

**Welcome and thank you for coming to see what the Winchfield Neighbourhood Development Plan Revision is all about.**

***What is a Neighbourhood Development Plan?* Neighbourhood Development Plans allow communities to set out a positive vision for how they want their area to develop over the next 25 years. The Plans cannot prevent development, but they can help to ensure that new homes, recreational spaces, commercial buildings are built in the right places.**

***Winchfield has a Plan – why revise it?* Our Plan was made in 2017 but since that time things have changed. In 2020 Hart District Council adopted a new Local Plan and some of the policies that we have in our current Neighbourhood Development Plan no longer aligned with the Local Plan or changes to National Planning Policy Framework. Revisions to our Plan are therefore necessary to ensure that it reflects current circumstances and is as up to date as possible.**

**The Parish Council will be the ‘owner’ of the revised Plan, but it has appointed a Working Group to take things forward. The Working Group comprises six residents who have volunteered their skills and time.**

**The Working Group is currently collecting new and additional evidence to build upon the material collected in 2017 but it cannot do this alone.**

**The Working Group is keen to collect your thoughts, ideas, wishes and suggestions to ensure that the revised Plan clearly reflects what you – residents of Winchfield - want to be used in future planning decisions. Being involved in the revision process gives you the opportunity to shape the size, form, and character of the village in the future.**

**The new Plan will provide opportunities to suggest new policies and projects with the support of the community. When the time comes our Revised Plan will be scrutinised by an independent Examiner. Every policy must meet specific conditions and be supported by ‘evidence’. We therefore need your help in building the evidence base to take things forward.**

**If you would like to follow our progress notes of meetings held by the Working Group are available on the Parish Council website.**

**[www.winchfield-pc.org.uk](http://www.winchfield-pc.org.uk)**

## **Housing Needs Survey**

**You will remember the Housing Needs Survey we delivered on behalf of Action Hampshire to every house and business in February**

**The results of the survey clearly indicated support for Winchfield Parish Council to work with Hart District Council and Action Hampshire to determine the viability of building 6-8 affordable homes if a suitable Rural Exception Site comes forward.**

**Such a development could provide rental properties for those with a connection to Winchfield who are currently unable to buy or rent in the village. These homes would be owned and managed by a Housing Association and would be retained in perpetuity for local people as rental only, with no option to buy.**

**Winchfield Parish Council accepted and approved the report at the September 2021 council meeting. Action Hampshire will now approach local Housing Association providers and local landowners to evaluate the viability of the project. The Parish Council will then decide on the next steps in conjunction with Hart District Council and Action Hampshire**

**In October we delivered a letter asking if you owned land that might be suitable for this purpose. If you do please respond by 31<sup>st</sup> December. The letter is shown again below and more details are available on the Winchfield Parish Council website [www.winchfield-pc.org.uk](http://www.winchfield-pc.org.uk)**

*Winchfield Parish: Call for Sites to provide affordable housing to meet local need*

The lack of affordable housing for local people has been raised as a key issue for many in Winchfield. In recent years house prices have increased rapidly, particularly in rural areas. This has resulted in many local people being unable to afford to buy or rent a home in the village they grew up in or work in and have had to leave to find cheaper, suitable accommodation elsewhere.

Action Hampshire, through Hampshire Homes Hub, has been working with Winchfield Parish Council to look at ways of increasing the amount of affordable housing available for local people. A Housing Needs Survey was distributed to all households and businesses in Winchfield which identified the need for a small development of 6-8 affordable homes. The full report can be found on <http://www.winchfield-pc.org.uk/>. The Parish Council has accepted the report and expressed support for the development of a Rural Exception Site in the parish, which would prioritise homes for local people in perpetuity.

This therefore is a call to all landowners in the parish. We are searching for a suitable site

within the parish to provide 6-8 affordable homes. The ideal site will be in the region of one acre in size, which is outside or adjacent to the existing settlement of the village, close to existing housing, with a safe highway access which landowners are prepared to sell for £10,000-£12,000 per home plot. For 6-8 homes this is in the region of £60k - £96k.

