

## **6. SOCIO-ECONOMIC ASSESSMENT**

### **6.1 Introduction**

6.1.1 This Chapter provides an assessment of the effects of the proposed development on social facilities and services in terms of demographic, social and economic changes and the subsequent demand and need for facilities and services arising as a consequence of the development. It also seeks to identify the effect that the development will have on employment patterns in the City of Winchester by examining local employment levels, commuting patterns, and the demand for employment and housing.

6.1.2 In accordance with the requirements of the City Council's Scoping Opinion provided in 2009, the assessment sets out mitigation measures, taking into account deficiencies or surpluses of provision of facilities and services and how these should be addressed.

6.1.3 Each topic is dealt with separately, providing an individual baseline position and an assessment of the impact of the proposed development and mitigation measures.

### **6.2 Site Description**

6.2.1 The Barton Farm site comprises approximately 93.1 hectares (230 acres) of agricultural land, located to the north of Winchester City centre. The application site also encompasses the Andover Road which runs north to south along the western side of the site.

6.2.2 The London to Southampton railway line, which runs north to south along a steep embankment, is located to the east of the site. The site is adjoined by residential development to the south, west and south east; to the north east lies the outskirts of the settlement of Headbourne Worthy. Open agricultural land extends away to the north.

6.2.3 The site is located immediately to the north of the central built-up area of Winchester, with its range of schools, shops, surgeries and employment areas. It adjoins Andover Road to the west, a main arterial route into the city from the north. The northern boundary of the site is formed by Wellhouse Lane, which runs from Andover Road in the west to Worthy Road to the east.

### **6.3 Assessment Methodology**

6.3.1 The range and scope of details included in this Chapter has been informed by Winchester City Council's Scoping Opinion (April 2009).

6.3.2 The methodology applied to establish the baseline position is based on available data together with forecasting information where available. Data set out in this Chapter has been obtained from the Office of National Statistics (ONS) (demographic and employment data), Hampshire County Council's Planning Department (for demographic and employment data), the Education Department (for the School Places Plan) Winchester City Council in respect of open space and recreation data, and public service providers such as the Hampshire Primary Health Care Trust.

6.3.3 RPS uses standard methodology in calculating educational contributions arising from residential developments, which has been successfully tested through planning applications. The methodology is based on calculating the likely population arising from a new development and then calculating the expected child population derived from national birth rates, which provides a statistically-sound basis for calculating pupil yield and avoids prejudice arising from the need to make assumptions at various stages of the calculation.

#### **Methodology of Assessment of Significance**

6.3.4 In order to assess the significance of the impacts, the following definitions of potential significance have been assumed as follows.

- Neutral – No significant effects

- Minor – Not noteworthy or material - impacts are of low magnitude and frequency
- Moderate – Noteworthy, material - impacts are of moderate magnitude and frequency
- Major – Impacts are likely to be of high magnitude and frequency with quality standards being exceeded at times
- Substantial – Impacts will be of a consistently high magnitude and frequency.

## 6.4 Planning Policy

### Regional Economic Strategy for South East England (2006)

6.4.1 The Regional Economic Strategy for South East England (RES) was published in October 2006. The RES highlights three key objectives:

1. Global Competitiveness;
2. Smart Growth; and
3. Sustainable Prosperity.

6.4.2 In order to meet these key objectives the RES identifies fourteen targets. Of particular relevance is Target 9:

*“Physical Development: Ensure sufficient and affordable housing and employment space of the right quality, type and size to meet the needs of the region and support its competitiveness, and create the climate for long-term investment through the efficient use of land resources, including mixed-use developments.”*

### Local Planning Policy

6.4.3 The adopted Winchester District Local Plan Review (WDLPR) allocates land at Barton Farm as a reserve Major Development Area (MDA) for 2,000 dwellings, to be brought forward for development in circumstances where a compelling need is demonstrated and agreed by the strategic authorities in Hampshire.

6.4.4 Policy MDA2 of the WDLPR identifies a range of facilities necessary to support the new community at the scale prescribed by the Local Plan. These comprise:

- *“A mix of housing types and sizes, including housing to meet identified local needs;*
- *Appropriate employment development, which may include provision for a resource centre for recycling uses to serve the area;*
- *Adequate facilities and services to support the new community and to help integrate the development with the adjoining northern suburbs of Winchester. Facilities should include provision for local shopping, including a small/medium sized food-store, education, healthcare and other necessary community facilities;*
- *Adequate formal and informal public, private and amenity recreation land/open space”.*

6.4.5 The Winchester Core Strategy forms part of the emerging Local Development Framework (LDF) and sets out policies and proposals for the allocation of key sites across the District for development over the next 20 years. It is currently at the “Preferred Option” stage and is scheduled for adoption in December 2011. Barton Farm is the preferred strategic housing site within the Core Strategy and is relied upon by Winchester City Council to deliver 2,000 dwellings.

6.4.6 Policy WT2 “Strategic Housing Allocation – Barton Farm” sets out the main policy requirements of the allocation:

- *“The creation of a distinctive, well integrated neighbourhood of Winchester Town which meets the needs of all sectors of the community, including families, the young and older people to ensure equality and social cohesion;*
- *Provision of a new local centre, with a range of shopping facilities to meet locally-generated needs, small-scale employment uses, pre-school facilities, primary education, and serious consideration of the potential to relocate Henry Beaufort secondary school;*

- *Improved accessibility to the town centre and the railway station by sustainable transport systems to reduce the need to travel by car, including public transport provision and enhancement, footpaths, cycleways, bridleways, and green corridors. Include/fund measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks*
- *Provision of land to the east of the railway line to help meet requirements for green infrastructure, which must be accessible for all. This may include recreational space and land to mitigate environmental impacts, where this cannot be provided within the development.*
- *Avoid harmful impacts on water quality, given the proximity of the site to the River Itchen which is designated under European legislation for its nature conservation interest;*
- *Protection and enhancement of landscaping and mature trees along the ridge, Well House Lane, Andover Road and the area to the east of the railway line, along with provision of major new planting, especially to soften the impact of development in views from the north”.*

6.4.7 In addition, Policy SS2 establishes the key requirements that will apply to any major development within the District as follows:

- *“Provision of a range of housing types, sizes and tenures to meet the needs of each spatial area and the new community, including 40% affordable housing. Densities should average 40 dwellings per hectare (net) with higher densities close to town/local centres and good public transport routes, and lower densities near rural edges or close to sensitive environmental features;*
- *Provision of a full range of social and physical infrastructure including education, health, community, recreation and leisure facilities that meet all the needs of the community in terms of equality and inclusion;*
- *Provision of sustainable transport systems to reduce the need to travel by car, management of the transport system to maximise its efficiency, and investment in new/improved transport infrastructure to meet the needs of the new development. Appropriate opportunities for sustainable travel should be provided, including public transport provision and enhancement, footpaths, cycleways, bridleways, and green corridors. Measures to mitigate the traffic impacts of the proposed development should be included to ensure that the strategic and local road networks can accommodate it;*
- *Maximise the opportunity presented by the development to make a significant contribution towards reducing carbon emissions and water consumption, such as through provision of district heating systems or on-site renewable energy generation;*
- *Achieve a high standard of sustainable design and an attractive and accessible public realm with active street frontages to create safe and attractive environments. The design should reflect local character and create a sense of place, and include elements of public art where these contribute to the identity of the new neighbourhood/community.*
- *Integration with adjoining urban areas to ensure good accessibility to existing centres in an environmentally sound and cost effective manner;*
- *Provision of green infrastructure to mitigate the environmental impacts of the development and improve biodiversity in the area, including a comprehensive network of open spaces and recreational facilities to enhance the spatial qualities of the area, meet the needs of the new community and improve public access to the countryside;*
- *Assessment of the impact on biodiversity, both of the development alone and ‘in-combination’ with other proposed development. Developments must be designed firstly to avoid harmful impacts, especially on habitats of national and international importance, and to include measures to mitigate local and wider impacts of the development;*
- *Protection and strengthening of locally important landscape features and characteristics so as to minimise the impact on the character of the landscape and intrusion on important views;*

