



Curdridge Parish Council



Local Plan 2019 - 2039 Guide



What is the Winchester District Council Local Plan 2019 - 2039?

....and how does it affect Curdridge?

The Local Plan is a statutory document produced by Winchester City Council in its role as 'local planning authority' for the district of Winchester (the part that is not in the South Downs National Park). It sets out the policies to be used when deciding planning applications, in accordance with planning law. Although the plan looks forward to 2039, the government requires that it is updated every five years, so the policies in the current plan will be amended long before then.

The plan has been agreed by an independent inspector and adopted by the City Council. The policies in the plan are therefore fixed and cannot be challenged or changed.

The policies in the plan are the ones you have to use, even if you don't like them.

By law all decisions about a planning application must be made in accordance with the policies in the plan unless material considerations indicate otherwise. When looking at a planning application you should start by considering what are the relevant policies in the plan.

The parish council is a 'statutory consultee' on a planning application within the parish boundary. That means that the City Council cannot take a decision until you have given a view - or made no comment - in the relevant timescale. **You do not make the decision about whether it will be approved, that's a decision for the City Council.** Your views matter and you should take seriously any comments you make.

You can consider whether there are any good planning related reasons why the decision might not be the one which the policies in plan might normally lead to. These are called '**material considerations**'.

How is the Plan set out?

Each section of the plan has a series of policies, and supporting text which helps to explain them

Policies

All of the policies have a reference ('NE1' for instance) and are given their own box in the plan so that you can pick them out easily.

Policies are the tests or requirements that an individual planning application will be measured against. The purpose of policies is to help people understand what will be considered sustainable development in Winchester district and what will not.

Supporting Text

This provides explanation about why the City Council thinks it is important to have a planning policy on this topic and what it is trying to achieve.

It should help you to interpret the policy and understand how it will be applied.

You can quote the supporting text when you are responding to a planning application but it is not as important as the actual words in the policy itself.

Policies come in two types

Strategic policies set out the overarching approach to delivering the necessary growth and sustainable development and these are clearly identified

All other policies are 'non strategic' or **development management** policies. They are more detailed and specific.

The plan has to be read as a whole



A planning application won't usually be determined solely by reference to isolated policies or phrases. So it's useful to start by considering whether the application is consistent with what the plan is trying to achieve overall and then to look at detailed issues.

Does the plan tell you everything you need to know about development in Curdridge?

Unfortunately it doesn't

The Local Plan sets out the policies the City Council will use when it makes decisions on planning applications. But there is also an extensive system of what are called '**permitted development rights**'.

The government thinks some forms of development shouldn't need an application to the local planning authority. So it gives planning permission for these 'en bloc' under an order that it makes and updates from time to time. These rights have been extended over the years, and are now extremely complicated. A great many enforcement cases arise from disputes about whether something is or is not permitted development.

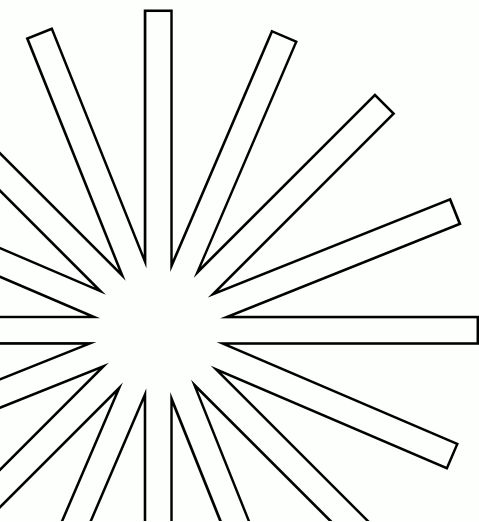
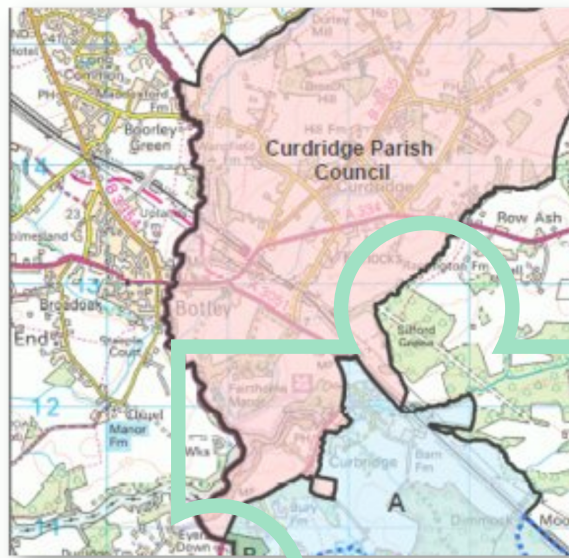
By definition, the parish council isn't asked for its opinion on whether someone should or should not be allowed to use their permitted development rights. Which is why you may see some changes taking place which you weren't aware of or asked for a view on.