Anyone owning land which they would like to be considered for this project should submit details, including a site location plan, in writing or by email to:

Mags Wylie,

Community Led Housing Adviser,

Action Hampshire,

Westgate Chambers,

Staple Gardens,

Winchester,

Hampshire, SO23 8SR

Email: [mags.wylie@actionhampshire.org](mailto:mags.wylie@actionhampshire.org)

Tel: 07801 699913

All submissions to be made by 31/12/2021

## Local Green Spaces

Michelle Bolger Expert Landscape Consultancy (MBELC) was commissioned by Winchfield Parish Council (WPC) to identify and describe sites within Winchfield that meet the test for designation as Local Green Space (LGS). This study forms part of the evidence base for the Neighbourhood Development Plan (NDP) Review.

Your comments on the draft Local Green Spaces, described in the attached report, will be welcomed at the public engagement meeting in the Village Hall on Sunday 28<sup>th</sup> November between 3 pm and 6pm.

### What are Local Green Spaces?

The National Planning Framework, February 2019 (NPPF) Paragraphs 99 to 101 introduce a LGS designation as a way to provide special protection against development for green areas of particular importance to local communities. This is taken forward into the NPPF 2021 and the draft report will be updated to refer to the current paragraphs.

The LGS is a designation for use in Local Plans and Neighbourhood Plans and once designated LGS have protection consistent with that in respect of Green Belt. A green space does not need to be publicly

accessible or in public ownership in order to be designated. Equally, designation does not in itself confer any rights of public access over what exists at present.

## Tests for Identifying Local Green Spaces

Paragraph 100 of NPPF states:

*'The Local Green Space designation should only be used where the green space is*

*(a) in reasonably close proximity to the community it serves;*

*(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*

*(c) local in character and is not an extensive tract of land*

### **TEST 1 - Is the green space located in reasonably close proximity to the community it serves?**

- It is expected that the green space should be no further than 300m from one of the residential clusters within the Parish.

### **TEST 2 - Is the green space demonstrably special to the local community and does it hold a particular local significance?**

- To achieve this test, an area must be demonstrably special and locally significant in relation to at least one of the following aspects.
  - **Beauty** – relating to scenic quality and memorable/distinctive views

- **Historic significance** –evidence of archaeological, historical or cultural interest
- **Recreational value** –the green space is valued for recreational activity
- **Tranquillity** – A state of calm and quietude associated with peace
- **Richness of its wildlife** - evidence of the presence of distinctive ecological communities and habitats
- **Other** –associations with particular people or events that are of significance to the local community

### **TEST 3 - Is the green space local in character and not an extensive tract of land?**

Planning Policy Guidelines (PPG) states that *'blanket designation of open countryside adjacent to settlements will not be appropriate.* There is no lower size limit for a Local Green Space, and no upper limit is specified. For a green space to be considered local in character it should have clearly defined boundaries and relate visually to the community it serves.

