

# APPENDIX F

## Relevant Local Plan Policies

### **Winchester District Local Plan Part 1 Joint Core Strategy adopted March 2013**

#### Policy DS1 - Development Strategy and Principles

When considering development proposals across the District, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively to find solutions which mean proposals that accord with planning policies can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area. The Local Planning Authority will support the delivery of new housing, economic growth and diversification through the following development strategy:-

- Winchester Town will make provision for about 4,000 new homes through a range of accommodation to meet the needs of the whole community and to ensure that the local economy builds on its existing and growing strengths in higher education, creative and media industries, and other knowledge-based activities, whilst respecting the town's special heritage and setting.
- The South Hampshire Urban Areas will make provision for two sustainable new neighbourhoods to provide about 6,000 new homes and contribute towards meeting the PUSH strategy of improving economic performance by providing major housing and economic growth and community and physical infrastructure.
- The Market Towns and Rural Area will make provision for about 2,500 new homes, and support economic and community development that serves local needs in the most accessible and sustainable locations, promotes the vitality and viability of communities, and maintains their rural character and individual settlement identity

Development proposals will be expected to make efficient use of land within existing settlements, and prioritise the use of previously developed land in accessible locations in accordance with the development strategies set out in Policies WT1, SH1 and MTRA1.

In delivering the District's housing, employment and community requirements development proposals will be expected to demonstrate conformity with the following principles:-

- Maintaining and enhancing the importance of environmental, heritage and landscape assets and making efficient use of scarce natural resources;
- making the use of public transport, walking and cycling easy, to reduce non-essential car use;
- integrating development of homes, jobs, services and facilities;
- applying a town centres first approach to retail, leisure or other development proposals that are high attractors of people, in accordance with the following hierarchy of centres:
  - Sub-regional town centre – Winchester
  - Town centre – Whiteley
  - District centres – Bishops Waltham, New Alresford, Wickham
  - Local centres – Denmead, Kings Worthy, and in Winchester Oliver's Battery, Stockbridge Road/Andover Road, Weeke;

- achieving high standards of design and sensitivity to character, setting and cultural heritage;
- contributing to individual and community wellbeing, health and safety and social inclusivity;
- testing existing infrastructure and service capacity to serve new development and making arrangements in a timely manner for appropriate increases in capacity or measures to mitigate impact;
- addressing the impact on climate change, renewable energy, air quality, green infrastructure, recycling/waste, flooding issues and the water environment.

## **SH2 - Strategic Housing Allocation – West of Waterlooville.**

Land to the West of Waterlooville (as shown on the following map) is allocated for the development of about 3,000 dwellings together with supporting uses.

The development should deliver the agreed vision for the West of Waterlooville major development area which aims to create a sustainable urban extension to Waterlooville, integrated with Waterlooville town centre and forming the fourth quadrant of the town. It should accord with Policy DS1, in addition to the following site-specific requirements:

- be integrated with Waterlooville town centre including measures to enable good pedestrian and cycle access across Maurepas Way;
- retail provision within the development should be within a modest local centre which is subservient to Waterlooville town centre;
- provide about 23 hectares of employment land, including uses which will help link the development to the town centre, create a vibrant commercial area and include some mixed housing/commercial areas;
- provide a new access road through the development between the A3/Ladybridge Road roundabout and the A3/Maurepas Way roundabout with public transport provision and other measures to reduce traffic generation. The development should fund any off-site transport improvements necessary to achieve this and to accommodate traffic likely to be generated by the development;
- provide primary school places and contributions to off-site improvements to secondary education to accommodate the development, along with other physical and social infrastructure.