Permitted development is arguably more of an issue in rural areas than elsewhere because agricultural businesses have quite considerable permitted development rights, although they are mainly related to the use of property for agricultural purposes.

The City Council also has to take into account national planning policies which are set by the government in its National Planning Policy Framework.



How does Curdridge fit into the Local Plan?



What is a 'settlement boundary' and why is it important to planning decisions in Curdridge?

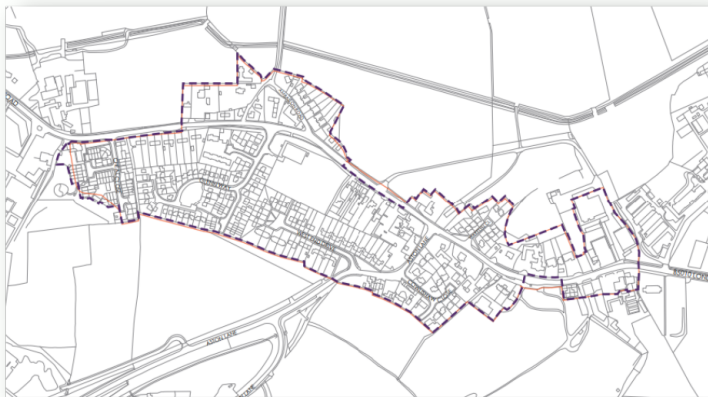
A 'settlement boundary' is a planning policy line drawn around the edge of a village or town. It's the agreed edge for planning purposes and has nothing to do with parish or administrative boundaries.

Inside a settlement boundary, development is generally acceptable subject to all of the policy requirements set out in the plan. Outside development is generally very restricted and subject to 'countryside' policies. The purpose is to prevent settlements from spreading out into the countryside around them. The boundary can usually only be changed by allocating sites in an updated plan, so that growth is carefully managed.

By virtue of policy H4 in the plan, Curdridge doesn't have a settlement boundary.

That is because it doesn't have an obvious centre or structure. It would be very difficult to draw a boundary to show what's inside and what's outside of 'the village' of Curdridge.

Therefore any new development in Curdridge is in "countryside" and countryside policies starting from Strategic Policy SP3 apply to planning applications.

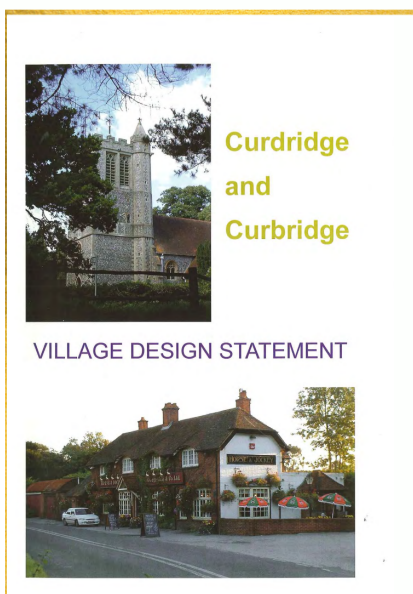


Example of a settlement boundary around a village to show how it defines the edge. It would not be possible to draw a line around Curdridge in this way, it's not that kind of place.

Policy H4 says the following about development in and around the list of settlements which includes Curdridge:

- "...development and redevelopment that consists of infilling of a small site with a continuously developed road frontage may be supported, where this would be of a form compatible with the character of the village and not involve the loss of important gaps between developed areas."
- "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 community led and identified through a Neighbourhood Plan or other process which demonstrates clear community support."
- "Elsewhere countryside policies will apply and only development appropriate to a countryside location will be permitted, as specified in Policy SP3"

There is no expectation in the plan that Curdridge will change very much. It allows for reasonable and necessary adaptation of residential and employment premises.



Curdridge has a village design statement which was adopted by the City Council as a supplementary planning document' in 2002.

Although it is now rather old, the village design statement should still be referred to when commenting on planning applications as it gives guidance on what development the local community considers appropriate.

There are no allocations for new housing in Curdridge

The plan does not expect or require any new housing to be provided in Curdridge to help meet the overall targets for housing in the district.

For that reason no sites have been identified and 'allocated' for development.

Providing the City Council ensures that its housing targets are met where they are supposed to be met, any application for new housing in Curdridge would need to comply with relevant plan policies and meet some important local need for it to be supported.

The plan does allow for the possibility of a new dwelling or two being provided to fill in a gap between houses on a road or street which is already residential.