- *Avoidance of inappropriate development in areas identified as being of at risk of flooding. In accordance with the sequential test, appropriate forms of development should be substituted in those parts of the site that are at risk of flooding. Sustainable Drainage Systems (SUDS) must be provided which are fully integrated into the network of multi-functional green spaces, help to enhance local biodiversity, provide open space, and offer flood risk and water quality benefits;*
- *Development of comprehensive masterplans which cover the whole of the development area and clearly demonstrate integration with the surrounding area. Demonstration as to how these development principles will be realised, taking into account local community views. Masterplans should provide indicative layouts showing the disposition and quantity of future land-uses and a three-dimensional indication of the urban design parameters which will be incorporated. Masterplans should include details of structural landscaping, including advance planting where possible;*
- *Demonstration of how the National Air Quality Standards will be met, how the impact of development on any designated Air Quality Management Areas will be addressed, and how other pollution or contamination issues will be dealt with;*
- *Phasing and implementation details, including the timing of provision of infrastructure and community assets, and how they will be maintained and managed”.*

## 6.5 Population

### Baseline

6.5.1 Unless stated otherwise, population projections have been obtained from Hampshire County Council's Planning Department using figures published in Spring 2009 (representing the most up-to-date data available at October 2009).

6.5.2 Hampshire County Council has prepared Small Area Population Forecasts to 2015. The population estimates are derived from the 2001 Census although forecasts commence from April 2008. The Small Area Population forecasting model shows the expected population resulting from assumed future dwelling supply, taking into account all large and small sites with planning permission, or allocated in Local Plans as at 1 April 2008.

6.5.3 In addition it takes account of changes in the size and age distribution of the population resulting from natural change (births, deaths and ageing of the population), in and out migration, and changes in rates of household formation. The net effect of these forecast flows is controlled by an assumption that at District level, average household size declined between 2001 and 2008 at the same average annual rate as in the previous decade.

6.5.4 Barton Farm lies within the southern part of Sparsholt Ward, which is predominantly rural in character, and hence is not used for calculating average household size for Winchester City. Table 6.1 below indicates the anticipated population in Winchester City (comprising the Wards of St Barnabas; St Bartholomew; St John and All Saints; St Michael; St Luke; St Paul; Olivers Battery and Badger Farm; and Littleton and Harestock). A separate figure is given for Winchester City and Sparsholt, as the Ward does not currently form part of the built-up area of the city.

**Table 6.1: Total Population in Winchester Wards: 2008–2015**

	2008	2012	2015
Winchester District (All Wards)	114,854	119,197	122,744
Winchester City	44,657	45,727	46,123
Winchester City + Sparsholt	46,480	47,598	48,060

Source: 2008-based Small Area Population Forecasts (Hampshire CC, Spring 2009)

6.5.5 A common method of projecting the residential population arising from a development is to calculate the average household size for the relevant area and then multiply average household size by the number of proposed dwellings. This methodology has been used to calculate the anticipated number of persons that would be accommodated within the 2,000 dwelling development at Barton Farm.

6.5.6 Table 6.2 below sets out projections for average household size. Projections for Winchester District and Winchester City in 2008, 2012, and 2015 have been calculated by dividing household population by the total number of households per Ward, using 2008-based Small Area Population Forecasts (Hampshire County Council, Spring 2009). Projections for Hampshire to 2015 have relied on "Average Household Size Projections" (Hampshire County Council, September 2009).

**Table 6.2: Average Household Sizes**

	<b>2008</b>	<b>2012</b>	<b>2015</b>
<sup>1</sup> Winchester District (All Wards)	2.38	2.36	2.33
<sup>1</sup> Winchester City	2.33	2.30	2.26
<sup>1</sup> Winchester City + Sparsholt	2.35	2.31	2.28
<sup>2</sup> Hampshire	2.35	2.31	2.28

Source:

<sup>1</sup> 2008-based Small Area Population Forecasts, (Hampshire CC, Spring 2009)

<sup>2</sup> Hampshire County Council's Long Term Average Household Size Projections (September 2009)

6.5.7 It is considered that Barton Farm will be more closely aligned to the urban form and characteristics of Winchester City than Sparsholt and the remainder of Winchester District. Accordingly, for the purposes of this assessment, it is considered appropriate to use the average household size for Winchester City at 2015 as the basis for calculating the future population of Barton Farm.

6.5.8 The calculations using Ward-level data results in a higher average household size for Winchester District (all Wards) than the statistics provided by Hampshire County Council; this may be due to rounding and the additional assumptions factored into the County Council data. Addition of the Ward-level data to provide results for a number of Wards together is also therefore considered to over-estimate average household sizes, thus providing a robust approach. Furthermore, the Hampshire County Council Ward-level dwelling forecasts are based on assumed dwelling supply from sites that have planning permission or that are allocated through Local Plans. The supply of further housing land in the District, such as that at Barton Farm, would have the capacity to reduce average household sizes further.

6.5.9 Therefore, based on average household size for Winchester City at 2015 of 2.26 persons per household, it is anticipated that the proposed 2,000 dwelling development at Barton Farm would give rise to 4,520 persons upon completion. This represents a likely worst case scenario as Table 6.2 above demonstrates that average household size is falling year on year and it is anticipated that first occupation will occur early in the year 2013, with all residential completions anticipated post 2023.

6.5.10 In addition, it should be noted that the proposed development would comprise dwellings with, on average, fewer habitable rooms (5.05) than the city average (5.65 taken from Census information), which will be likely to attract smaller household sizes.

6.5.11 The projected future population figure of Barton Farm represents a gross figure and takes no account of persons moving to the development from elsewhere in Winchester District, such as local people that will occupy the affordable housing at the site.

6.5.12 Table 6.3 below compares the population age structure of Winchester with that of the UK as a whole. The results show that the District has a slightly older population than the UK, with the most notable differences being in the 45-59 and 75+ age ranges.

**Table 6.3: Population Age Structure 2001**

Age	Winchester District (%)	UK (%)
Children 0-14	17.5	18.9
Adults 15 to 29	18.5	18.8
Adults 30 to 44	21.4	22.6
Adults 45 to 59	20.7	19.0
Adults 60 to 74	13.7	13.0
Adults 75+	8.4	7.4

Source: Census of Population 2001

## Mitigation

6.5.13 Although the projected development-related population will not necessarily represent net additional population to Winchester District, it is not possible to accurately quantify the proportion of the development-related population that would represent migration from other parts of the City or District or elsewhere.

6.5.14 Therefore for the purposes of assessing social and economic impacts arising from the development, the figure of 4,520 persons has been used as an absolute figure to determine impacts and the proposed mitigation strategy. Accordingly, the following assessment of facilities, local services and employment, identifies existing provision, assesses the impact of the projected resident population at Barton Farm of 4,520 persons, and then seeks to identify mitigation strategies as appropriate.