## **MTRA1 – Development Strategy Market Towns and Rural Area.**

The spatial planning vision for the Market Towns and Rural Area will be achieved through:-

- identifying and providing for the needs of each settlement, to fulfil its needs relative to its role and function;
- the provision of new homes to meet the local housing needs of the settlements in this spatial area. A range of housing types, sizes and tenures, including affordable housing, should be provided to meet a range of requirements, including those of older persons and people with disabilities and support needs to ensure social inclusion;
- retention or redevelopment of existing employment land and premises, and development of new sites or buildings, to provide and improve local employment opportunities for both existing and new businesses and to support entrepreneurship;

- the retention and improvement of rural shops and community facilities, including expansion at an appropriate scale in keeping with the location and the community they serve and their role in the hierarchy of retail centres;
- development proposals which maintain and enhance important local character and built or natural features and retain settlement identity.
- development should be of an appropriate scale so as not to exceed the capacity of existing services and infrastructure or should be accompanied by any required improvements to physical and community infrastructure provision, including rural transport initiatives and communications technology.

## **MTRA4 (Development in the Countryside)**

In the countryside, defined as land outside the built-up areas of Winchester, Whiteley and Waterlooville and the settlements covered by MTRA 2 and 3 above, the Local Planning Authority will only permit the following types of development:

- development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or
- proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or
- expansion or redevelopment of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or
- small scale sites for low key tourist accommodation appropriate to the site, location and the setting. Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.

### Policy CP6 - Local Services and Facilities

The Local Planning Authority will support proposals for the development of new, extended or improved facilities and services in accordance with the development strategies set out in Policies WT1, SH1 and MTRA1.

The Local Planning Authority wishes to retain and improve the facilities and services available across the District. Development proposals should not threaten or result in the loss of premises or sites used to provide services and facilities unless it can be demonstrated that:

- the site/premise is not required because the service or facility has been satisfactorily relocated or is no longer needed to serve the locality ; and
- the site or building has no reasonable prospect of being used for an alternative service or facility which would benefit the local community.

When considering proposals, account will be taken of:

- whether the loss of the service or facility would cause harm for those living within the neighbourhood, settlement, or rural catchment with a reasonable need to access such facilities in the future; and
- whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of the settlement; and
- whether the loss is part of an agreed plan to provide improved local services in equally accessible locations.

## **CP10 (Transport)**

The Local Planning Authority will seek to reduce demands on the transport network, manage existing capacity efficiently and secure investment to make necessary improvements. Development should be located and designed to reduce the need to travel. The use of non-car modes particularly walking and cycling should be encouraged through travel plans, management and improvements to the existing network, and improvements to accommodate additional traffic should be undertaken (or funded) where necessary

## **CP11 (Sustainable Low & Zero Carbon Built Development)**

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Specifically, the Local Planning Authority will expect:

- new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes (CSH) and Level 4 for the water aspect of the CSH from adoption of this Plan. If this is shown not to be feasible or viable the Council will accept an on-site carbon reduction of not less than the relevant Carbon Compliance levels stipulated by the Zero Carbon Homes policy, with the remaining reduction of regulated emissions<sup>46</sup> to be provided by means of Allowable Solutions;
- non-residential development that requires an Energy Performance Certificate to meet 'BREEAM Excellent' standard from adoption of this Plan and 'BREEAM Outstanding' standards from 2016. In meeting these requirements developments should follow the hierarchy below, except where it can be demonstrated that it would be more practical and achieve greater carbon reductions, to utilise measures further down the hierarchy:
- be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings, making full use of passive heating and cooling systems as far as is practical;
- connect to existing combined heat and power (CHP) and District Heating/Cooling networks, or contribute to their future development;
- use renewable energy technologies to produce required energy on-site;
- make use of Allowable Solutions to deal with any remaining CO<sub>2</sub> emissions up to the relevant Code for Sustainable Homes/Zero Carbon Homes level.

## **CP12 (Renewable & Decentralised Energy)**

The Local Planning Authority is supportive of the generation of renewable and decentralised energy in the District. It will support the creation of CHP/district heating/cooling systems and the development of larger-scale renewable energy developments, especially where there is a strong degree of community benefit and/or community ownership. When assessing proposals for large-scale renewable energy and decentralised energy schemes, account will be taken of:

- impact on areas designated for their local, national or international importance, such as Gaps and the South Downs National Park, conservation areas and heritage assets, including their setting;
- contribution to national, regional & sub-regional renewable energy targets and CO2 savings;
- potential to integrate with new or existing development, whilst avoiding harm to existing development and communities;
- benefits to host communities and opportunities for environmental enhancement;
- proximity to biomass plants, fuel sources and transport links;
- connection to the electricity network;
- effect on the landscape and surrounding location.

