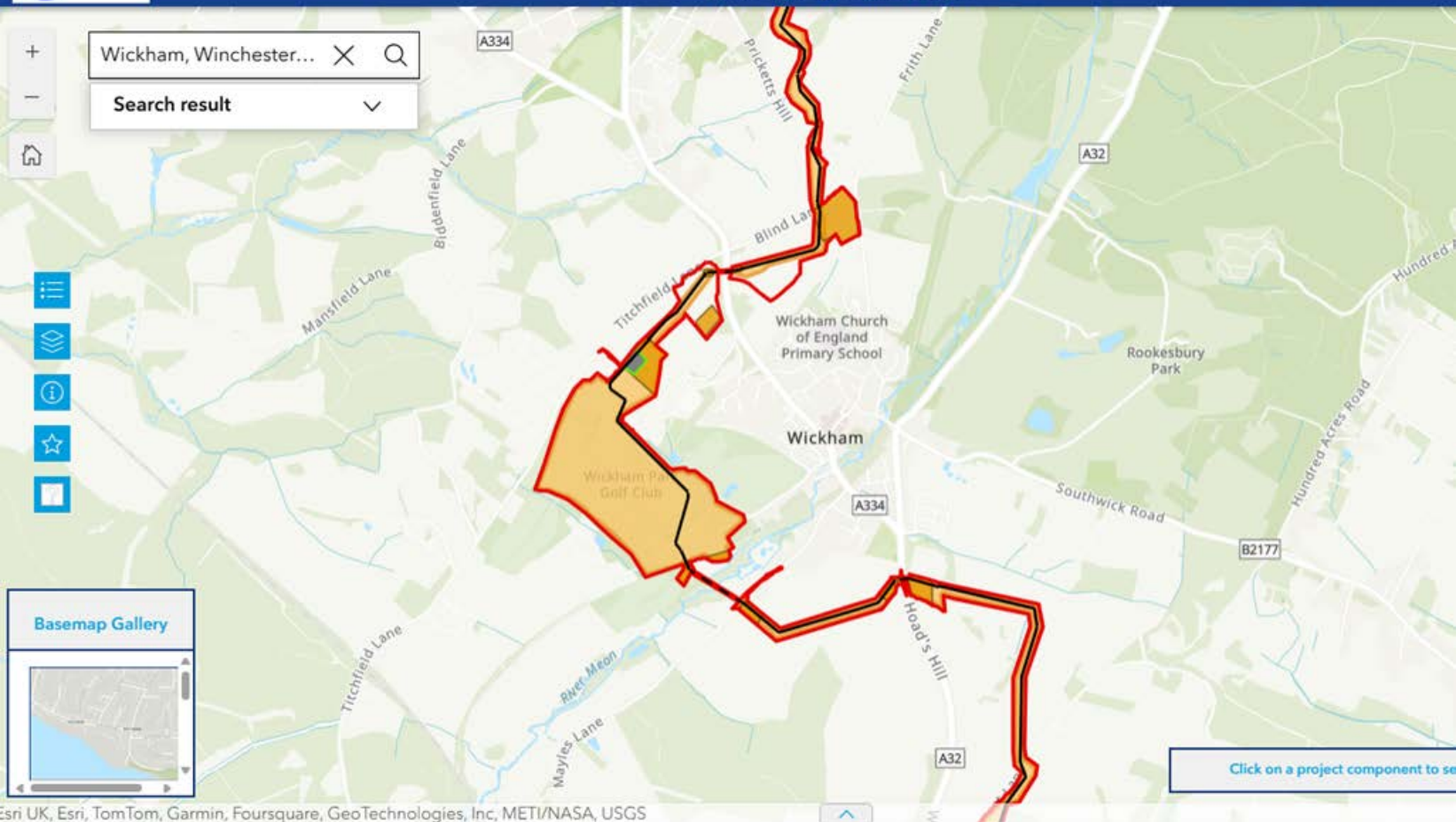
Then i can see how best to catch up with you.