## 6.6 Education

6.6.1 Hampshire County Council as the Local Education Authority (LEA) for Winchester City has a statutory duty to plan the provision of school places and to secure an appropriate balance locally between the number of places available and the pupils for whom they are required. The School Places Plan 2009 covers the County of Hampshire and was approved for adoption on 22 July 2009.

6.6.2 The County Council's policies, as set out in the School Places Plan, on optimum school size are as follows:

- Infant schools should, wherever possible, fall within the range 2 Form Entry (180 places) to 5 Form Entry (450 places).
- Junior schools should, wherever possible, fall within the range 2 Form Entry (240 places) and 5 Form Entry (600 places).
- Primary schools should, wherever possible, fall within the range from 1 Form Entry (210 places) to 3 Form Entry (630 places).
- Primary schools should not normally have fewer than 60 pupils.
- The optimum size for an 11-16 secondary school is considered to be between 900 and 1,200 students, although there are many successful schools outside this range.
- Proposals to expand an existing school beyond 1,600 pupils should be carefully considered against the potential for the provision of an additional school. It is unlikely to be considered appropriate to provide a new school which does not have the potential to cater for at least 900 students.

6.6.3 Details of the numbers of pupils on rolls and capacities of individual schools (in January 2009) are set out in the tables below under “Baseline Conditions”. Capacities are measured in accordance with the formula for “Net Capacity”, which was introduced by the DfES to assess the physical space of schools. It replaces “More Open Enrolment – MOE”. Net Capacity is calculated using a statutory formula utilising DfES software. It measures all spaces, regardless of ownership, and translates these into a “range” of work places. LEAs must set the school’s Net Capacity within the range.

6.6.4 The purpose of net capacity is to provide a single, robust and consistent method of assessing the capacity of schools and is used for a number of purposes. The net capacity compared to the number on roll indicates the number of places that are surplus or additional places that are needed in a school. The net capacity method does not apply to nursery schools, special schools or pupil referral units.

6.6.5 The net capacity does not need to be updated unless there is any change in the physical attributes of the space. The measurement of schools is based upon the total useable areas in the school including both teaching and non-teaching areas. The calculation excludes areas occupied by circulation space, boiler rooms and plant rooms, toilets or school kitchens and available spaces used for preparing school meals for pupils, internal walls, open sided open areas, areas with headroom of less than 1.5 metres and buildings condemned as unsafe.

6.6.6 Some areas are measured, but excluded from the calculation where they are designated as non-school and support provision. Areas included in this category are early years and childcare spaces and adult learning and skills facilities not normally available to the school during the school day. Specially resourced facilities that can be excluded are facilities for pupils with SEN and disabilities, or support areas for pupils with sensory impairments or a learning support unit. Accommodation for designated support services, including peripatetic and support staff can also be excluded.

6.6.7 An Indicated Admission Number is derived from the Net Capacity for each school by dividing school’s agreed capacity number by the number of year groups. The Audit Commission states that not all unfilled places in a school are surplus places, but that some margin of capacity is necessary to allow for parental preference and contingency planning. The County Council deems schools to be full when there is less than 5% capacity.

## **Baseline Conditions**

### ***Early Years Education***

6.6.8 The County Council alongside the Early Years Development and Childcare Partnership provides early years schooling. The majority of early education places for 3 and 4-year olds in Hampshire are within the private, voluntary and independent sectors. Projected growth within the early education sector for 3-year olds is anticipated solely within the private sector over the foreseeable period.

### ***Primary Education***

6.6.9 The School Places Plan 2009 states that primary schools should, where possible, be located within walking distance of homes of all pupils within the area to be served by the school, with safe (preferably segregated) routes for journeys on foot or bicycle and well-related to public transport. For this purpose, a reasonable walking distance would be a journey of no longer than 20 minutes each way; this is equivalent to 800 metres. Wherever possible, schools should be located in close proximity to local shops and other community facilities. Sufficient land should be available within the primary school site to meet the full requirement for playing fields.

6.6.10 There are two primary schools located within the prescribed reasonable walking distance of the site: Harestock County Primary School and Weeke Primary School. Table 6.4 below indicates the capacity of these two primary schools, the number of pupils on the school role (NOR) and the number of surplus or deficit school places.

**Table 6.4: Primary Schools Within Reasonable Walking Distance of Barton Farm**

	<b>Net capacity Jan 2009</b>	<b>NOR Jan 2009</b>	<b>Balance of School Places in Jan 2009</b>	<b>% Surplus</b>
Harestock Primary School Bramshaw Close, Harestock	258	246	12	5
Weeke Primary School Stoney Lane, Weeke	280	284	-4	-1

Source: School Places Plan (2009)

6.6.11 However, forecasts for the School Year from 2008/09 to 2014/15 show a 3.92% increase in primary school roll from 93,970 pupils to 97,663 pupils, respectively (SPP, 2009, page 82/83). Therefore, it can be anticipated that the number of pupils on the school roll at 2014/15 will be as follows (see Table 6.5 below):

**Table 6.5: Forecasted Primary School Rolls at 2014/15**

	<b>Net capacity Jan 2009</b>	<b>NOR Forecast at 2014/15</b>	<b>Balance of School Places at 2014/15</b>
Harestock Primary School Bramshaw Close, Harestock	258	256	2
Weeke Primary School Stoney Lane, Weeke	280	295	-15

Source: School Places Plan (2009)

### **Secondary Education**

6.6.12 Similar principles to the location of primary schools apply to the location of secondary schools, i.e. schools should be accessible by foot or bicycle and related to public transport, although a more peripheral site may be acceptable so that the school's playing field forms a buffer between urban and countryside areas.

6.6.13 There are two secondary schools in the vicinity of the site. Henry Beaufort Secondary School is located immediately opposite on the west side of Andover Road, and Westgate School, which is near to Western CE Primary School, is within 1km cycle ride of the site.

**Table 6.6: Secondary Schools Accessible from Barton Farm**

	<b>NET Capacity Jan 2009</b>	<b>NOR Jan 2009</b>	<b>Balance of School Places in Jan 2009</b>	<b>% Surplus</b>
Henry Beaufort School East Woodhay Road	1,100	915	185	17
The Westgate School, Cheriton Road	1,050	1,137	-87	-8

Source: School Places Plan (2009)

6.6.14 Forecasts for the School Year from 2008/09 to 2014/15 show a 7.54% decrease in school roll from 68,893 pupils to 63,693 pupils, respectively (SPP, 2009, page 82/83). Therefore, it can be anticipated that the number of pupils on the school roll at 2014/15 will be as follows (see Table 6.7 below):

**TABLE 6.7: Forecasted Secondary School Rolls at 2014/15**

	Net Capacity Jan 2009	NOR Forecast at 2014/15	Balance of School Places at 2014/15
Henry Beaufort School East Woodhay Road	1,100	846	254
The Westgate School, Cheriton Road	1,050	1,051	-1

Source: School Places Plan (2009)

### **Provision of Post-16 Education**

6.6.15 In Hampshire, post-16 education is provided mainly by sixth form colleges and Colleges of Further Education funded by the Learning and Skills Council. The County Council is responsible for sixth form provision in seven of its 71 secondary schools and in seven special schools. A post-16 Skills Centre is to open at Hamble College in September 2010.

6.6.16 Under current policies, the County Council will not be seeking to establish new sixth forms in schools. It will continue to support schools with sixth forms as long as they remain viable and there is a continuing demand for places.