## **CP13 (High Quality Design)**

New development will be expected to meet the highest standards of design<sup>50</sup>. In order to achieve this all proposals for new development (excluding small domestic applications and changes of use) should demonstrate that:

- an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context;
- the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character;
- the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings, including walking and cycling routes to and within the development, to encourage their use;
- the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity;

- measures to minimise carbon emissions and promote renewable energy and reduce impact on climate change form an integral part of the design solutions.

## **CP15 (Green Infrastructure)**

The Local Planning Authority will support development proposals which:-

- maintain, protect and enhance the function or the integrity of the existing green infrastructure network identified at a District and sub regional level, including strategic blue and green corridors and spaces, as illustrated on Map 9 particularly where the proposal allows for the enhancement of GI both on-site and in the immediate area;
- provide a net gain of well managed, multifunctional green infrastructure, in accordance with the categories and standards specified in Policy CP7 and appropriate for the scale of development, through on-site provision which :-
  - addresses deficits in local green infrastructure provision where appropriate;
  - integrates with the green network/grid identified at the District and sub-regional level (as illustrated on Map 9);
  - provides a high quality public realm for the local community;
  - encourages public access to and within the natural environment where appropriate;
  - allows for adaptation to climate change;
  - is well planned to allow cost effective ongoing management of the GI;
  - links areas of biodiversity;
  - is provided at the earliest feasible stage. Where on-site provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site by site basis.

## **CP16 (Biodiversity)**

The Local Planning Authority will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity, and has regard to the following:

- protecting sites of international, European, and national importance, and local nature conservation sites, from inappropriate development.
- supporting habitats that are important to maintain the integrity of European sites.
- new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by

designing for wildlife, delivering BAP targets and enhancing Biodiversity Opportunity Areas.

- new development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.
- maintaining a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond and adapt to the impacts of climate change.
- supporting and contributing to the targets set out in the District's Biodiversity Action Plan (BAP) for priority habitats and species. Planning proposals that have the potential to affect priority habitats and/or species or sites of geological importance will be required to take account of evidence and relevant assessments or surveys.

## **CP17 (Flooding, Flood Risk & the Water Environment)**

The Local Planning Authority will support development which meets all the following criteria:-

- avoids flood risk to people and property by:-
  - applying a Sequential Test to the location, and the Exception Test if required, and applying the sequential approach at the site level;
  - managing flood risk from new development to ensure risk is not increased elsewhere and that opportunities to reduce the causes and impacts of flooding within the District through development are taken;
  - safeguarding land and designated structures and features from development that is required for current and future flood management;
  - including sustainable water management systems such as Sustainable Drainage Systems (SuDS) which should be designed to meet the relevant standards so as to gain approval by the SuDS Approval Body;
- does not cause unacceptable deterioration to water quality or have an unacceptable impact on water quantity (including drinking water supplies) by:-
  - protecting surface water and groundwater through suitable pollution prevention measures;
  - using opportunities to improve water quality where possible;
  - optimising water efficiency;
  - is located at a sufficient distance from existing wastewater treatment works to allow adequate odour dispersion, or takes appropriate odour control measures;

- ensures that water supply, surface water drainage and wastewater infrastructure to service new development are provided and connect to the nearest point of adequate capacity.

The Local Planning Authority will support the development or expansion of water supply, surface water drainage and wastewater treatment facilities where they are needed to serve existing or new development or in the interests of securing long term supply, provided that the need for such facilities is consistent with other policies such as the development strategy, flood risk, contamination and protection of the natural and built environment.

