

Winchester District Local Plan Part 2 – Examination Day 3.
Representation no. 52088 - Longacre Properties Limited.
Land to the east of Sandy Lane, Waltham Chase.

1. Policies Map 2 of the Submission shows land to the north, south and east of the ‘DM1’ notation for Waltham Chase in a light-green wash to denote that it comprises land within the Bishops Waltham-Swanmore-Waltham Chase-Shedfield-Shirrell Heath Local Gap. On the subject of ‘Settlement Gaps’, paragraph 10.41 of the Core Strategy explains that they ‘...*help to define and retain the separate identity of settlements, an aspect highly valued by many communities and the concept of gaps is an established spatial planning tool locally*’. Adopted Core Strategy Policy CP18 consequently states that ‘*The Local Planning Authority will retain the generally open and undeveloped nature of the following defined settlement gaps...Bishops Waltham-Swanmore-Waltham Chase-Shedfield-Shirrell Heath Local... Within these gaps, only development that does not physically or visually diminish the gap will be allowed*’. Winchester City Council’s commitment to the protection of the Local Gap is evident.
2. Policy MTRA2 of the Joint Core Strategy proposes ‘about 250 new homes’ in Waltham Chase but requires that ‘*All new development should be appropriate in scale and design and conserve each settlement’s identity, countryside setting...Development should protect areas designated for their local, national or international importance, such as Gaps and the South Downs National Park*’. It is evident that the delivery of ‘about 250 homes’ in and about Waltham Chase should not be achieved at the expense of its identity, a significant part of which turns on respect for the ‘Bishops Waltham-Swanmore-Waltham Chase-Shedfield-Shirrell Heath’ Local Gap.
3. Paragraphs 4.7.2 and 4.7.4 of the LPP2 Submission remind one that ‘*Policy MTRA2 supports the evolution of the more sustainable villages, including Waltham Chase, to maintain and improve their role and function in meeting a range of local development needs...These needs include...the provision of about 250 dwellings over the plan period 2011-2031...All development should be appropriate in scale and design, so as to conserve the settlement’s identity, countryside setting and local features...The remaining housing requirement, taking account of completed and anticipated development, was about 174 dwellings*’.
4. Policy WC1 proposes 60 dwellings at Morgans Yard, Policy WC2 proposes 30 dwellings at Clewers Lane, Policy WC3 proposes 60 dwellings at Sandy Lane, and Policy WC4 proposes 85 dwellings at Forest Road (North and South) - 235 new dwellings are proposed, when only 174 are required to fully satisfy the requirement for Waltham Chase set down in Policy MTRA2. The allocations shown on Map 19 would not only result in an over-provision of 82 dwellings (32%) but the WC4 allocations would comprise significant intrusions into the Local Gap between Waltham Chase and Swanmore. Objection is raised to the WC4 proposals to the north and south of Forest Road, as residential development on those sites would not conserve the identity and country setting of Waltham Chase.
5. It is recognised that, if both the WC4 allocations were to be deleted, delivery of the housing target for Waltham Chase could be jeopardised. It is consequently proposed in the alternative that the Settlement Boundary of Waltham Chase be extended southwestwards to Sandy Lane and the land contained thereby allocated for residential development. In similar vein to Policy WC3, residential

development on the western side of Waltham Chase would not intrude into the Local Gap. Inspector Payne is respectfully requested to recommend to Winchester City Council that the WC4 allocations be deleted as they intrude into the Waltham Chase-Swanmore Local Gap; that land to the south of Bull Lane and east of Sandy Lane be included within the Settlement Boundary for Waltham Chase; and that the land contained thereby be allocated for about 25 new homes.