6.6.17 From 1 April 2010, responsibility for strategic planning and funding for post-16 provision in Hampshire will revert from the Learning and Skills Council for Hampshire and the Isle of Wight (LSC) to the Local Authority. Hampshire County Council continues to work closely with the LSC to ensure adequate post-16 provision in Hampshire.

6.6.18 Peter Symonds College, located on the Andover Road, is the only College of Further Education, funded by the LSC, which provides post-16 education. Peter Symonds College has an estimated 2,800 students at September 2009, all of which attend on a full-time basis.

### **Impact Assessment**

#### **Early Years Education**

6.6.19 The County Council has indicated in correspondence dated 6 October 2009 (see Appendix 6.1) that there will be a need for additional pre-school facilities for 3 and 4-year olds, both for early years (nursery) education and full day care for children aged under 5, which could be included within a site of up to 0.25 hectares associated with the community focus of the development or the primary school site. The County Council has stated that the facility could be leased by the developer to a private nursery provider.

6.6.20 Although not all children attend pre-school, the following calculation seeks to identify the maximum requirement for such provision. Using the education contributions methodology set out below, there is demand for up to 108 pre-school places. This is calculated in Table 6.8 below, and represents a gross figure, since it does not take account of population movements within the catchment.

**Table 6.8: Number of Pre-School Children Arising from Development**

2,000 dwellings	x	2.26 (average household size)	=	4,520 population
4,520 population	x	0.012 (national av. birth rate)	=	54.24 pupils per year
54.24 pupils per year	x	2 No. pre-school yrs	=	108 pre-school children

Notes: National average birth rate derived from ONS data (2008)

## Primary Education

6.6.21 The policy document Developers' Contributions towards Children's Services Facilities was published by Hampshire County Council in October 2009 (see Appendix 6.2). The document states that in calculating the number of additional school places required as a result of housing developments, the County Council applies a planning factor of 0.30 places per dwelling for primary school places. This would present a requirement of 600 primary school places from a 2,000 dwelling development. One-bedroom dwellings and those specifically for the elderly are deducted from this calculation but no further consideration is given to the specific characteristics of a proposed development and therefore average household size within a given development. Nor does this take account of movement within school catchments or private education, or the surplus of existing school places. For robustness, as the housing mix is not fixed as part of the application, calculations have been undertaken on the basis of 2,000 new dwellings.

6.6.22 On the basis of the above calculation, the County Council has stated in correspondence dated 6 October 2009 that in order to cater for 600 primary school places, a primary school site (2.8 hectares) capable of accommodating a 3 Form Entry primary school (630 places) would be required.

6.6.23 The methodology employed by RPS to calculate pupil product from residential development, in absence of a prescribed dwelling mix, uses forecast population of the development combined with the crude national birth rate. It provides a statistically-sound basis for calculating pupil yield and avoids prejudice arising from the need to make uncertain assumptions at various stages of the calculation.

6.6.24 Whereas the County Council calculates that 600 primary school places would be required for 2,000 dwellings, the RPS approach generates a requirement for 380 primary school places, based upon calculation set out below in Table 6.9. This does not take account of movement within school catchments or private education.

**Table 6.9: Number of Primary School Children Arising from Development**

2,000 dwellings	x	2.26 (average household size)	=	4,520 population
4,520 population	x	0.012 (national av. Birth rate)	=	54.24 pupils per year
54.24 pupils per yr	x	7 no. primary school yrs	=	380 primary school children

Notes: National average birth rate derived from ONS data (2008)

6.6.25 Factoring in the balance of forecast pupil numbers on the school roll at 2014/15 (see Table 6.5) within Harestock Primary School (two places), which forecasts that Harestock and Weeke Primary Schools will be deemed full (at above 95% capacity) by 2014/15, it is evident there is a net requirement for around 380 primary school places required as a result of the development.

## Secondary Education

6.6.26 The Developers' Contributions towards Children's Services Facilities guidance (see Appendix 6.2) states that in calculating the number of additional school places required as a result of housing developments, the County Council applies a planning factor of 0.21 places per dwelling for secondary school places. This generates a requirement for 420 secondary school places from the 2,000 dwellings within the application site. One-bedroom dwellings and those specifically for the elderly are deducted from this calculation but no further consideration is given to the specific characteristics of a proposed development and therefore average household size within a given development. Nor does this take account of movement within school catchments or private education, or the surplus of existing school places. For robustness, as the housing mix is not fixed as part of the application, calculations have been undertaken on the basis of 2,000 new dwellings.

6.6.27 On the basis of the above calculation, the County Council would not contemplate providing a new secondary school but would look to extend an existing school. The County Council confirms the development is likely to be served by Henry Beaufort School, facing the site on Andover Road.

6.6.28 Using our standard methodology for calculating educational contributions (see Table 6.10 below), it is evident that 271 secondary school places would be required as a result of the development, based upon the calculation set out below. Again this does not take account of movement within school catchments or private education.

**Table 6.10: Number of Secondary School Children Arising from Development**

2,000 dwellings	x	2.26 (average household size)	=	4,520 population
4,520 population	x	0.012 (national av. birth rate)	=	54.24 pupils per year
54.24 pupils per yr	x	5 No. secondary school yrs	=	271 secondary school children

*Notes: National average birth rate derived from ONS data (2008)*

6.6.29 In factoring forecasted pupil numbers on the school roll at 2014/15 (see Table 6.7) for Henry Beaufort School (resulting in a balance of 254 places), it is evident there is a net requirement for up to 17 secondary school places required as a result of the development.

### **Provision of Post-16 Education**

6.6.30 Although it is noted that not all children attend school post-16, the following calculation seeks to identify the maximum impact arising from the proposed development. On the basis of the RPS education contributions methodology set out above, there is demand for up to 108 places (gross) within the 16-18 year group (54.24 persons per year group over two years).

**Table 6.11: Number of Post-16 Children Arising from Development**

2000 dwellings	x	2.26 (average household size)	=	4,520 population
4,520 population	x	0.012 (national av. birth rate)	=	54.24 pupils per yr
54.24 pupils per yr	x	2 no. post-16 school yrs	=	108 post-16 school children

*Notes: National average birth rate derived from ONS data (2008)*

## **Mitigation**

### **Early Years Education**

6.6.31 In response to Hampshire County Council's request for additional pre-school facilities, the Land Use Parameters Plan proposals include provision for a day care nursery for infants, covering an area of 0.15 hectares within the proposed Local Centre.

6.6.32 The residual impact of the proposed development on early years education taking account of the provision of an area for a day care nursery within the application scheme, is considered to be neutral.

### **Primary Education**

6.6.33 The forecast demand for 380 primary school places would generate a requirement for a 2-Form Entry primary school to serve the development with in-built surplus capacity of 73 places to cater for potential future uplift in pupils. It is worth noting at this stage that the mitigation proposals over-provide, based on the RPS methodology, and therefore represent a cautious approach to school-place provision in accordance with a "worst-case scenario" approach. A site of 1.8 hectares is proposed to accommodate the 2-Form Entry primary school; the site will be relatively flat and rectangular or square in shape to enable efficient utilisation.

6.6.34 The provision of the site to accommodate a 2 form entry primary school with an in-built surplus capacity of 73 places is considered to result in a minor beneficial residual impact.

## **Secondary Education**

6.6.35 The demand for up to 17 secondary school places may require expansion of local secondary schools, such as Henry Beaufort School; a matter that will be discussed in detail during the determination of the planning application. It is envisaged that the Local Education Authority would provide the additional school places secured through financial contributions from the developer.