Best wishes

Tracey

Locum Clerk (Planning)

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778K



Agenda Item 8



Cllr Craig Manuel
Chair Wickham and Knowle Parish
Council
Parish Office
Knowle Village Hall
Fareham
PO17 5GR

Your Ref:
Our ref: AF/NP
Contact: Adrian Fox
Direct Line: 01962 848278
Email: AFox@winchester.gov.uk

26 February 2025

Dear Cllr Manuel,

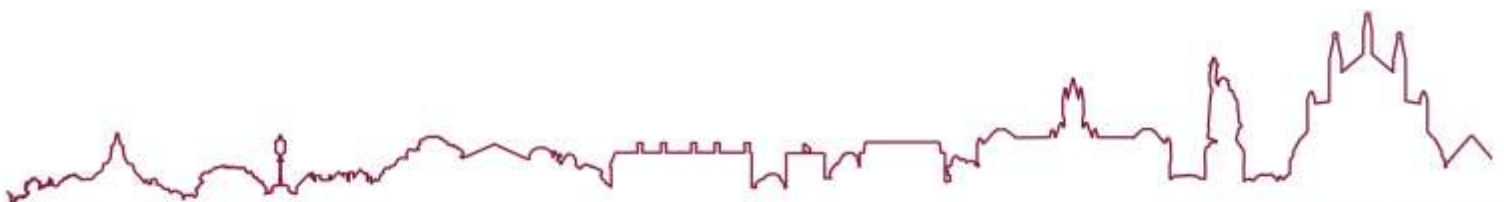
Request to Winchester City Council to designate Wickham and Knowle Parish as a Neighbourhood Area

I refer to your letter dated 31st January 2025 requesting the designation of Wickham and Knowle as a Neighbourhood Area.

Designating a Neighbourhood Area

The Neighbourhood Planning Regulations have been amended with the effect that the City Council must designate a Neighbourhood Area which is proposed by a Parish Council and which covers the whole of its Parish (Regulation 5A, Neighbourhood Planning (General) Regulations 2012). Accordingly, the City Council hereby designates Wickham and Knowle as a Neighbourhood Area for the purposes of producing a Neighbourhood Plan. The above Regulations also specify that the normal consultation and publicity arrangements for designating a Neighbourhood Area do not need to be followed in these circumstances, although the City Council will put details of your request on its website and notify adjoining authorities to meet the requirements of Regulation 7 following designation.

You will be aware that a Neighbourhood Plan must be subject to an independent examination to ensure compliance with a series of *'basic conditions' as set out under the relevant provisions of the Town and Country Planning Act 1990*. These include a requirement for the Neighbourhood Plan to be in general conformity with the strategic policies contained in the *'Development Plan'*. The Development Plan in relation to Wickham and Knowle Parish currently consists of the Winchester District Local Plan (Parts 1 and 2), the Gypsy, Traveller and Travelling Showpersons' Development Plan Document and the Hampshire Minerals and Waste Local Plan. These plans include the *'strategic policies'* with which the Neighbourhood Plan will need to comply. Government guidance in the National Planning Policy Framework



(NPPF) states that the planning authority should provide an indicative housing requirement figure, if requested to do so by the neighbourhood planning body (NPPF paragraph 70).

Allocating sites for development

Policy MTRA3 in the adopted Local Plan states that '*other development proposals may be supported to reinforce a settlement's role and function, to meet a community need or to realise local community aspirations. These should be identified through a Neighbourhood Plan...*'. Therefore, the City Council would advise that the Neighbourhood Plan may, but is not required to, promote small or medium scale development (up to 1 hectare) to meet local needs and aspirations. This is likely to be within or adjoining the boundary of Wickham or Knowle and could involve amendments to the current settlement boundary, if approved through the Neighbourhood Plan.

The City Council's Regulation 19 Local Plan is now at an advanced stage, and given work has not yet commenced on the Wickham and Knowle Neighbourhood Plan, we do want to make it clear that it will therefore likely not be able to affect the outcome of the imminent Local Plan examination. The Wickham and Knowle Neighbourhood Plan will instead need to be forward looking at the next Local Plan.