### **TEST 4 - Is the green space already designated?**

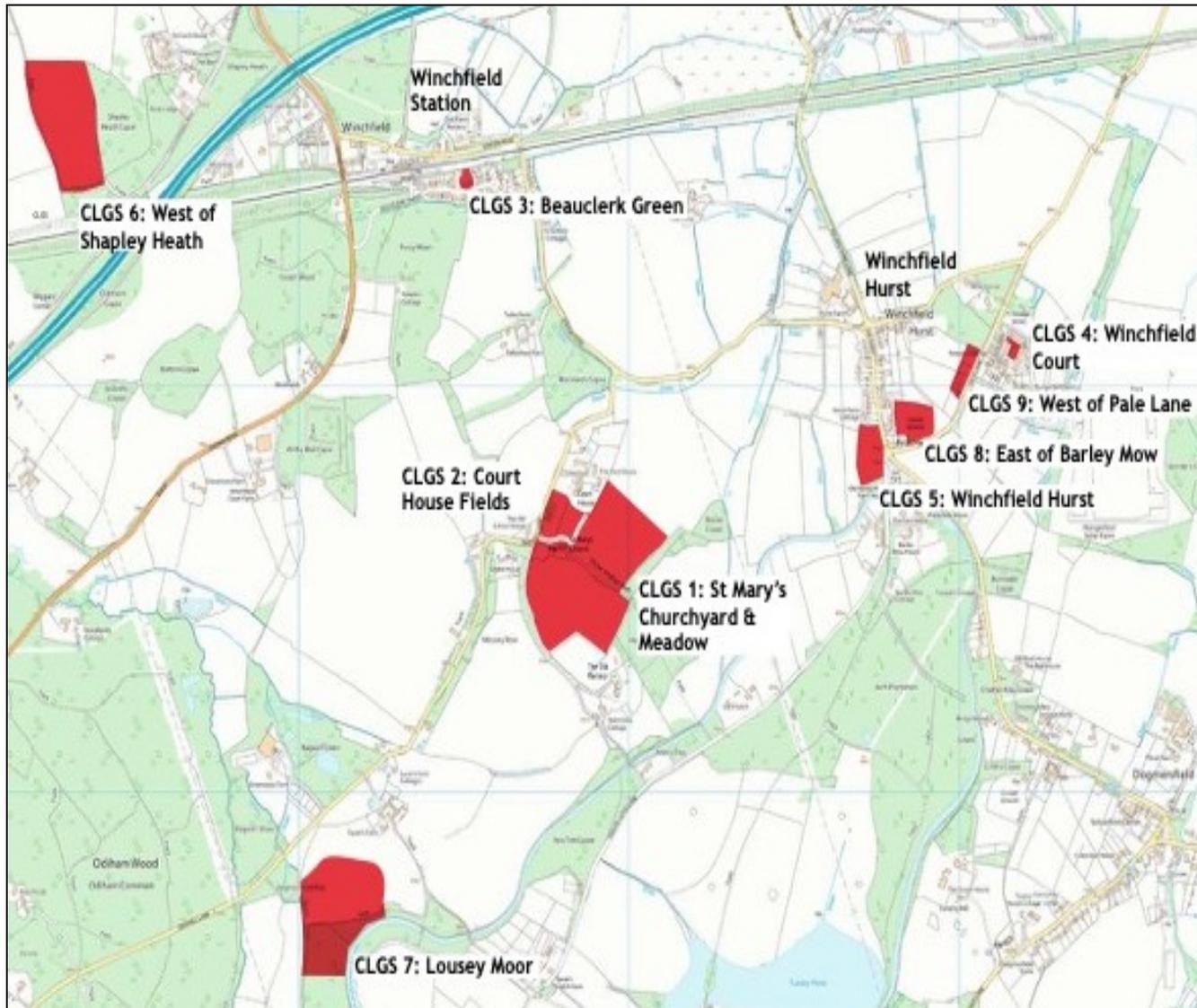
- PPG states that *'If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as LGS.'*

### **TEST 5 - Does the green space have planning permission or is it allocated for development?**

- PPG states that *'Local Green Space designation will rarely be appropriate where the land has planning permission for development.'*

## ASSESSMENT OF CANDIDATE LGS SITES

The location of the nine candidate LGS (CLGS) sites is shown below.



Each CLGS site was assessed against the five tests. The table below provides a summary of the assessment findings. Green shading indicates the tests achieved by each CLGS and red shading indicates where the CLGS failed the test. Rejection of a site for designation does not imply that the site has no value and/or is suitable for development, only that it is currently not considered suitable for the LGS designation. Tests 1,2 and 3 must be passed.

## Assessment of Candidate LGS Sites

Candidate LGS.(CLGS)	Approximate Size (Hectares)	Test 1	Test 2	Test 3	Test 4	Test 5	Recommendation
<b>Candidate Sites Recommended for Designation Subject to Modifications</b>							
CLGS 1: St Mary's Churchyard & Meadow	9.6 hectares	Yes	Yes	No	No	No	Due to its size, this candidate site failed Test 3. A smaller site was recommended for designation.
<b>Candidate Sites Recommended for Designation</b>							