The gap between Curdridge and Whiteley and Botley

It is a general principle underlying the plan that individual 'places' should keep their own unique identity and not merge into other places. The planners call this coalescence. Some specific settlement gaps are identified which are the space between places considered at risk of coalescence. These are given extra protection in the plan because they might be vulnerable otherwise.

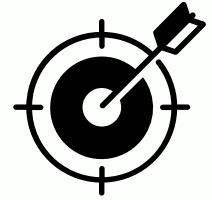
There is no formal settlement gap between Curdridge and Whiteley and Botley (the eastern edge of which is in Winchester district), even though the parish council asked for one to be included. However, the gap is still protected because it is 'countryside' where new development is rarely permitted.

Explaining the plan policies which are most likely to be relevant to an application in Curdridge

Chapter Heading

-  Strategic Objectives
-  Carbon Neutrality and Designing for Low Carbon Infrastructure
-  High Quality and Well Designed Places
-  Sustainable Transport and Active Travel
-  Biodiversity and the Natural Environment
-  The Historic Environment
-  Homes for All
-  Creating a Vibrant Economy

Strategic Objectives



These three policies set out the most important things the Plan is trying to achieve. These are all strategic policies of course.

SP1 Vision and Objectives

This policy confirms that the City Council is committed to the delivery of the policies set out in the plan.

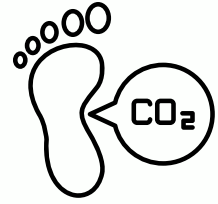
SP2 Spatial Strategy and Development Principles

SP2 defines the three 'spatial areas' of Winchester Town, the Market Towns and Rural Areas and South Hampshire. It sets out the number of houses to be delivered in each area over the course of the plan and the broad principles that it expects development to comply with, all of which are set out in more detail under individual policies. Curdrige is part of the Market Towns and Rural Areas

SP3 Development in the Countryside

All of Curdrige is 'in the countryside' as defined by the plan because it has no settlement boundary. So SP3 is an important policy for Curdrige because it defines what sort of development will and will not normally be permitted in the countryside. The policy is restrictive - for something to be allowed it has to need a rural location or make a positive contribution or meet an exceptional need. All development has to avoid harm to landscape and biodiversity. SP3 will be the starting point for considering almost every application for new development in Curdrige.

Carbon Neutrality and Designing for Low Carbon Infrastructure



The City Council has set a very ambitious aim for the district to become 'carbon neutral' by 2030 and the plan is one of the key tools to help achieve this. Everything in these policies could be relevant to a planning application in Curdridge

CN1 Mitigating and Adapting to Climate Change

It is a legal duty for local plans to address the issue of climate change and help to meet the government's net zero target. The City Council's own policies are a contribution towards this. CN1 is a strategic policy which sets out in some detail how the plan is designed to ensure that new development minimises its direct and indirect impacts, including energy consumption, carbon emissions and use of resources.

CN2 Energy Hierarchy

CN2 sets out the approach that new development is required to take to obtaining the energy it needs when in use. This is based on a hierarchy:

1. **reduce the need for any energy input at all**
2. **use renewable energy**
3. **use low carbon energy**
4. **use other energy sources as a last resort**

This is a 'fabric first' approach in which demand is reduced by the way a structure is designed and built.

CN3 A standard of energy efficiency for new dwellings

CN3 sets out the very detailed standards of energy performance that all new homes will need to meet, based on targets which have been produced by a group of architects, engineers and environmental professionals. This is the LETI standard described in the policy and the supporting text. It will apply to every new build. It doesn't apply to extensions or annexes, but these will still be required to show how they are doing what they can to improve energy performance. Non-residential buildings will be expected to meet the BREEAM 'Excellent' standard.

CN5 Renewable energy schemes

The policy provides general support for renewable and low carbon energy schemes which will include

- solar - which means that solar farms are supported by the policy
- anaerobic digestion
- small scale biomass
- battery based energy storage

Given the large open areas in Curdridge it is quite likely that you will see applications of this type. They have general support from the policy but still have to be assessed subject to considerations of environmental and visual impact.

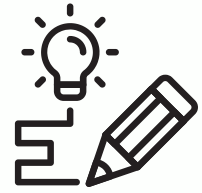
CN6 Micro Energy Generation

This policy on micro energy generation relates to individual properties or small sites. It supports these technologies being included in new development, and for retro-fitting.

CN7 Energy Storage

Energy storage facilities in this context means battery installations which are needed to store power generated from renewables for later use. These might well be proposed in a countryside location

High Quality and Well Designed Places



The theme of this policy is to ensure that new development - large or small - is well designed and would be a good place to live

D1 High Quality Places

This strategic policy sets out the design principles which the plan requires for new development. Every application has to include:

- a thorough analysis of the site and the context
- details of how the proposals follow nationally established good practice in arriving at the proposed design and layout. That includes being very responsive to local character
- high standards of sustainability and as many carbon reduction elements as possible within the design - not just tacked on at the end.