You will be aware that the government has significantly increased the City Council's housing requirement from 676 homes per year to 1,157 homes per year across the district and allocating appropriate sites to meet this housing requirement will be a key issue for the City Council. The City Council considers that the Neighbourhood Plan should limit itself to dealing with non-strategic scale housing developments and should not seek to either promote or resist strategic-scale sites. Whether these are necessary and suitable will be considered at the strategic scale, through the next Local Plan process.

Local Plan timetable

The Regulation 19 Local Plan that is currently the subject of a Local Plan examination procedure sets out new strategic policies to meet future housing and other development needs. At a meeting on the [12th February 2025](#) Cabinet agreed an updated Local Development Scheme (the timetable for the adoption of the Local Plan 2040 and the timetable for the next Local Plan).

Governance of the Wickham and Knowle Neighbourhood Plan

In terms of governance, the City Council notes in your letter that you have established a project team to oversee the preparation of the Neighbourhood Plan.

The City Council considers it will be very important that the members of this project team are not seen to be in any way biased or have any interest in any land or policies that may form part of the Neighbourhood Plan. We do know from our work with other Parish Councils and from a number of years of working on other Neighbourhood Plans that it will therefore be vital that the membership of a Neighbourhood Plan project group and how it operates is completely transparent as this can be expected to come under very close scrutiny from external stakeholders. With this in mind, it appears essential that the terms of reference and the membership of this group are made very clear from the outset and for complete transparency and to avoid FOI/EIR requests, these should be published on the Neighbourhood Plan website. It would be helpful if you could please be so kind as to confirm that this is in hand as this will avoid problems later on in the process.

Funding Streams

We would encourage you to look at the [Locality website](#) as this contains a wealth of information on Neighbourhood Plans and the various funding streams that Parish Councils can access. We would also strongly encourage you to meet with other Parish/Town Councils such as New Alresford Town Council as they are at a more advanced stage with their Neighbourhood Plan in terms of lessons learnt/good practice.

Key contact

As we now have a number of Neighbourhood Plans on at the moment, my colleague Toby Ayling has agreed to be the main point of contact. Toby and myself would be happy to discuss any matters arising as you work through the Neighbourhood Plan process and advise as necessary. It may also be useful to touch base with either yourself or a representative from the project team every couple of months to update each other on the progress of the Neighbourhood Plan and new Local Plan.

Yours sincerely,



Adrian Fox
Strategic Planning Manager

Cc. Cllr Jackie Porter
Cllr Neil Cutler
Cllr Chris Chamberlain

Clr Angela Clear

Agenda Item 9 and 10 – Verbal Update

Agenda Item 11

27/02/2025

Time running out to have your say on National Park's Local Plan Review

People are being urged to have their say as the clock counts down to the deadline for a major public consultation on the future of the National Park.

The Local Plan Review will decide how and where development takes place in the National Park, as well as addressing important issues such as nature recovery, climate change, affordable housing and helping local communities thrive.



Well over 600 comments have been received from the public so far, including more than 400 through the online consultation platform and a further 200 via email or post.

More than 800 people have attended consultation events at venues across Sussex and Hampshire throughout January and February.

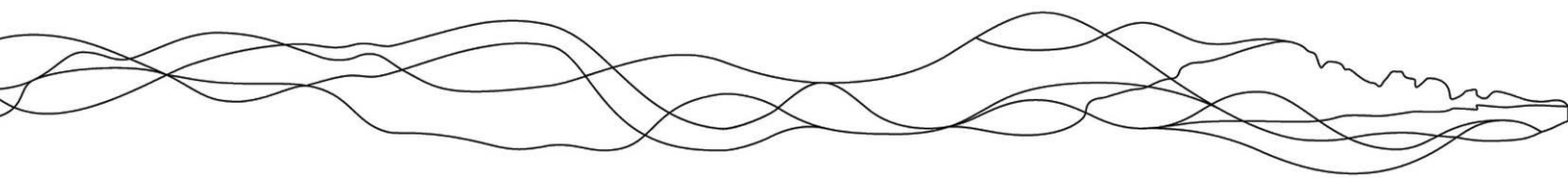
The consultation runs until midnight on **Monday, 17 March**.

Claire Tester, Planning Policy Manager for the National Park Authority, said: “We’ve had a really good response to the consultation and I’d like to thank everyone who has taken the time to give their feedback.