CLGS 2: Court HouseFields	1.1 hectares	Yes	Yes	Yes	Yes	Yes	Recommended for designation
CLGS 3: BeauclerkGreen	0.15 hectares	Yes	Yes	Yes	No	No	Recommended for designation.
CLGS 4: WinchfieldCourt	0.13 hectares	Yes	Yes	Yes	No	No	Recommended for designation
CLGS 5: WinchfieldHurst	1.1 hectares	Yes	Yes	Yes	No	No	Recommended for designation

Candidate LGS.(CLGS)	Approximate Size (Hectares)	Test 1	Test 2	Test 3	Test 4	Test 5	Recommendation
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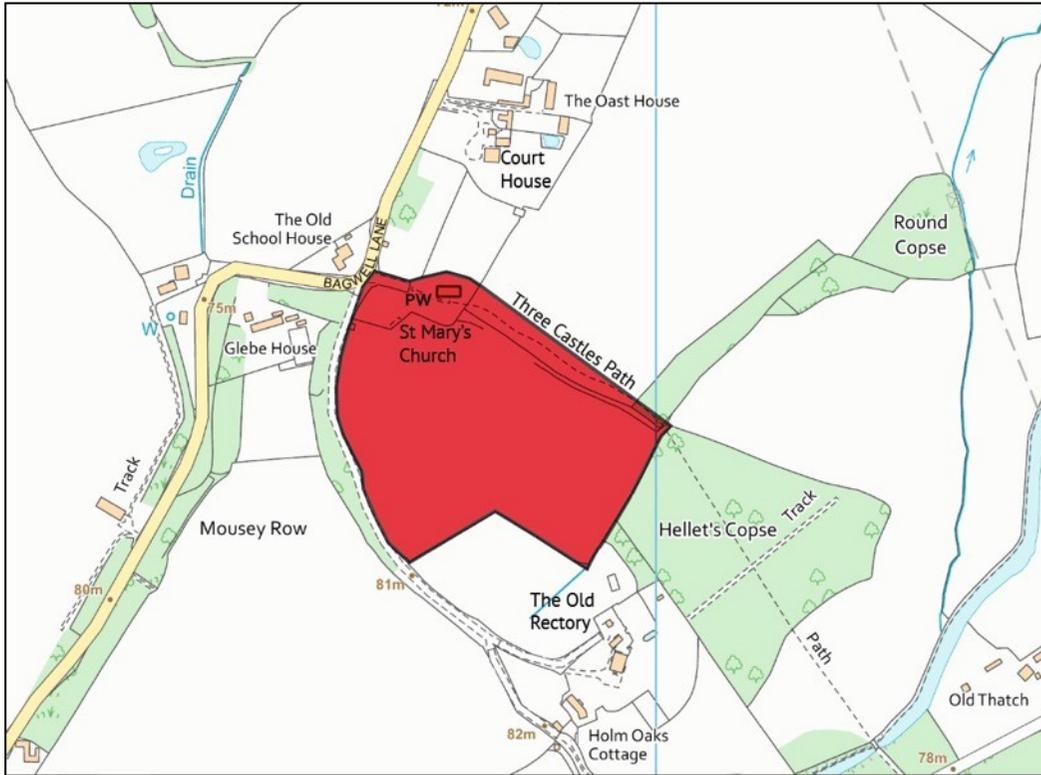
**Candidate Sites Rejected for Designation**

CLGS 6: West of Shapley Heath	5.5 hectares	No	Yes	No	No	No	Rejected for designation due to the distance from any residential cluster.
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CLGS 7: Lousey Moor	6 hectares	No	Yes	No	Yes	No	Rejected for designation due to the distance from any residential cluster.
CLGS 8: East of Barley Mow	0.95 hectares	Yes	No	Yes	No	No	Rejected for designation due to insufficient evidence relating to the site's local significance
CLGS 9: West of Pale Lane	0.65 hectares	Yes	No	Yes	No	No	Rejected for designation due to insufficient evidence relating to the site's local significance



## LGS 1: ST MARY'S CHURCHYARD & MEADOW



*Left Image: Use of part of the green space during the Winchfield Festival*

*Right Image: Looking across the green space with St Mary's Church and Court House in the background*

This green space comprises St Mary's Church (Grade I) churchyard, a meadow immediately south of the churchyard which hosts the Winchfield Festival ('Church Meadow'), and a short section of the Three Castles Path, where it aligns immediately north of Church Meadow before it continues through the churchyard.