6.6.36 Policy WT2 of the emerging Core Strategy requires proposals for Barton Farm to give “*serious consideration of the potential to relocate Henry Beaufort secondary school*”. Notwithstanding any spare capacity within the school, Winchester City Council has aspirations for its re-provision on the Barton Farm site.

6.6.37 The design team considered provision for the Henry Beaufort school site within earlier versions of the Land Use Parameters Plan for the site and discussions were held with Hampshire County Council accordingly. The County Council advised it would be highly unlikely that the school would be able to relocate due to an absence of funds for re-building on a new site. On this basis, the design team considered alternative means of providing the expansion space for the school.

6.6.38 The revised Land Use Parameters Plan shows the re-routing of the Andover Road, which closes an old section of the existing road outside Henry Beaufort School to vehicular traffic. As a consequence, the school would consider moving its existing sports pitches to space adjacent to the Local Centre within the Barton Farm site, which would free-up space adjacent to the existing school buildings for development. Henry Beaufort School agrees that this is an appropriate strategy in principle as it achieves expansion space; access to pitches without having to cross a major road; and is financially viable.

6.6.39 The residual impact of the application scheme on secondary education is considered to be neutral.

## **Provision of Post-16 Education**

6.6.40 Whilst there is no statutory requirement for the provision of post-16 education and hence no obligation for developers to fund additional places, it will be necessary for the County Council, in partnership with the Learning and Skills Council for Hampshire and the Isle of Wight, and the Local Authority from 1 April 2010 onwards, to plan for this additional provision.

## **6.7 Health Facilities**

### **Baseline Conditions**

6.7.1 In October 2006, the Mid Hampshire Primary Care Trust (PCT) amalgamated with a number of surrounding PCTs and became part of the Hampshire PCT. Hampshire PCT matches its boundaries with Hampshire County Council making it easier to pool budgets. The information below has been sourced directly from the PCT.

6.7.2 Hampshire PCT covers 1,310,869 patients (as at October 2009) registered with 147 individual general practices. The total number of registered patients in Winchester City (as defined within this document), is 46,073, with a further 2,138 patients registered in Sparsholt Ward.

6.7.3 There are three individual general practices located within the area of Winchester City (as defined by this ES document); two of these are located in St Bartholomew's Ward, and one is located in St Paul's. Approximately 98% of registered patients within the area of Winchester City (including Sparsholt Ward) are registered with these three practices. The remaining patients are split among 13 other practices, with less than 2% of these patients registered at any of these.

6.7.4 There are no individual general practices located in Sparsholt Ward. 95.18% of registered patients resident in Sparsholt Ward are registered at four practices; three of these are the same three practices located within the Winchester City area and noted at paragraph 6.7.3.

6.7.5 The average practice list size in the area covered by Hampshire PCT is 8,979; however this ranges from 1,347–25,538. Using the GP whole time equivalent as at 1 April 2009 and the total number of registered patients, the average list size per GP can be calculated as 1,843. This represents a 0.63% increase on the previous year.

6.7.6 There are 865 full-time and part-time GPs in the Hampshire PCT area (corresponding to a whole time equivalent of 711); this includes 37 full-time and part-time GPs within Winchester City (corresponding to a full-time equivalent of 30). Hampshire PCT does not hold relevant data on the number of practice nurses working within the PCT as practice nurses are employed directly by GP practices as independent employers.

6.7.7 The majority of general practitioners and dental surgeries are located within the centre of Winchester. Health facilities specifically serving the northern districts of the city comprise:

- St Paul's Practice, Orams Mount
- Friarsgate Dental and Medical Practice, Friarsgate

6.7.8 The Royal County Hampshire Hospital lies on Romsey Road, approximately 2km from the north of Winchester.

### **Impact Assessment**

6.7.9 Taking account of the projected resident population at Barton Farm in 2015 (4,520 persons), it is anticipated there will be a demand for the equivalent of 2.45 full-time GP principals (based on the current Hampshire PCT average of 1,843 persons per GP).

### **Mitigation**

6.7.10 Whilst there is no statutory requirement for developer contribution towards the provision of GPs arising from developments, provision will be made within the Local Centre for an appropriately sized medical centre to accommodate up to three GPs. This is a matter to be negotiated directly with the PCT during the pre-application and determination phases.

6.7.11 The residual impact of the application proposal, taking account of the provision of the medical centre with the local centre is considered to be minor beneficial impact.

## **6.8 Leisure, Recreation and Community Facilities**

6.8.1 This section of the Environmental Statement addresses provision of leisure, recreation and community facilities, drawing on information prepared by Winchester City Council and Hampshire County Council in respect of open space provision, recreation and countryside access, library provision and other community facilities. This section also seeks identify future requirements arising from the Barton Farm development.

### ***Leisure and Recreation Facilities***

6.8.2 The Council has adopted a minimum recreational space standard of 2.8 hectares (7 acres) per 1,000 residents in its WDLPR. This standard includes land for children's play and sports grounds, based on the National Playing Fields Association's recommended minimum standard for outdoor playing space (2.4 hectares per 1,000 population), and in addition the provision of 0.4 hectares per 1,000 population of informal recreational space. The minimum requirements for recreational space are set out at paragraph RT.9.16 of the Winchester District Local Plan Review as follows (see Table 6.12 below).

**Table 6.12: Minimum Requirements For Recreational Space**

Category	Space Requirements Per 1,000 Population (Hectares)
Children's Play	0.8ha (to include equipped playgrounds, other opportunities for outdoor play and casual play space)
Sports Grounds	1.6ha (of which at least 1.2ha should be for pitch sports)
General Use	0.4ha
<b>Total</b>	<b>2.8ha</b>

Source: Winchester District Local Plan Review (July 2006) paragraph RT.9.16

6.8.3 The Council produces an annual Open Space Strategy, which measures deficiencies in areas of recreational space against the Local Plan standard, as revised by the 2001 National Playing Fields Association standard. The Strategy is used by the City Council's Planning Officers as a basis for determining levels of recreational provision required for residential development in the Plan area or, alternatively, the amount of contribution that will be sought in lieu of that provision. The Strategy also provides additional guidance on the Winchester District Local Plan Review 2006 proposals for recreational space, particularly Policies RT4 and RT5.

6.8.4 The standards set out within the Open Space Strategy will remain in place until the City Council's own assessment of the various types of open space and facilities in the District has been considered through the Council's Core Strategy preparation.

6.8.5 Winchester City Council, in conjunction with East Hampshire District Council, produced an Open Space, Sport and Recreational Facilities Study in 2008. The Study assesses existing supply and actual requirement for a wide number of types of open space and for built facilities and provides guidelines for the calculation of the provision of these facilities. The Study meets the requirements for assessment in relation to Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (PPG17), and forms part of the evidence base for formulation of planning policies in the Local Development Framework and any Supplementary Planning Documents.

6.8.6 The Study breaks the District down into sub areas in order to identify local catchments and needs. Barton Farm falls within Sub Area 1, which includes Badger Farm, Chilcomb, Littleton and Harestock, Olivers Battery and Winchester.

6.8.7 The report identifies a range of typologies for open space and sport and recreation facilities, and identifies standards for their provision across the District in terms of quantity and access as shown in Table 6.13 below.

**Table 6.13: Standards for Open Space**

Type	Quantity (ha/1,000)	Access (metres)
Parks, Sport & Recreation Grounds (of which 0.75 should be formal sport)	1.5	650
Natural Green Space	1.0	400
Informal Green Space	0.8	700
Children & Young People's Space		
Toddler & Junior	0.5	480
Youth provision		650
Allotments	0.2	480
<b>Total</b>	<b>4.0</b>	

Source: Winchester City Council: Open Space, Sports and Recreation Study, 2008

6.8.8 For built sports facilities, the Study recognises that these are often not used on a localised basis. Furthermore, the majority of facilities are provided in Sub Area 1, which incorporates Winchester City. The following built facilities standards have therefore been developed.

