

Guildford

Strutt & Parker



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26 March 2016

Planning Policy Team  
Hart District Council  
Harlington Way  
Fleet  
Hampshire  
GU51 4AE

Dear Sirs,

**RE: Winchfield House and Estate, Odiham Road, Winchfield, Hampshire RG27 8BS  
Hart District Council Proposed Submission Local Plan: Strategy and Sites – Regulation 19 Consultation**

### Introduction

These representations have been prepared in response to the Hart District Council Proposed Submission Local Plan on behalf of our client, Lady Henrietta M Wigram and the Executors of the late Mrs Marigold S Charrington. Our client is a significant landowner locally, and seeks to engage positively and constructively in the plan-making process in Hart. In these representations we comment on the following matters:

- The requirement to provide an up to date Local Plan;
- The Indicative Murrell Green / Winchfield Area of Search for the Proposed New Settlement; and
- The potential for a standalone housing allocation at Winchfield House and Estate.

Our client's land ownership is identified on the attached land ownership plan at Appendix A. The site is located between the Pheonix Green / Hartley Winteneay developed area which lies to the north, and the M3 which lies to the south, beyond which is Winchfield Station and a cluster of development. The site is bounded to the west by the B3016, and to the east by a private access road, beyond which is a further land which was promoted through the SHLAA under reference 124.

The site overall comprises an area of around 21ha, and includes a range of features including an existing Grade II\* Listed Building, along with other buildings and areas of hardstanding. The majority of the site comprises vacant open land and scrubland, with some tree coverage within the site, notably along the site boundaries. There are various access opportunities into the site from the B3016 to the west.

### Requirement for a New Local Plan

This submission is made on the basis of broad support for the Council in preparing a revised Local Plan. This is necessary in order to meet the requirements of the National Planning Policy Framework (NPPF), which states that Local Planning Authorities (LPAs) should positively seek opportunities to meet the objectively assessed development needs of their area. There are potentially significant implications for the Council if it does not have an up-to-date Local Plan, as it will become further susceptible to speculative planning applications.

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In accordance with the NPPF and NPPG requirements the Council, in preparing its Local Plan, must first identify the objectively assessed need for the local area. In this regard, our client supports the Council's intention to identify a plan to deliver what it considers to be its current objectively assessed local need. It is also significant that the Government is currently consulting on the draft version of a revised NPPF, which would introduce a range of new requirements for Local Plans. The Government had also previously consulted on introducing a new standardised method for calculating housing need within the 'planning for the right homes in the right places' consultation in 2017.

### **Policy SS1 – Indicative Murrell Green / Winchfield Area of Search**

The draft Local Plan key diagram shows provision of an 'Indicative Murrell Green / Winchfield Area of Search' at land to the south of the M3 and west of the B3016. Draft Policy SS3 goes on to indicate that permission will be granted for the development of a new settlement to be identified from the final area of search, and also sets out a series of high-level principles for the development including provision of a mix of housing. This indicative area of search currently wraps around our client's land.

It is considered logical to extend the proposed 'Indicative Murrell Green / Winchfield Area of Search' so that it includes our clients land, as at present this land is excluded from this search area. Significantly, we note that the land directly to the east and to the south of the site, beyond the M3, has been promoted through the SHLAA (Site 124). The SHLAA assessment (included at Appendix 2) summaries that Site 124 could be developed as a small new settlement but that it would be appropriate to combine with other suitable surrounding available sites. This gives further weight to our view that the inclusion of our clients land has the potential to offer up a more holistic strategic development. Therefore, including our clients land within this search area would enable a more thorough analysis of potential options for the new settlement at a later date. We would note that the site is partially previously developed, has direct access from the B3016, and direct access can be obtained from the site to Winchfield Station via the existing underpass.

As such, we therefore propose that the 'Indicative Murrell Green / Winchfield Area of Search' is extended to incorporate our client's land.

### **Land at Winchfield House and Estate – Standalone Allocation**

Notwithstanding the above, we also consider that our client's land has potential for accommodating new development as a standalone allocation, given that the site is in a sustainable location for development. In this respect, the site is located at the edge of the Phoenix Green / Hartley Wintney area, and also benefits from close proximity to Winchfield Station and the M3 to the south and the potential new settlement. As noted above, the site is served by direct access from the B3016. The form of development would need to respect the listed building and its curtilage but could include residential or help meet the need for care accommodation within the area.

The site is also well contained by the existing built form, with existing residential development to the north (including the Barratt Homes Dilly Lane Phase 1 and 2 developments), and highway infrastructure to the south and west. The site comprises around 21 hectares in total and would have a high potential residential capacity. We also note that there may be some opportunities to provide some of the land as a Site of Alternative Natural Greenspace (SANG) as part of any future development, which our client may also be open to considering.

Thank you once again for the opportunity to respond to the Council's Proposed Submission Local Plan consultation exercise. We would be very grateful for confirmation that these representations have been received.

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We respectfully request that the Council notify Strutt & Parker of the future arrangements for the Examination of the Local Plan. Moreover, our client wishes to take this opportunity to formally request the right to appear at all stages of the Examination in Public.

Yours faithfully,



**John Cutler**  
**Senior Planner**

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