Test 1 - Is the green space located in reasonably close proximity to the community it serves?

Yes. The green space is located centrally within the Parish adjacent to a residential cluster

Test 2 - Is the green space demonstrably special to the local community and does it hold a particular local significance?

Yes. This green space is demonstrably special to the local community and holds a particular local significance for the following reasons:

- Beauty – St Mary's churchyard with ancient yew trees which surround and frame attractive views of the church. Church Meadow is a meadow enclosed by mature trees and woodland which, in combination, provide a coherent and attractive rural landscape setting to the church, churchyard, Bagwell Lane, and the nearby Old School House.
- Historic significance – The green space is located centrally amongst a cluster of historic buildings and includes the churchyard (and building) of the Grade I listed Norman St

Mary's Church (c. 1150) - the oldest Grade I listed building in Hart. Nearby, and visible from within the green space is Court House, a Grade II listed former manor house. The green space also borders the grounds of the Old Rectory (Grade II). Part of the green space (the churchyard and northern part of Church Meadow) is identified as an Area of Archaeological Potential / Significant Archaeological Features

- Recreational value – Parts of Church Meadow closest to the churchyard and the church itself are used to host the Winchfield Festival every two years. The green space provides an attractive setting to a section of the Three Castles Path.
- Tranquillity – Views across the green space and of the surrounding trees contribute to a sense of peace and rural tranquillity, particularly for people visiting the graveyard at St Mary's Church and walking on the nearby Three Castles Path
- Richness of its wildlife – The green space is sandwiched between three designated Sites of Importance for Nature Conservation and Ancient Woodland, Mousey Row, Round Copse and Hellet's Copse.

Test 3 - Is the green space local in character and not an extensive tract of land?

Yes. The green space is approximately 6 hectares.

Test 4 - Is the green space already designated? – No

Test 5 - Does the green space have planning permission or is it allocated for development? – No

## LGS 2: COURT HOUSE FIELDS



*Left Image: Looking towards the green space & Court House from Bagwell Lane*

This green space comprises two small fields located between the listed buildings of Court House (Grade II) and St Mary's Church (Grade I).

Test 1 - Is the green space located in reasonably close proximity to the community it serves?

Yes. The green space is located centrally within the Parish, and centrally within the residential cluster along Bagwell Lane. The green space shares a boundary with Court House and is opposite the Old School House.

Test 2 - Is the green space demonstrably special to the local community and does it hold a particular local significance?

Yes. This green space is demonstrably special to the local community and holds a particular local significance for the following reasons:

- Beauty – The green space comprises two small fields which are partly enclosed by mature trees, including a line of mature oak trees along the eastern boundary. The small scale of the fields and the enclosure provided by surrounding trees creates a sense of intimacy which is complementary to the nearby historic buildings
- Historic significance – The green space is located centrally amongst a cluster of historic

buildings and forms part of the immediate landscape setting to both St Mary's Church (c. 1150), which is the oldest Grade I listed building in Hart, and Court House (Grade II), which is the former Manor House. The green space spans the gap between these two historic building and makes a positive contribution to the appreciation of their rural landscape setting.

- Recreational value – The green space is visible from the Three Castles Path, a promoted long-distance route which passes alongside the green space on Bagwell Lane
- Tranquillity – Views of the green space and surrounding trees contribute to a sense of peace and rural tranquillity for people walking on the nearby Three Castles Path (this section of the route is located on Bagwell Lane, but this is generally considered to be a quiet rural lane).