You should expect applications to demonstrate that they have gone through the process that D1 requires and that there is evidence that this has actually informed the design and layout.

D4 Design for Rural Villages

D4 emphasises the requirement for new development to be in keeping with local character and good urban design principles. It gives a cross reference to village design statements and any design code for the area. It requires an applicant to show how they have engaged with the community as part of the design process. This policy enables you to ask how the application fits in with the character of Curdridge, although it doesn't mean that the design can't be contemporary or different from what's around it.

Remember also to consider the village design statement.

Sustainable Transport and Active Travel



The plan aims to create "**sustainable locations with high quality infrastructure to promote active travel**". Has the applicant given this careful consideration and explained fully how their application will achieve this?

T1 Sustainable and Active Transport and Travel

Strategic policy T1 requires that development proposals which would increase the need to travel **promote sustainable and active travel options** as much as they can:

- walking, cycling and public transport
 - car clubs
 - electric and hydrogen vehicles
 - fossil fuel powered vehicles
- best*
↓
worst

Development proposals must demonstrate that they have given careful consideration to enabling residents or visitors to meet their needs as much as possible by cycling, walking or using public transport. Using private cars, even electric cars, should only be accommodated after everything else has been considered.

Policy T2 Parking Standards

Sustainable transport must be prioritised 'in the design process'. Instead of fixed parking standards every proposal should provide an appropriate level of parking after it has done all it can to reduce the need for private car use.

Policy T3 Design of Parking Areas

Parking areas should be well landscaped and laid out so as not to dominate the development. They should be safe, well overlooked and have appropriate lighting.

Policy T4 Access to New Development

The internal layout of new roads should be designed to promote cycling and walking, and should connect with existing networks. Any new road junctions should be safe for all types of user

The aim of the policy is to make walking, cycling and public transport the 'default' options when new development is being proposed. Private car use and the parking that goes with it have to be justified and explained not just assumed. Development should try to integrate into existing networks like footpaths. The policy does acknowledge that in rural areas some element of car use will remain necessary.

Biodiversity and the Natural Environment



Protecting and improving the natural environment and biodiversity has a high priority in national policy and the plan reflects this. It requires that where possible development should not just avoid harm, it should positively improve the natural environment

NE1 Protecting and Enhancing Biodiversity and the Natural Environment

NE1 is a strategic policy which requires proposals to demonstrate that they will not do 'significant harm' to any sites or areas with any sort of national or local protection for their environmental value. They must protect habitat and landscape features not just on the site itself, but also as part of the network on which biodiversity and landscape quality depend. The policy recognises that everything is 'joined up' and that where possible we should not allow our habitats or landscapes to fragment any further than they already have .

NE3 Standards for Open Space and Sports Pitch Provision

NE3 requires new development to meet the standards which are set out in two tables that form part of the policy. It also says that there will be a presumption against the loss of any sport and recreation facilities (indoors and out) or public open space, unless there is very good justification

NE4 Protecting green and blue infrastructure

Green and blue infrastructure is the network or patchwork quilt of land, waterways, trees and hedgerows. The policy aims to protect and improve this, both for its own sake and as a recreational resource. Not only should new development do as little harm as possible and make improvements but the policy actively supports projects which are specifically designed to enhance green and blue infrastructure

NE5 Improving biodiversity

By law (from November 2023) almost all development proposals have had to show that they will improve the biodiversity on their site by at least 10%. There is a government approved 'metric' (an online spreadsheet) which developers fill in which this is how this calculated and it will be submitted as part of an application. If 10% can't be achieved on site, there are limited options for them to do it elsewhere, or by purchasing 'credits'. This policy reinforces the importance of avoiding adverse impacts wherever possible, and making improvements as an inclusive part of the proposal - not an afterthought.

NE6 Flood risk and water quality

Ideally development should only be proposed in the lowest flood risk area which is Zone 1. It will only be allowed in Zone 3 or 3 if there is no reasonable alternative. There is an 'exception test' to allow a special case to be made for a particularly important project. All applications have to show that surface water and waste water will be properly managed. Sustainable urban drainage - permeable surfaces, ponds, swales and ditches - are the preferred option.

NE7 Settlement Gaps

The purpose of this policy is to prevent the merging together of towns and villages in the district so that they lose their identity. The policy only applies to the list of 9 gaps identified in the policy and on the associated map. This doesn't include a settlement gap between Whiteley or Botley and Curdrige. The policy is an extra protection over and above the protection given by the strategic policy prohibiting development in the countryside. Even though a gap is not identified in NE7, it does not mean that the plan suggests it would be OK for there to be additional development in the countryside between Curdrige and other settlements.