“This is the main opportunity for people to help shape the final Plan, so it’s really important that if you care about the future of the National Park that you take part in the consultation.

“Probably the easiest way to submit comments is through the online platform, so we encourage everyone, both inside and outside the National Park, to have their say if they can.”

The National Park Authority proposes to keep much of the existing Local Plan, including the emphasis on landscape-led, which means that the nationally-designated landscape is considered in every planning decision. The Local Plan will continue to prioritise the provision of clean air, water, dark skies and food and a medium level of growth spread across the towns and villages of the UK’s youngest National Park.



The Local Plan Review document contains:

- 55 existing policies that have been updated, as well as eight new, thematic policies. Changes include strengthening climate, nature and green infrastructure policies, greater protection for water resources, and more policies around viticulture and regenerative tourism given their importance for the South Downs economy.
- 28 existing Local Plan site allocations that have not yet been implemented and will be carried over into the Local Plan Review, some with changes to wording or site areas.
- 48 new proposed site allocations across Hampshire, West Sussex and East Sussex.
- Settlement maps showing existing Local Plan and Neighbourhood Plan allocations, alongside the proposed new ones.

Feedback from the public will help shape the next version of the Local Plan, which will be published in 2026 ahead of its submission for examination by an independent Inspector. Once the new Local Plan is adopted in 2027, it will be used to help decide all planning applications in the National Park.

Responses to the consultation can be made in the following ways:

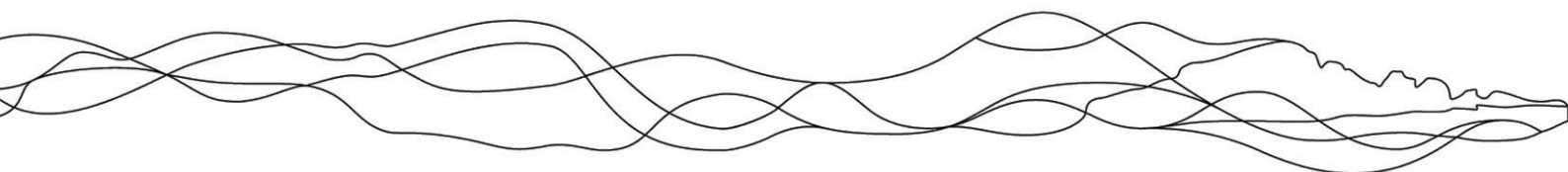
- **Online:** Using the consultation platform to view and give feedback on the draft revised Local Plan at <https://sdnpalocalplanreview.commonplace.is/>
- **Email:** planningpolicy@southdowns.gov.uk
- **In writing:** Planning Policy Team, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH

The web hub for the Local Plan Review can be accessed here: www.southdowns.gov.uk/local-plan-review

Ends

Notes to editors

- This is a Draft Local Plan on which the Authority is seeking views. It will be subject to revisions as the Authority moves through the process. However, at present the Plan would provide approximately 4,500 new homes to 2042.
- The proposed new allocated sites were identified through the Land Availability Assessment 2024 (Provisional Findings) which reviewed around 800 sites across the National Park. Comments on these proposed sites are sought from statutory consultees, the community and the development sector to inform the next version of the Plan. Additional site suggestions are also welcomed.



- The current Local Plan is available here: www.southdowns.gov.uk/planning-policy/south-downs-local-plan/local-plan/
- The South Downs National Park has one of the most unique built environments within a protected landscape in the UK. As Britain's most populated National Park with over 113,000 residents, it spans 15 different local authority areas across three counties and has four bustling market towns. It boasts 167 conservation areas – more than any other National Park in the UK – as well as 18 distinctive landscape types, over 1,000 designated spaces for wildlife and well over 5,800 listed buildings. Dealing with around 5,000 planning cases a year, the National Park is one of the country's top 30 busiest Planning Authorities.

For more information contact:

Jeff Travis, Media and Public Relations Officer

South Downs National Park Authority

Direct Line: 01730 819252, Mobile: 07557 853277, Email: press@southdowns.gov.uk

www.southdowns.gov.uk