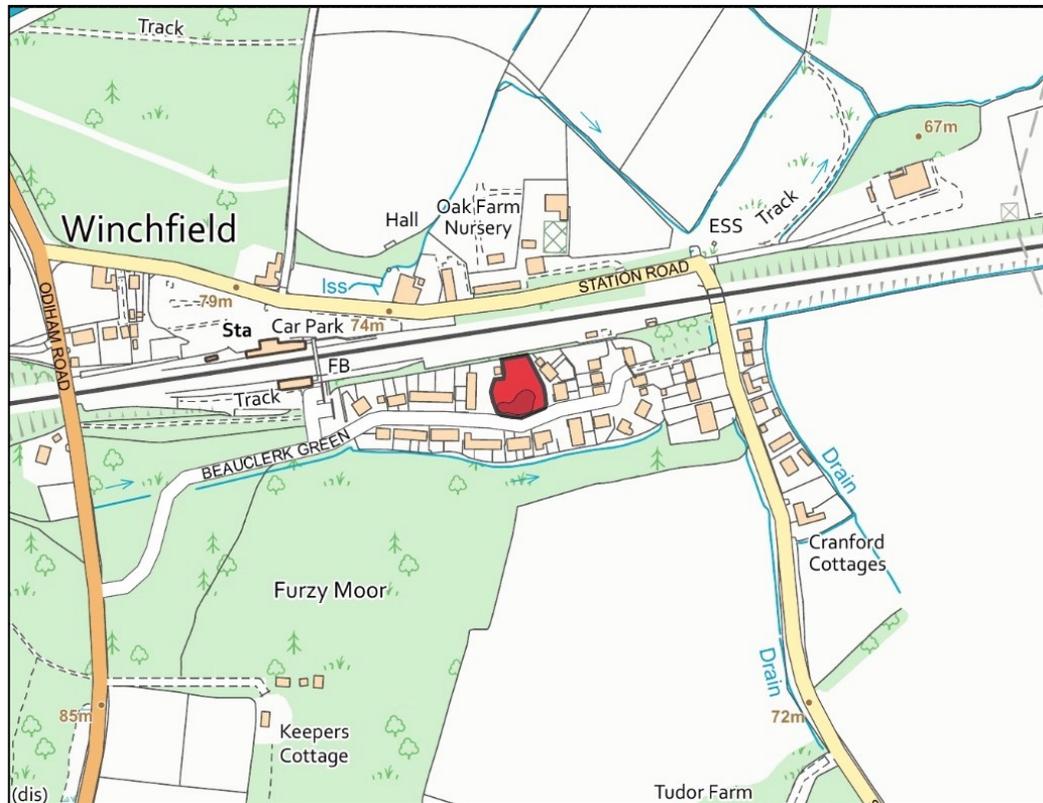
Test 3 - Is the green space local in character and not an extensive tract of land?

The green space is approximately 1.1 hectares. Trees around the perimeter of the meadow give it a sense of enclosure and intimacy.

Test 4 - Is the green space already designated? No.

Test 5 - Does the green space have planning permission or is it allocated for development? No.

### LGS 3: BEAULKERK GREEN



Left Image: Looking across the pond which forms part of the green space

*Right Image: Looking internally within the green space*

This green space is a pocket park located centrally within the Beauclerk Green development. This 20th Century development was built on the site of a former railway goods yard. The development has a limited presence in the landscape as it is set back from the B3016 by a long access road and is enclosed by woodland to its west and south and trees alongside the railway to the north.

Test 1 - Is the green space located in reasonably close proximity to the community it serves?

Yes. The green space is part of the Beauclerk Green development and is surrounded by residential dwellings on three sides.

Test 2 - Is the green space demonstrably special to the local community and does it hold a particular local significance?

Yes. This green space is demonstrably special to the local community and holds a particular local significance for the following reasons:

- Beauty – Although clearly a designed park within a housing development, the green space features generous amounts of planting and a large pond which give the space attractive and natural qualities. Planting includes a coherent mix of crack willow and goat willow trees, with hedges of gilda rose, hazel and dogwood. A lawned area rises up towards the edge of the railway and features oak trees which, together with birch trees alongside the railway, provide a leafy backdrop

to the green space.