**Table 6.14: Built Facilities Standards**

<b>Sports Facility</b>	<b>Proposed Standard per 1,000 popn</b>	<b>Proposed Facility per no. popn</b>	<b>Access Standard (Walking)</b>	<b>Driving Catchment</b>
<b>Sports Halls</b> with community access	54.5 sq m (0.1 hall)	1 per 11,000	20 minutes	15 minutes
<b>Swimming Pools</b> with community access	13 sq m (0.04 pool)	1 per 25,000	20 minutes	15-20 minutes
<b>Fitness Gyms</b> all provision	4 Stations -16 sq m gym space	1 station per 250	10 minutes	10-15 minutes
<b>Synthetic Turf Pitches</b> all provision	330 sq m (0.05 pitch)	1 per 20,000	20-30 minutes	20-30 minutes
<b>Outdoor Tennis Courts</b> Club and public	0.8 courts	2 per 2,500	20 minutes	15-20 minutes
<b>Indoor Bowls</b>	0.05 rink	1 rink per 20,000	15-20 minutes	15-20 minutes

Source: Winchester City Council: Open Space, Sports and Recreation Study, 2008

### **Baseline Conditions**

6.8.9 The following Parishes that adjoin and include the application site are as follows:

- Headbourne Worthy (includes part of the application site)
- Littleton and Harestock (to the west of the application site)
- Winchester City (includes part of the application site).

6.8.10 Information on the recreational provision within the Parish has been obtained from the Council's Open Space Strategy (2009-2010), and is described below.

### **Headbourne Worthy Parish**

6.8.11 The Open Space Strategy indicates there is no recreational provision within Headbourne Worthy Parish although 0.2 hectares of District sports provision is attributed to the Parish. This results in a deficit of 0.4 hectares of play space and a further 0.5 hectares of sports ground; this is equivalent to an area of land for children's play, accommodating a LEAP (Local Equipped Areas for Play) and a new area of sports ground to meet the shortfall identified.

6.8.12 No land has been reserved within the Local Plan Review for a LEAP. The remaining shortfall in the provision of a LEAP will be met by new housing developments in the area.

6.8.13 The sports ground could be provided jointly with the neighbouring Parish of Kings Worthy and could be a new facility or an extension to Eversley Park. The Local Plan reserves land off Hookpit Farm Lane in the neighbouring Parish of Kings Worthy in order to provide a new sports ground area to serve the two Parishes.

### ***Littleton and Harestock Parish***

6.8.14 The Parish of Littleton and Harestock lies to the west of the Barton Farm site. It benefits from existing recreational provision, comprising:

- 1.7 hectares of play space;
- 7.1 hectares of local sports facilities at the Main Recreation Ground, Littleton and Harestock Road Football Field;
- 2.0 hectares of District sports facilities at Henry Beaufort School;
- 0.5 hectares of recreation land for general use at the Main Recreation Ground, Littleton; and
- 1.6 hectares of District sports provision is also attributed to the Parish.

6.8.15 Based on this current provision, the Open Space Strategy identifies a deficiency in play space of 1.3 hectares and a surplus of sports grounds of 2.7 hectares.

6.8.16 The Strategy identifies the need for an additional LEAP in the area of Harestock, east of Priors Dean Road, if suitable land can be found. Existing facilities at Littleton Recreation Ground and Bradley Road, Harestock also require refurbishment to ensure compliance with the Disability Discrimination Act, although they have sufficient equipment for NEAP (Neighbourhood Equipped Areas for Play) status. There is also a need for provision of equipment for teenagers at Littleton Recreation Ground and within Harestock.

6.8.17 Whilst the Parish does not suffer from a shortage of sports pitches, the Harestock Road Football Field, which is currently on lease from the MoD, is likely to be returned from 2011. The Strategy notes that this will result in a deficiency within the Parish. In order to address this shortfall the Local Plan Review reserves additional land north of Stockbridge Road/west of Harestock Road for new sports grounds within the Parish to serve both the locality and the wider Winchester area, which is underprovided for. In addition, Henry Beaufort School proposes to convert a tennis court area to a MUGA (Multi Use Games Area).

6.8.18 In summary, new housing developments within the Parish will be required to make provision for a LEAP and the refurbishment of existing facilities in the Parish of Littleton and Harestock.

### ***Winchester City***

6.8.19 Winchester City comprises a number of Wards, which together form the built-up area of the city. Barton Farm immediately adjoins the built-up area of Winchester and the Parishes of Abbots Barton, Fulflood, Weeke and Harestock.

6.8.20 The Open Space Strategy deals with Winchester City as a whole. The City currently provides the following recreational land:

- 17.60 hectares of play space
- 19.63 hectares of local sports
- 11.49 hectares of District sports
- 12.06 hectares of recreation land for general use
- Other recreation land for general use at The Water Meadows, St Catherine's Hill and Whiteshute Ridge.

6.8.21 The Strategy advises that the City is deficient in play areas (11.8 hectares) and sports grounds (25.4 hectares).

6.8.22 The Strategy aims to upgrade some existing play area sites to NEAP (Neighbourhood Equipped Areas for Play) status, and to provide at least one NEAP within each main segment of the City. Multi sports areas for older children and teenagers are also to be provided in association with suitable NEAPs, with at least one accessible to each major housing area of the City.

6.8.23 Other play areas should generally be of LEAP standard, and should complement NEAPs wherever possible, providing an alternative smaller play facility in parts of the same housing area. LAPs (Local Areas for Play) should generally be provided within housing developments, to serve the needs of younger children.

6.8.24 The City Council has initiated a Five Year Refurbishment Plan based on an assessment of the condition of existing areas and the establishment of minimum quality standards. The majority of play areas require additional items of equipment or the provision of a multi-sports area.

### **Sub Area 1**

6.8.25 The emerging Open Space, Sports and Recreation Study identifies Sub Area 1 as providing the following recreational land:

- 4.86 hectares of allotments
- 12.22 hectares of churchyard and cemetery
- 74.98 hectares of golf courses
- 15.54 hectares of informal green space
- 518.53 hectares of natural green space
- 226.30 hectares of outdoor sports facility
- 33.52 hectares of parks, sport and recreation grounds
- 17.52 hectares of children's play

6.8.26 The Sub Area is deficient in allotments (3.80 hectares), informal green space (19.10 hectares), parks, sport and recreation grounds (31.43 hectares), and children's play (4.13 hectares). There is an oversupply of natural green space of 475.23 hectares. Provision targets have not been developed for churchyard and cemetery, golf courses, or outdoor sports facilities.

6.8.27 Built sports facilities requirements are considered on a District-wide basis as at Table 6.14. There is a sufficient supply of indoor bowls rinks but a current shortfall is identified of:

- 1.3 sports halls;
- 1.53 swimming pools;
- 34 gym stations;
- 0.8 synthetic turf pitches; and
- 23 tennis courts

### **Impact Assessment**

6.8.28 On the basis the 2,000 dwelling development would generate a resident population of up to 4,520, the recreational open space requirement would be as set out in Table 6.15 below, based on the figures set out in the Open Space Strategy (part of the WDLPR).