## **CP18 (Settlement Gaps) Denmead-Waterlooville**

The Local Planning Authority will retain the generally open and undeveloped nature of the following defined settlement gaps:

- Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath
- Denmead – Waterlooville
- Kings Worthy – Abbots Worthy
- Otterbourne – Southdown
- Winchester – Compton Street
- Winchester – Kings Worthy/Headbourne Worthy
- Winchester – Littleton
- Whiteley – Fareham/Fareham Western Wards (the 'Meon Gap') Within these areas only development that does not physically or visually diminish the gap will be allowed.

To protect the individual character and identity of those settlements adjoining the proposed SDA at North Fareham, an area of open land is identified as a Gap to be maintained between the SDA and Knowle and Wickham (see Policy SH4). Development which would threaten the open and undeveloped character of this area will be resisted and the land should be managed to secure the long-term retention of its rural character.

## **CP19 (South Downs NP)**

New development should be in keeping with the context and the setting of the landscape and settlements of the South Downs National Park. The emphasis should be on small-scale proposals that are in a sustainable location and well designed. Proposals which support the economic and social well being of the National Park and its communities will be encouraged, provided that they do not conflict with the National Park's purposes.

Development within and adjoining the South Downs National Park which would have a significant detrimental impact to the rural character and setting of settlements and the



landscape should not be permitted unless it can be demonstrated that the proposal is of overriding national importance, or its impact can be mitigated.

## **CP20 (Heritage & Landscape Character)**

The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area Appraisals and Management Plans and/or other strategies, and will support new development which recognises, protects and enhances the District's distinctive landscape and heritage assets and their settings. These may be designated or undesignated and include natural and man made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic battlefields and archaeology.

Particular emphasis should be given to conserving:

- recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance;
- local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.

## **CP21 (Infrastructure & Community Benefits)**

The Local Planning Authority will support development proposals which provide or contribute towards the infrastructure and services needed to support them, which should be delivered using the following approach:-

- testing the capacity of existing infrastructure and where there is insufficient capacity securing the timely provision of improvements or additional provision;
- infrastructure provision or improvements should be provided on-site as an integral part of a development, wherever possible and appropriate;
- where off-site measures are needed, or on-site provision is not possible, planning obligations will be needed to secure the necessary provision or a financial contribution towards provision;
- where a contribution towards other infrastructure improvements or provision is needed and viable this will be achieved through planning obligations, or the Community Infrastructure Levy when introduced. Any on-site provision or financial contribution should:-
  - meet the reasonable costs of provision to support the development or offset its impact; and
  - be related to the size and type of each development and the nature of the improvements required; and

- take account of the cumulative impact of requirements on the viability of development, especially where the development meets a particular local need or provides particular benefits.

The Local Planning Authority will support the improvement or development of locally and regionally important infrastructure where needed to serve existing or new development required through this Plan, or to secure long term supply, provided that the need for such facilities is consistent with other policies within this Plan.

## **Winchester District Local Plan Part 2 Development Management & Site Allocation adopted April 2017**

Note policies do not apply in the SDNP area

### **DM1 (Location of New Development)**

Development that accords with the Development Plan will be permitted within the defined boundaries of the following settlements, as shown on the Policies Map:

Bishop's Waltham, Colden Common, Compton Down, Denmead, Hursley, Kings Worthy, Knowle, Littleton, Micheldever, Micheldever Station, New Alresford, Old Alresford, Otterbourne, South Wonston, Southdown, Southwick, Sparsholt, Sutton Scotney, Swanmore, Waltham Chase, Whiteley, Wickham, Winchester Town.

Limited infilling will also be permitted in other settlements listed under Policy MTRA3 in the circumstances outlined in that policy.

Outside of these areas, countryside policies will apply and only development appropriate to a countryside location will be permitted, as specified in Policies MTRA4, MTRA5, DM10 – DM13, etc.