- Recreational value – The park is accessible to anyone wishing to use it. It is the only publicly accessible green space within or nearby Beauclerk Green. It is highly valued by the local residents for informal recreation; events such as picnics are often held around the pond, and the pond is used by children to go ‘pond dipping’.
- Richness of its wildlife – The residents themselves carry out necessary pond maintenance to encourage wildlife. The pond provides habitat for a range of wildlife including newts, dragonflies, and birds, and this wildlife provides an opportunity for residents to connect with nature.

Test 3 - Is the green space local in character and not an extensive tract of land?

The site is approximately 0.15 hectares and is not an extensive tract of land. It is a local green space and integral to the surrounding housing development.

Test 4 - Is the green space already designated? No

Test 5 - Does the green space have planning permission or is it allocated for development? No.

## LGS 4: WINCHFIELD COURT



*Left Image: Looking along a path which forms part of the green space within Winchfield Court*

*Right Image: Looking across the green space towards residential dwellings which enclose it on three sides*

This green space is located within Winchfield Court. This development includes buildings which were originally part of the Hartley Wintney Union Workhouse (completed c. 1871) and later Winchfield Hospital (founded c. 1894). Additional dwellings were added during the site's redevelopment in the 1980s. The development includes terraced houses set around this green space.

Test 1 - Is the green space located in reasonably close proximity to the community it serves?

Yes. The green space is part of the Winchfield Court development and is surrounded by residential dwellings on all sides.

Test 2 - Is the green space demonstrably special to the local community and does it hold a particular local significance?

Yes. This green space is demonstrably special to the local community and holds a particular local significance for the following reasons:

- Beauty – The green space is an attractive and integral part of the design and layout of Winchfield Court. It has a formal design which features a lawned area with symmetrical planting of whitebeam trees and flower beds. Patio areas surrounding the lawn include ornamental planting and hedging, and planting and smaller lawned areas soften the edges

of the residential blocks. The formal design of the green space complements the architectural style and form of the surrounding buildings and helps to create an attractive and distinctive place to live.

- Recreational value – This is the only accessible green space within Winchfield Court. As such it is highly valued by local residents, including for informal recreation. Events and celebrations such as picnics and hog roasts are arranged several times a year and generally well supported by the majority of the Winchfield Court residents.
- Tranquillity – This is a surprisingly tranquil space. The enclosure provided by the surrounding buildings, and lack of regular movement (e.g., as might be experienced next to a road) allows for stillness and a sense of peace.

Test 3 - Is the green space local in character and not an extensive tract of land?

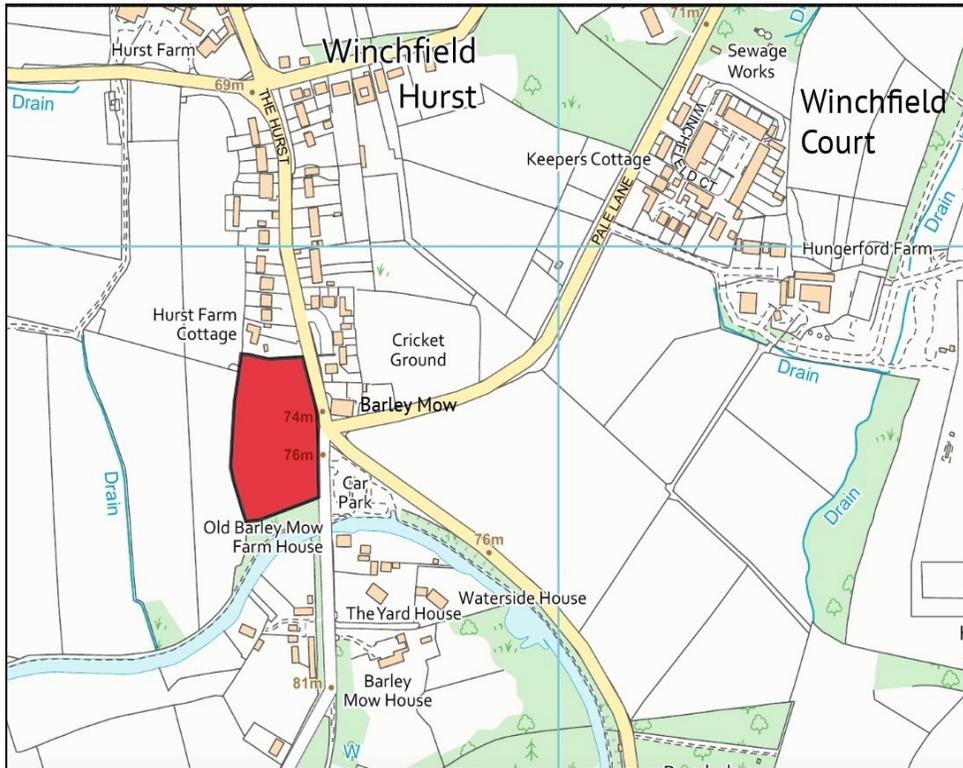
The site is approximately 0.13 hectares and is not an extensive tract of land. It is a local green space which is integral to the surrounding housing development.