**Table 6.15: Recreational Space Requirement for Barton Farm**

<b>Recreational Use</b>	<b>Local Plan Standards (ha/1,000 pop.)</b>	<b>Requirement for Barton Farm (ha)</b>
Children's Play	0.8	3.62
Sports Grounds	1.6	7.23
General Use	0.4	1.80
<b>Total</b>	<b>2.8</b>	<b>12.66</b>

Source: Winchester District Local Plan: Open Space Strategy 2009/2010

6.8.29 The Environmental Statement acknowledges emerging guidance in relation to recreational space and built sports facilities and has calculated the predicted requirements arising from the development at Tables 6.16 and 6.17 below derived from the Open Space, Sports and Recreation Study 2008.

**Table 6.16: Emerging Recreational Space Requirement for Barton Farm**

Recreational Use	Emerging Standards (ha/1,000 pop.)	Requirement for Barton Farm
Allotments	0.2	0.90
Informal Green Space	0.8	3.62
Parks, Sport & Recreation Grounds	1.5	6.78
Children's Play	0.5	2.26
Natural Green Space	1.0	4.52
<b>Total</b>	<b>4.0</b>	<b>18.08</b>

Source: Winchester City Council: Open Space, Sports & Recreation Study 2008

**Table 6.17: Emerging Built Sports Facilities Requirement for Barton Farm**

Sports Facility	Emerging Standards per 1,000 pop.	Requirement for Barton Farm
Sports Halls with community access	54.5 sq m (0.1 hall)	246.34 sq m (0.45 hall)
Swimming Pools with community access	13 sq m (0.04 pool)	58.76 sq m (0.18 pool)
Fitness Gyms all provision	4 Stations -16 sq m gym space	18 Stations -72 sq m gym space
Synthetic Turf Pitches all provision	330 sq m (0.05 pitch)	1,491.6 sq m (0.226 pitch)
Outdoor Tennis Courts all courts	0.8 courts	3.62 courts
Indoor Bowls Rinks	0.05 rink	There is sufficient supply

Source: Winchester City Council: Open Space, Sports & Recreation Study 2008

## Mitigation

6.8.30 Table 6.18 below sets out the proposed level of Public Open Space provision at the development site, and compares it to the emerging recreational space requirements for the District, which are higher than the adopted Local Plan requirements. The proposed development would exceed the emerging recommended standards.

**Table 6.18: Comparison of emerging POS Requirements and POS Provision at Barton Farm**

Recreational Use	Requirement for Barton Farm	POS provision at Barton Farm (ha)
Allotments	0.90	1.1
Informal Green Space	3.62	3.62
Parks, Sport & Recreation Grounds	6.78	8.6 (4.91 football pitches 3.69 park and habitat for wildlife)
Children's Play	2.26	2.25 (NEAPs and LEAPs – LAPs are additional)
Natural Green Space	4.52	7.68
<b>Total</b>	<b>18.08</b>	<b>23.25</b>

6.8.31 The requirement for built sports facilities generated by the proposed development has been identified. In response, the application proposals include a gym of 550sqm gross floorspace and also a community building that could be utilised for further indoor sport uses such as badminton or exercise classes; the remaining requirements would be addressed through developer contributions.

6.8.32 It is considered that the residual impact of the application scheme in respect of recreational facilities will be beneficial impact.

### **Countryside Access**

#### **Baseline Conditions**

6.8.33 The Headbourne Worthy Footpath 1 traverses the site between the Andover Road and the railway line and extends from Harestock Corner to the west via the railway line to Headbourne Worthy. Hampshire County Council has confirmed that this footpath is one of the most well-used footpaths in Winchester and is particularly heavily used at the western end by dog walkers parking on the verge and walking a short way along the path and returning. The public also makes permissive use of other routes across this land to make circular routes from Footpath 1. The definitive line of the path was diverted alongside the railway line to a safer crossing, which goes under the main line. The footpaths are shown on the Land Use Parameters Plan at Figure 4.1.

6.8.34 The surrounding quiet lanes to the northwest of the site are used by horse riders and cyclists and form part of one of Hampshire County Council's promoted cycle routes. Three Maids Hill is a small strip of woodland on the western side of the Andover Road, which is owned and managed by Hampshire County Council. The area is regularly used by walkers and cyclists.

6.8.35 The County Council published a Rights-of-Way Improvement Plan in January 2009 called the Countryside Access Plan (CAP) 2008-2013. The Plan divides the County into seven areas according to landscape type. The Barton Farm site falls within the Test and Itchen CAP area. The CAP does not just relate to the rights-of-way network but to the whole range of opportunities for people to enjoy the countryside, and explores in greater detail specific issues affecting enjoyment of the countryside in particular parts of the county. Actions are proposed to address these issues though do not necessarily relate to increasing public access; many of them focus on enhancing and improving the existing network.

6.8.36 The main issues identified through the CAP are that the countryside access network is fragmented by busy roads and people often have to go along or across busy roads to link up routes. Where people have asked for new routes in the local access network, the main reasons are to avoid busy roads and to improve off-road links between villages. In particular the Plan identifies that visitors to Winchester have difficulty getting out of the city onto good cycling routes. The resulting issues, aims and actions relevant to Barton Farm are set out in Table 6.19 below.

**Table 6.19: CAP Issues, Aims and Actions**

<b>Issue</b>	<b>Aim</b>	<b>Action</b>
Issue 1: local people tend to rely on the car for transport between the main conurbations, rural settlements and the countryside.	Aim: Provide, maintain and promote good quality routes that link town and countryside.	Action 1.1: Develop and promote walking and cycling routes between communities and from conurbations into the countryside that will encourage car-free recreation and travel.
	Aim: Provide, maintain and promote good quality "countryside on the doorstep".	Action 1.2: Seek opportunities to increase provision of public open space close to, and linked with, urban areas.
	Aim: Encourage and support car-free travel.	Action 1.3: Develop and promote footpath and cycle links to bus stops and railway stations.

	Aim: Optimise the provision and management of car parking	Action 1.5: Evaluate the need for more car parking in key locations and investigate opportunities to increase parking provision (eg "mini" car parks, use of village school after hours).
Issue 2: Countryside users are forced to use or cross busy roads to link up rights of way and other off-road access.	Aim: Seek alternatives to road use for non-motorised users.	Action 2.1: Identify and prioritise the management of existing and creation of new routes that avoid roads.
		Action 2.3: Seek creation of off-road routes for non-motorised users within new development.
Issue 4: Local people would like to see improved connections within the countryside access network, to enable them to plan a range of circular routes.	Aim: Identify and secure new access that will provide high quality, useful 'missing links' in the network.	Action 4.1: Identify and prioritise new routes where access is sparse, giving priority to circular routes with links from towns and villages and from railway stations.
		Action 4.5: Develop and promote a range of 'quality' circular routes for all users, including where possible views, a destination, woods, waterways etc, including routes from countryside sites, the Test Way and Itchen Navigation path.

Source: Hampshire County Council: Countryside Access Plan for the Test & Itchen 2008-2013

## Impact Assessment

6.8.37 The development of the site would result in the loss of the permissive public access as currently exists at the site and would alter the existing recreation resource for users that walk, jog and cycle across the site using permissive public access and definitive Right-of-Way.

6.8.38 The County Council has indicated that the following provision will be sought on-/off-site in association with the development:

- Provision of open space for informal recreation such as dog walking.
- Provision of easy access, using existing rights-of-way, where applicable.
- Provision of recreational, cycling links to the north to join with a larger network of routes.
- Maintain walking into Harestock and a link to the Itchen Way to the east of the site.
- Provision of recreational cycling links to the west to the link with the quiet lane network.