NE9 Landscape Character

Development proposals must make a successful attempt to understand their landscape setting and be designed to avoid any significant harm. Paying attention to local distinctiveness is an important part of this exercise. This is a good policy to use in asking whether development proposals are in keeping with the local area and have worked hard enough to ensure that they would feel like a natural evolution to Curdridge rather than being radically different in character.

NE10 Protecting Open Areas

This policy aims to protect existing green spaces and open land within settlements which have a fixed settlement boundary. Curdridge does not have a settlement boundary and so the policy does not apply directly because all land in Curdridge is effectively protected by countryside policies. But it is worth bearing in mind that the City Council considers it important not to lose such areas within settlements, something which Curdridge could make reference to if a similar issue came up in the parish.

NE11 Open Space Provision in New Development

This policy requires new development of 10 dwellings or more to provide on site open space and recreational land which meets the standards set out in policy NE3. For development of fewer than 10 homes, there is no mandatory amount, but there should be at least an attempt to incorporate some attractive and usable amenity space

NE12 Equestrian development - 'horsiculture'

Equestrian activities are an integral part of the rural economy but the boundaries between different types of use and what is acceptable and what is not are often difficult to establish. NE12 is supportive of equestrian enterprises in the general sense, but makes clear that they should not 'urbanise' the countryside with hard landscaping or new buildings which has an impact on the landscape

NE13 Leisure and Recreation in the Countryside

NE13 is aimed at managing proposals for new leisure and recreational developments in the countryside, which are often farm diversification projects, woodland enterprises or outdoor activity centres. The policy is generally supportive if the countryside setting is essential for the activity and it really has to be in the countryside and away from built up areas to function at all (so probably not a stand alone indoor play centre for example). But support is subject to careful scrutiny of its landscape and environmental impact.

NE14 Protecting Rural Character

This is an important policy for settlements like Curdrige which do not have a settlement boundary. It defines all the criteria that any development proposals will have to meet to be considered acceptable in a countryside setting. It introduces the concept of 'tranquility' as a consideration. It applies right down to domestic extensions.

NE15 Protecting Trees and Hedgerows

Gives a high level of protection to ancient woodland and protected trees to ensure that they cannot be lost except in the most exceptional circumstances. A high level of care is required to ensure that there is no harm to trees during construction.

NE16 and NE17 Protecting Rivers and Waterways

These policies address the issue of nutrient neutrality and of protecting the quality of water in rivers and water courses, and also the special quality of their setting.



'NE' policies will be very important when considering development proposals in Curdrige.

They are all designed to provide controls over development that would have a unacceptable impact on the type of rural environment within which Curdrige is located. They place a high level of importance on local character and setting. NE14 is particularly important because it gives some useful and rigorous criteria for assessing the impact of development.

The Historic Environment



Winchester has a great many historic assets, including buildings, parks, gardens and places with historic associations and so this area of policy covers some important issues.

HE1 Historic Environment

The aim of the strategic policy is to ensure that these important and distinctive assets are well looked after within the planning system.

HE2, HE3 and HE4 Conserving Heritage Assets

HE2 requires that wherever a development proposal affects a heritage asset there should be a proper appraisal of what the impact would be and why mitigation might be needed. The policy applies to designated assets such as listed buildings and also to non-designated assets. Non designated assets are buildings and places which have a local historic significance even if they are not quite special enough to be designated. HE3 is just to confirm that the City Council will give 'great weight' to the impact of development which causes harm to a heritage asset, whilst appropriate weight will be given to the impact on non-designated assets.

A 'conservation area' is a formal designation which gives extra protection to parts of towns or villages which particular architectural or historic features. Curdridge does not have a conservation area and therefore policies relating to conservation areas don't apply.

HE5 - avoiding the complete loss of a heritage asset

Only in very rare circumstances would the complete destruction of a heritage asset be allowed as part of a development

HE6 and HE7 - protecting scheduled monuments and non designated archaeological assets

If an application would affect a scheduled monument, or a non-designated local archaeological site, then evidence will be required to ensure the impact is understood before the application is determined. Any necessary measures must be taken to obtain finds or information from the site as development takes place.

HE8 and HE9 Changes to Listed Buildings

HE8 requires that if an application relates to a listed building (which will always be the case with a listed building application, but could also be the case with a planning application) then it should be informed by an explanation of how it will be affected and how its significance would be altered. If the application is for a change of use of the building, then this will be aimed at discerning the 'optimum viable use' - which means the long term sustainable use which has the least impact on the historic character of the building.