Test 4 - Is the green space already designated? No.

Test 5 - Does the green space have planning permission or is it allocated for development? No.

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## LGS 5: WINCHFIELD HURST



*Left Image: Looking across the green space and wider countryside (one of Winchfield's Key Views)*

*Right Image: Looking into the green space from The Hurst*

This green space is a small pastoral field located between the Basingstoke Canal and the southernmost dwelling along the western side of The Hurst. The green space is next to the junction between The Hurst, Pale Lane, Chatter Alley and Sprat's Hatch Lane, and opposite the Barley Mow pub.

Test 1 - Is the green space located in reasonably close proximity to the community it serves?

Yes. The green space is located at the southern end of the settlement. It shares a property boundary with Hurst Farm Cottage and is opposite dwellings on Barley Mow Close.

Test 2 - Is the green space demonstrably special to the local community and does it hold a particular local significance?

Yes. This green space is demonstrably special to the local community and holds a particular local significance for the following reasons:

- Beauty – This green space makes a positive contribution to the character of Winchfield Hurst as an attractive rural part of its landscape setting. Views west across the site from the nearby junction are extensive and allow people entering the settlement to appreciate its wider rural context.
- Historic significance – The Hampshire Historic Landscape Characterisation study shows that the footprint of Winchfield Hurst, along the western side of The Hurst, has changed little since 1810 and that this green space continues to frame the southern end of the

settlement. The entire green space is identified as an Area of Archaeological Potential / Significant Archaeological Features.

- Recreational value – Views across the green space are experienced by horse owners who like to hack out along the triangle formed by The Hurst and Pale Lane, and by people visiting the Barley Mow pub. The green space is visible from Sprats Hatch Lane. This lane is used by people to access the canal and surrounding countryside from the visitors car park (opposite the green space) and from Winchfield Hurst.
- Richness of its wildlife – Basingstoke Canal is located immediately south of the green space and is designated as a Sites of Special Scientific Interest (SSSI) in recognition of a range of aquatic plant life.
- Other – The green space adjoins the Basingstoke Canal Conservation Area along its southern and eastern boundaries.

Test 3 - Is the green space local in character and not an extensive tract of land?

The site is approximately 1.1 hectares and is not an extensive tract of land.

Test 4 - Is the green space already designated? No.

# Shapley Heath Garden Village and the Winchfield NDP

## Hart District Council decision on 4<sup>th</sup> November

- The Shapley Heath Garden Community Project is to conclude with immediate effect.
- The existing baseline studies and surveys completed during the project will be published early in the New Year.
- The choice of delivering a new garden community to meet future growth needs will now be evaluated as an integral part of any future Local Plan process. It will be assessed against all other growth options, particularly those opportunities arising from regeneration, brownfield development, settlement intensification and proportionate urban extensions.
- A Local Plan review will be carried out once any 'Planning Bill' has passed through Parliament and the Government has issued any associated updated guidance.

## Why is the Revision of the Neighbourhood Development Plan even more important now?

- We will have an up to date NDP based on detailed research such as the Landscape Character Assessment, Key Views and Local Green Space.
- We will have evidence to question and challenge any option which impacts Winchfield proposed by HDC at the Local Plan review.

**So please stay engaged with the NDP Revision process and help us to prepare our Plan.**