### **DM10 – Essential Facilities and Services in the Countryside**

In the countryside, the development of essential facilities and services to serve local communities may exceptionally be permitted, where it complies with the Development Plan and:

- i. there is an identified need for the development within that area;
- ii. a location in the countryside is essential for operational reasons; or
- iii. there are no suitable alternative sites for the proposed development within the defined built-up area of the settlement(s) which the development is intended to serve;
- iv. a landscape scheme is provided to minimise harmful impacts on landscape character and sense of place;
- v. traffic issues can be addressed satisfactorily and a traffic management plan is secured, where necessary to make the development acceptable in planning terms.

## **DM15 (Local Distinctiveness)**

Developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. Proposals which accord with the Development Plan will be permitted where they conserve or enhance:

- i. the landscape and townscape framework, including the 'key characteristics' identified in local Character Assessments and adopted Design Statements;
- ii. open areas and green spaces that contribute to the special qualities of the townscape or the setting of buildings, including heritage assets;
- iii. recognised public views, features or skylines;
- iv the special qualities of Conservation Areas and historic landscapes;
- v trees, hedgerows, water features and corridors which contribute to local distinctiveness.

Regard will be had to the cumulative effects of development on the character of an area.

## **DM16 (Site Design Criteria)**

Development which accords with the Development Plan will be permitted provided it:

- i. responds positively to the character, appearance and variety of the local environment, within and surrounding the site, in terms of its design, scale and layout;
- ii. maintains permeability and access throughout the site and improves connections within the public realm;
- iii. designs any service areas, including parking provision, cycle storage and bins, as an integral part of the scheme, ensuring it does not dominate the site or the surrounding area;
- iv. provides boundary treatments that respond positively to the local context around the site and between different elements within the site of larger schemes;
- v. uses an appropriate ratio between hard and soft landscaping, having regard to the character of the area;
- vi. uses high quality materials that are attractive and durable and appropriate to the context and the proposed design;
- vii. utilises the principles of energy efficient design, by means of layout, orientation, passive solar gain, and the design of buildings and spaces, as far as is compatible with the character of the area.

## **DM17 (Site Development Principles)**

New development, alterations and changes of use should be satisfactory in terms of their impact, both on and off site. Development which accords with the Development Plan will be permitted where it:

- i. provides a safe and secure environment, accessible by all;
- ii. does not have unacceptable effects on ecosystems services, key townscape or landscape characteristics, or on heritage assets;
- iii. includes adequate provision for surface water drainage and sewage disposal;
- iv. makes adequate provision for refuse and recycling;
- v. facilitates and does not constrain the future development of adjacent sites, where appropriate;
- vi. provides sufficient amenity and recreational space for users;
- vii. does not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing;
- viii. does not cause unacceptable levels of pollution to neighbours by means of noise, smell, dust or other pollution;
- ix. provides only for lighting that is not visually intrusive on the surrounding area.

High speed broadband connection, or provision for its future connection, will be sought in association with all new residential and business developments.

## **DM18 (Access & Parking)**

In order to ensure that appropriate provision is made for parking and access, development will be permitted which accords with the Development Plan and:

- i. provides parking in accordance with relevant standards and the needs of the development, for cars and other vehicles as necessary, including cycles;
- ii. allows for access to, and movement within, the site in a safe and effective manner, having regard to the amenities of occupiers of the site and adjacent land and to the requirements of the emergency services and service providers, including turning facilities as appropriate;
- iii. makes provision for access to the site in accordance with any highway requirements on the grounds of safety, including the provision of gateways, visibility splays, access to adopted highways and accompanying signage that may be required,
- iv. provides for the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site, and cycle parking;

v. incorporates parking provision and vehicular access as part of the overall design of the scheme, including hard and soft landscaping, signage and lighting that is both necessary and of a high quality design, taking account of the character of the surrounding area.

## **DM19 (Development & Pollution)**

Development which generates pollution or is sensitive to it, and accords with the Development Plan, will only be permitted where it achieves an acceptable standard of environmental quality. As a minimum, development should not result in unacceptable impacts on health or quality of life.

Proposals should comply with all national statutory standards relating to environmental quality and include a statement setting out how such requirements have been met, where relevant, in designing the proposal.