HE13 Local historic rural and industrial heritage assets

Buildings in rural areas often have associations with the history of the place and ways of life which are important to local communities. HE13 allows for the adaptation or conversion of these sorts of buildings, the intention being to keep them cared for and useful, and allowing some modification if that is really needed. This includes residential use if it also fits with other policies.

HE14 Making historic buildings more energy efficient

HE14 gives more flexibility about possible modifications to historic buildings so as to make them more energy efficient. This still needs to be done well, and in accordance with HE3 and HE4, but it puts greater emphasis on allowing such works to be carried out.

Homes for All



This is the section in which the plan sets what number of homes need to be built over the plan period and where they should be located. The overall strategy has already been set out Strategic Policy SP2. The policies here provide more detail as to how that is to be done.

H1 (and H3) Housing Provision and Distribution

H1 is a strategic policy which restates the distribution of the number of houses required over the plan period. For the Market Towns and Rural Areas part of the district (in which Curdridge sits) the total number is 4,250 of which the South Downs National Park has agreed to take 500.

But most of this number is already happening as a result of decisions previously made so the number of new allocations required is only 785 over the whole area in the life of the plan.

H4 Development in Settlements

H4 contains a list of all the settlements which have settlement boundaries. Inside a settlement boundary, there is a presumption that development is acceptable, provided that it meets all the other requirements of the plan. Curdridge is not one of those settlements. It is listed with a large number of other Winchester district villages which do not have a settlement boundary. This is because Curdridge is a dispersed settlement made up of housing along roads and streets in a very loose form with no obvious centre or edges. All development in and around Curdridge is therefore in the countryside and strategic policy SP3 applies.

Policy H4 says that proposals which support the role of the settlement, like a new shop or village facility could be supported if there is "clear community support". It also gives support to the development of small sites which form part of a continuous frontage on a 'missing tooth' approach to filling in a gap along a street or road.

H5 Meeting Housing Need

H5 is a strategic policy which sets out the requirement to provide different categories of homes as part of development proposals. This includes homes with specific number of bedrooms, opportunities for people to build their own homes and specialist homes for elderly people and people with a disability.

To try to reduce the number of applicants 'gaming' the system, H5 states that if a house has more reception rooms than bedrooms, one of these will be treated as a bedroom. So a three bed house with four reception rooms will be considered to be a four bed house.

H6 Affordable Housing

This policy sets out the percentage of affordable housing that is expected on new sites. Again, it can apply only to sites with 10 dwellings or more because of government policy. The requirement is:

- on a 'greenfield' site 40% of the gross number
- on a 'brownfield' site 30% of the gross number

On sites where policy NE16 also applies because of the requirement for nutrient neutrality mitigation to be provided, these figures are reduced to offset the additional costs which that incurs and they become 35% and 25% respectively.

H7 Exception sites to meet local need

An 'exception' site is simply one where planning consent would not normally be given for residential development but which, in very specific circumstances, might be allowed.

To be considered under this policy a proposal would need to be:

- community led or community supported
- have at least 70% locally needed affordable homes for rent
- meet a need which is not otherwise going to be met
- be well designed

H8 Small dwellings in the countryside

This policy restricts the extension of homes which have a floorspace of less than 120m² (on 1 April 2017 or when they were originally built whichever is the later) to a 25% increase in floor space. The aim is to keep small homes small, on the basis that this will keep them more affordable and stop people turning small rural properties into much larger homes by a series of steps.

H11 Housing for Essential Rural Workers

New permanent homes to provide for rural workers will only be permitted to support well established and long term businesses, and even then only if the functional requirement for having someone living 'on the patch' cannot be met in any other way.

This will usually be tested by the granting of a permission for a temporary home for up to three years. Permanent permissions will normally have a restriction which limits the occupancy to a person employed in agriculture or forestry.

The policy is needed to prevent people starting a sham business, claiming they need a house, and then, once they have their house, abandoning any pretence that they are actually running a rural enterprise.

H12, H13, H14 and H15 Homes for Gypsies and Travelling Show People

The planning system requires local planning authorities to make special provision for gypsies and travelling show people. They each have their own requirements. H12 sets out the criteria that will be used for determining applications for new sites for gypsies and travelling show people. No locations have been identified for new sites in the plan. The City Council hopes to meet the need identified by extending existing sites and reactivating old ones. These are set out in the table which accompanies H13 and H14. H15 says that any new or expanded sites should normally be within settlement boundaries or infilling and not in the countryside.

Creating a Vibrant Economy



E1 A Vibrant Economy

This is a strategic policy, and the approach set out is to support existing business, provide flexibility in the use of premises and encourage businesses to become more sustainable. The plan does not identify any new employment land allocations or try to accomplish any major changes. Whiteley is the most important single employment location outside of Winchester itself, and plays a very important role in the economy.