The potential for unacceptable pollution, resulting in adverse health or quality of life impacts, should be addressed by applications. Where there is potential for adverse impacts to occur on the following matters a detailed assessment should be conducted:

- i. odour;
- ii. light intrusion;
- iii. ambient air quality;
- iv. water pollution;
- iv. contaminated land; and
- v. construction phase pollution impacts for large or prolonged developments.

The report should identify and detail any mitigation measures that are necessary to make the development acceptable in respect of the adverse impacts on health and quality of life.

The Local Planning Authority may require specific mitigation measures to be undertaken in order to make developments acceptable in terms of matters relating to pollution.

## **DM20 (Development & Noise)**

Development which generates noise pollution or is sensitive to it will only be permitted where it accords with the Development Plan and does not have an unacceptable impact on human health or quality of life.

A noise generating or noise sensitive development should include an assessment to demonstrate how it prevents, or minimises to an acceptable level, all adverse noise impacts. Assessment of these impacts should have regard to the advice contained within the Department for Environment Food and Rural Affairs (DEFRA) Noise Policy Statement for England (NPSE), March 2010, or its recognised replacement.

Development will not be permitted where levels above the Significant Observed Adverse Effect Level (SOAEL) exist and mitigation measures have not been proposed that will reduce impacts to as near to the Lowest Observed Effect Level (LOAEL) as is reasonably possible. Mitigation measures should not render the design and amenity spaces unacceptable

## **DM22 (Telecommunications Services & Utilities)**

Radio and telecommunications development and utilities and service development which accords with the Development Plan will be permitted (where planning permission or 'prior approval' is required), provided that:

- i. existing buildings, structures, apparatus and/or sites are shared where technically possible and where such sharing would minimise visual harm;
- ii. the impact of the apparatus and any associated development is minimised by appropriate routing, siting, materials and colour, particularly where development would affect heritage assets or sites of ecological importance;
- iii. where viable, all cables and pipelines are placed underground, having regard to any archaeological or ecological constraints;
- iv. associated development, such as access routes and peripheral development such as cabinet housings, fencing, lighting and signage is kept to a minimum and suitably designed;
- v. where appropriate, a satisfactory landscaping/restoration scheme is included, including provision for management;
- vi. the development will operate within International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for exposure to health risks.

## **DM23 (Rural Character)**

Outside defined settlement boundaries, development proposals which accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment.

The following factors will be taken into account when considering the effect on the rural character and sense of place:

Visual - intrusion should be minimised, including the effect on the setting of settlements, key features in the landscape, or heritage assets. The cumulative impact of developments will be considered, including any ancillary or minor development that may occur as a result of the main proposal.

Physical – developments will be encouraged to protect and enhance the key characteristics of the landscape and should avoid the loss of key features or the introduction of elements that detract from the special qualities of the place. Any re-modelling of the landscape will also be taken into account.

Tranquillity – developments should not have an unacceptable effect on the rural tranquillity of the area, including the introduction of lighting or noise occurring as a result of the development, taking account of the relative remoteness and tranquillity of the location. New lighting will generally not be permitted in unlit areas and the type, size, design and operation of any lighting may be controlled where necessary by the use of conditions.

Developments should not detract from the enjoyment of the countryside from the public realm or public rights of way.

The volume and type of traffic generated by the development will be assessed along with the ability of rural roads to accept increased levels of traffic without alterations that would harm their rural character.

Domestic extensions should be proportionate in size to the existing dwelling and generally be subordinate to it, as should annexes and other ancillary development. Extensions should generally reflect the character of the existing dwelling unless the existing character is not considered worthy of retention. Replacement dwellings should not be disproportionately larger than the one being replaced (see Policy DM3).

## **DM24 (Special Trees, Important Hedgerows & Ancient Woodlands)**

Development should not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term. Management schemes should be developed, as appropriate, to ensure the long term protection of these special features and their setting.