E2,E3 and E4 Retail and Employment Activity

These are strategic policies which seek to maintain the pattern and hierarchy of town centres in the district, and to encourage employment opportunities in appropriate locations. No new areas for economic growth are identified in the south of the district. In rural areas, the policy aim is to sustain existing levels of employment in settlements but to limit economic development and employment growth to diversification and the genuinely rural economy. The policies set out a hierarchy of retail and town centre uses which to safeguard these for the future. Curdrige is too small to feature directly in any of these policies for planning purposes.

E8 and E9 Services and Employment in Rural Areas

E8 sets out that new shops, pubs or cultural facilities which would attract visitors from a distance will not normally be allowed in the countryside except when policy E9 might be relevant. It also resists the loss of existing essential services and facilities unless it can be shown that they are no longer needed or viable. It sets out how this can be tested.

Policy E9 says that the provision of new facilities, services and employment locations in the countryside may be allowed provided that they really are needed and that their impact would be acceptable. This may include the redevelopment or expansion of existing premises if there is sufficient justification for doing so, for example to protect existing employment opportunities.

E6 Retaining Employment Opportunities

E6 is designed to prevent the loss of local employment opportunities by resisting the conversion of land or buildings to other use unless there is really good evidence that employment use of the site is no longer a viable proposition.

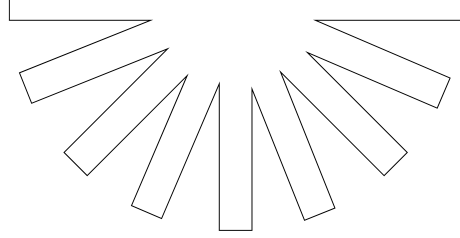
E10 Farm Diversification

The plan supports farm diversification, such as farm shops and bed breakfast accommodation, and prioritises the use of existing buildings for these purposes. Policy E8 should be used to consider proposals that would attract visitors to the farm. Policy NE12 should be used for equestrian related proposals.

E11 Visitor Facilities in the Countryside

E11 supports small scale development or expansion of existing visitor attractions and accommodation (hotels etc) which are already present in a countryside location so long as these meet all of the other plan requirements including a positive contribution towards the landscape.

The purpose is primarily to allow some flexibility over growth which is necessary to support viability in changing times. However, wholly new facilities aren't supported by this policy.




















Policy Summary

The tables that follow list the policies in the 2019 - 2039 Local Plan and indicates which don't apply in Curdridge (because they are location or designation specific). It also highlights which policies are most likely to be relevant when a residential planning application is being considered. This is only a guide - everything will depend on the facts of the application itself.









Some of the policies apply by excluding places like Curdridge as being suitable for that form of development - so hopefully you will never need to use them in practice


Strategic Polices are shown in bold text


	Strategic Objectives	Applies to Curdridge?	Residential in Curdridge?
SP1	Vision and Objectives		
SP2	Spatial Strategy and Development Principles		
SP3	Development in the Countryside		






























	Carbon Neutrality and Designing for Low Carbon Infrastructure	Applies to Curdridge?	Residential in Curdridge?
CN1	Mitigating and Adapting to Climate Change		
CN2	Energy Hierarchy		
CN3	Energy Efficiency Standards to Reduce Carbon Emissions		
CN4	Water Efficiency Standards in New Developments		
CN5	Renewable and Low Carbon Energy Schemes		
CN6	Micro Energy Regeneration Schemes		
CN7	Energy Storage		

	High Quality, Well Designed Places and Living Well	Applies to Curdridge?	Residential in Curdridge?
D1	High Quality, Well Designed and Inclusive Places		
D2	Design Principles for Winchester Town		
D3	Design Principles for South Hampshire Urban Areas		
D4	Design Principles for Market Towns and Rural Villages		
D5	Masterplan		
D6	Brownfield Development and Making Best Use of Land		
D7	Development Standards		
D8	Contaminated Land		
D9	Impact of Overheating		
D10	Shop Fronts		
D11	Signage		

	Sustainable Transport and Active Travel	Applies to Curdridge?	Residential in Curdridge?
T1	Sustainable and Active Transport and Travel		
T2	Parking for New Developments		
T3	Promoting Sustainable Travel Modes , Modes of Transport and the Design and Layout of Parking for New Developments		
T4	Access for New Developments		