## **DM26 (Archaeology)**

Where there is evidence that heritage assets above or below ground and their settings are known or suspected to exist, but their extent and significance is unknown, planning applications should incorporate sufficient information to define the significance and extent of such assets, as far as reasonably practicable. Where appropriate, applications should include:

- the results of desk based assessment/field evaluation; and
- an assessment of the effect of proposals on the assets or their setting.

Planning permission will be granted where the proposal accords with other relevant policies and includes:

- i. provision to preserve the archaeological remains in situ, by sensitive layout and design (particularly foundations, drainage/services and landscaping); and
- ii. provision for the investigation and recording of any archaeological remains that cannot or are not required to be preserved including the publication of results, in accordance with a detailed Written Scheme of Investigation approved before the start of development.

## **DM29 (Heritage Assets)**

The loss of designated heritage assets will only be permitted in exceptional circumstances, or in the case of higher grade heritage assets in wholly exceptional circumstances. Works which would cause an unacceptable level of harm to the special interest of heritage assets or their setting, or would lead to the unsympathetic subdivision of their grounds, will only be permissible in exceptional circumstances, or in the case of higher grade heritage assets in wholly exceptional circumstances.

Alterations, additions or other works affecting the special interest of a heritage asset should:

- i. retain the historic plan form and structural integrity of the building;
- ii. retain the architectural and historic features forming part of the special interest of the building;
- iii. reinforce the intrinsic character of the building through the use of appropriate materials and details;
- iv. not harm the special interest of buildings or structures forming part of the curtilage of the heritage asset.

Where alterations are permitted, there should be appropriate recording of those parts of the heritage asset or its setting affected by the works and conditions may be imposed to secure this.

## Denmead Neighbourhood Plan 2011-2031.....made 1 April 2015

(note this plan covers the parish but not that part of the SDNP that lies within the parish boundary).

### Policy 1:

A Spatial Plan for the Parish The Neighbourhood Plan defines the Denmead Settlement Policy Boundary on the Proposals Map. Development proposals located inside the Boundary will be supported, provided they accord with the other provisions of the Neighbourhood Plan and the Winchester Development Plan. Development proposals outside of the Denmead Settlement Policy Boundary will be required to conform to development plan policies in respect of the control of development in the countryside.

The Neighbourhood Plan defines the Settlement Gap between Denmead and Waterlooville on the Proposals Map (p37) for the purpose of applying development plan policy to prevent the coalescence of the settlements.



.....  
.....  
....

## **Relevant Local Plan Policies**

### **Winchester District Local Plan Part 1 Joint Core Strategy adopted March 2013**

DS1 (Development Strategy and Principles)

SH2 (Strategic Housing Allocation – West of Waterlooville)

MTRA1 (Development Strategy Market Towns and Rural Areas)

MTRA4 (Development in the Countryside)

CP6 (Local Service Facilities)

CP10 (Transport)

CP11 (Sustainable Low & Zero Carbon Built Development)

CP12 (Renewable & Decentralised Energy)

CP13 (High Quality Design)

CP15 (Green Infrastructure)

CP16 (Biodiversity)

CP17 (Flooding, Flood Risk & the Water Environment)

CP18 (Settlement Gaps) Denmead-Waterlooville

CP19 (South Downs NP)

CP20 (Heritage & Landscape Character)

CP21 (Infrastructure & Community Benefits)

### **Winchester District Local Plan Part 2 Development Management & Site Allocation adopted April 2017**

Note policies do not apply in the SDNP area

DM1 (Location of New Development)

DM10 (Essential Facilities & Services in the Countryside)

DM15 (Local Distinctiveness)

DM16 (Site Design Criteria)

DM17 (Site Development Principles)

DM18 (Access & Parking)

DM19 (Development & Pollution)

DM20 (Development & Noise)

DM22 (Telecommunications Services & Utilities)

DM23 (Rural Character)

DM24 (Special Trees, Important Hedgerows & Ancient Woodlands)

DM26 (Archaeology)

DM29 (Heritage Assets)

Denmead Neighbourhood Plan 2011-2031.....made 1 April 2015

Covers the parish but not the SDNP area.