	Biodiversity and the Natural Environment	Applies to Curdridge?	Residential in Curdridge?
NE1	Protecting and Enhancing Biodiversity and the Natural Environment in the District		
NE2	Major Commercial, Educational and MOD Establishments in the Countryside		
NE3	Open Space, Sport and Recreation		
NE4	Green and Blue Infrastructure		
NE5	Biodiversity		
NE6	Flooding and Flood Risk		
NE7	Settlement Gaps		
NE8	South Downs National Park		
NE9	Landscape Character		
NE10	Protecting Open Areas		
NE11	Open Space Provision for New Developments		
NE12	Equestrian Development		
NE13	Leisure and Recreation in the Countryside		
NE14	Rural Character		
NE15	Special Trees, Important Hedgerows and Ancient Woodlands		
NE16	Nutrient Neutrality, Water Quality, Effect on the SPAs, SACs and RAMSAR sites of the Solent and the River Itchen		
NE17	Rivers, Watercourses and their Settings		

	The Historic Environment	Applies to Curdridge?	Residential in Curdridge?
HE1	Historic Environment		
HE2	All Heritage Assets (designated and non-designated)		
HE3	Designated Heritage Assets		
HE4	Non-designated Heritage Asset		
HE5	Mitigation and Avoiding Loss of Heritage Assets		
HE6	Scheduled Monuments and Nationally Important Non-Designated Assets		
HE7	Non-Designated Archaeological Assets		
HE8	Applications Affecting Listed Buildings		
HE9	Change of Use to Listed Buildings		
HE10	Development in Conservation Areas		
HE11	Demolition in Conservation Areas		
HE12	Registered Historic Parks and Gardens		
HE13	Non Designated Historical Rural and Industrial Heritage Assets		
HE14	Improvements or Alterations to Improve the Energy Efficiency of Designated and Non-Designated Heritage Assets		

	Homes for All	Applies to Curdridge?	Residential in Curdridge?
H1	Housing Provision		
H2	Housing Phasing and Supply		
H3	Spatial Housing Distribution		
H4	Development within Settlements		
H5	Meeting Housing Needs		
H6	Affordable Housing		
H7	Affordable Housing Exception Sites to meet Local Need		
H8	Small Dwellings in the Countryside		
H9	Purpose Built Student Accommodation		
H10	Houses in Multiple Occupation		
H11	Housing for Essential Rural Workers		
H12	Provision for Gypsies, Travellers and Travelling Show People		
H13	Safeguarding Traveller Sites		
H14	Authorised Traveller Site Intensification		
H15	New/Expanded Traveller sites		
H16	The Nurseries, Shedfield		
H17	Carousel Park, Micheldever		
H18	Tynefield, Whiteley		

	Creating a Vibrant Economy	Applies to Curdridge?	Residential in Curdridge?
E1	Vibrant Economy		
E2	Spatial Distribution of Economic Growth		
E3	Town Centres Strategy and Hierarchy		
E4	Retail and Main Town Centre Uses		
E5	Enhancing Employment Opportunities		
E6	Retaining Employment Opportunities		
E7	Maintaining the Vitality and Viability of the Town Centres		
E8	Local Shops, Services and Facilities		
E9	Economic Development in the Rural Areas		
E10	Farm Diversification		
E11	Visitor Related Development Within the Countryside		

Glossary of terms and acronyms associated with planning applications

LPA	<p>Local Planning Authority</p> <p>The decision maker for planning applications. Usually Winchester City Council but can be Hampshire County Council.</p>
NPPF	<p>The National Planning Policy Framework</p> <p>The government document in which is sets out its most important policy guidance for LPAs and applicants.</p>
Section 106 Agreement	<p>A legal agreement between the LPA and the planning applicant/land owner which requires financial contributions or works to be carried out as part of the development.</p>
Affordable Housing	<p>Housing which has to be provided as part of the development and then either sold on the open market at below market price, or sold to a landlord who will then rent it to people at a lower than market rent.</p>
Planning Condition	<p>When a planning consent is given, it will usually be subject to some requirements for the applicant to do certain things or in a certain way to ensure that the development is completely acceptable. These are 'conditions'.</p>
Material Considerations	<p>Material considerations are things which can be taken into account when a planning decision is made in addition to the policies in the Local Plan. Quite a lot of things are not material and can't be considered - even if you think they should be</p>
PINS	<p>The Planning Inspectorate</p> <p>The independent agency which employs inspectors to take decisions on planning appeals and some very large planning applications.</p>
Designated Heritage Asset	<p>A building, structure or place (such as a battlefield) which has been given a formal protection under legislation. Listed buildings are the most familiar examples. A 'non-designated' asset is one which has some local or special significance but no formal protection.</p>
CIL	<p>Community Infrastructure Levy</p> <p>A contribution to local infrastructure which has to be paid by qualifying development. Parish councils receive a share of this amount.</p>
DHLUC	<p>The Department for Housing, Levelling Up and Communities which is the government department responsible for planning.</p>

**Prepared for Curdridge Parish Council
by**



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