## Mitigation

6.8.39 As set out earlier in this section, the Land Use Parameters Plan (figure 4.2) will ensure sufficient recreational land to meet Local Plan requirements. The Land Use Parameters Plan maintains the alignment of the Headbourne Worthy Footpath 1 through the residential and recreational components of the site. A comprehensive network of links will permeate the development and provide connections to the surrounding countryside and built-up areas. The development will encourage walking and cycling as part of the strategy to minimise car use and will, in accordance with the WDLPR Policy MDA2 requirement, provide footpath links from the development to surrounding countryside east of the railway line.

6.8.40 In addition, with regard to the wider issues, aims and actions identified within the CAP, the development would provide the opportunity for greater access from Winchester City into the surrounding villages and countryside. It would provide facilities to optimise the provision and

management of car parking for visitors, and, through the re-routing of Andover Road, would help to improve circular routes within the locality.

6.8.41 The main improvements are set out below:

- A new north/south pedestrian and cycle corridor will be created along the western boundary of the site following the closure of the Andover Road;
- A new link will be formed via the railway underpass to east, connecting the site to Worthy Road and creating cycle and pedestrian links into the city centre;
- Improvements will be made to the existing public right of way running north to south on land to the east of the railway by the embankment;
- A new pedestrian/cycle route will be created to link the site with the surrounding area via the northwest corner and Wellhouse Lane following the closure of the Andover Road;
- A new footpath link will be made across the line of the Andover Road into Halls Farm Close to link with Harestock from the site;
- The open space to the east of the railway line will be managed to provide enhanced biodiversity, adding ecological value to the quality of the space; and
- Informal recreation space will be provided along the northern and eastern edges of the site.

6.8.42 Taking account of the above mitigation measures, it is considered that the applications scheme will result in a residual neutral impact.

### ***Library Provision***

#### **Baseline Conditions**

6.8.43 A new “Discovery Centre” opened at Jewry Street in 2008, which combines the old Winchester reference and lending services into one new building with other resources to provide a major new library and information service for Winchester. It provides community access to a variety of services including more IT provision, learning points, access to E-Government, and free phone lines to national information services. The centre is open for 64 hours a week over seven days. Stanmore Library on the south side of the city has a small part-time library, which is open 9 hours a week.

#### **Impact Assessment**

6.8.44 The Deputy Divisional Librarian (Central Division) has confirmed that it is unlikely that a static library will be required to serve the 2,000 dwelling development at North Winchester but that a mobile library could be considered if there were to be sufficient demand. No on-site provision is considered necessary.

### **6.9 Retail Provision**

6.9.1 This section of the Environmental Statement describes the retail characteristics of Winchester and anticipates the type and range of retail provision that will be required within the development to serve residents of the 2,000 dwellings and employees of the employment areas and facilities within the site. A full Retail Impact Assessment (RIA) has been submitted separately in support of the planning application.

#### **Baseline Conditions**

6.9.2 The Winchester District Local Plan Review confirms that Winchester District has the following retail centres:

Main town (city) centre:	Winchester
Other town/village centres:	Bishops Waltham
	Denmead
	New Alresford
	Whiteley
	Wickham

6.9.3 Local shopping in Winchester beyond the city centre is provided by Local Centres and shopping parades.

6.9.4 Within walking distance of the application site, the Weeke Local Centre provides a mix of A1 and A2 facilities including Waitrose, the Co-Op foodstore, Threshers off-licence, Barclays Bank, Lucky Dragon Chinese take-away, adjacent to which are located Weeke Primary School and the Adult Continuing Education Centre (part of Peter Symonds College). Also within walking distance of the site is a parade of shops, serving Harestock, at the junction of Prior's Dean Road and Woodgreen Road, which includes a small convenience store.

6.9.5 Within Winchester District, there are the following main foodstores, showing the net sales area:

- Tesco (5,823sqm), Winnall
- Sainsbury (5,483sqm), Badger Farm
- Waitrose (1,764sqm), Weeke
- Aldi (760sqm), Weeke
- Sainsbury (623sqm), Winchester Town Centre

### **Impacts**

6.9.6 The future population of Barton Farm can be expected to give rise to a demand for retail goods that, unless mitigated for on-site, would give rise to increased journey lengths to other stores off-site, including the Sainsbury's foodstore at Badger Farm and the Tesco foodstore at Winnall. In order to minimise journey lengths to goods and services, such provision should, wherever possible, be provided on-site.

6.9.7 Winchester City Council commissioned Nathaniel Lichfield and Partners to undertake a Retail and Town Centre Uses Study (November 2007), which forms part of the evidence base for the emerging Core Strategy.

6.9.8 The Study tested the implications on the demand for convenience and comparison floorspace of the development of 2,000 dwellings at Barton Farm between 2011 and 2021. The key issues arising were that the development would only marginally affect comparison floorspace projections in the medium to long term (paragraph 16.11) but may generate the need for a new convenience food superstore of about 2,500sqm net between 2016 and 2021.

6.9.9 The Retail Impact Assessment which accompanies the planning application for the Barton Farm proposals uses the Nathaniel Litchfield Study as a basis and provides an up-to-date position in light of current circumstances.

6.9.10 Quantitative need for new retail development is within the RIA assessed by comparing the amount of available consumer expenditure within a defined area against the turnover of existing and committed stores, so as to ascertain whether there is any surplus of expenditure that could potentially accommodate additional floorspace. In addition, the RIA assesses the requirements to serve the primary catchment of the store. It concludes that a smaller foodstore of supermarket size (less than 2,500sqm) would be appropriate for the size of the proposed development.

### **On-Site Mitigation**

6.9.11 The approach taken in establishing the appropriate land use mix at Barton Farm has been to ensure that the majority of day-to-day convenience shopping needs and services requirements of the predicted final resident population of 4,520, are met on-site at the Local Centre.

6.9.12 The planning application proposes a range of uses within the Local Centre, consisting of:

- up to 2,000sqm of food retail with an estimated net sales area of 1,200sqm comprising mostly convenience goods (ie groceries);
- A1, A2, A3, A5 uses of up to 1,000sqm. The proportion of floorspace occupied by these different uses will remain flexible to respond to local demand;

- a public house (A4 use) of 500sqm floorspace; and
- In addition, community uses such as the health centre, nursery, school and community hall will be provided.

6.9.13 The scale of development proposed is considered appropriate in meeting the needs of residents, and in order to help reduce out-commuting of residents to other destinations further afield, but not of a scale likely to materially alter the behaviour of existing residents in Winchester.

6.9.14 Furthermore, the Local Centre is proposed to be restricted in terms of unit size. This is would provide assurance that these units will be of a size appropriate to that of a Local Centre and not amalgamated into a single larger unit. The restriction on unit size will ensure that the Centre is occupied by a larger number of individual occupiers, and maximise the potential for the delivery of a well-balanced, vital and viable centre to meet the day-to-day needs of the residents of the Barton Farm development.

6.9.15 The Local Centre is programmed for delivery four years after building commences on site. The delivery of the Centre at this stage, prior to the full completion of the housing development, is necessary to enable the needs of residents to be met as the community grows. It is considered that the residual impact of the application scheme including on-site provision of retail uses, will be neutral.

## **6.10 Employment**

6.10.1 Winchester District holds one of the most consistently low unemployment rates in the UK, and average earnings are significantly higher than national, regional and county levels. The workforce is highly skilled and employment is mainly based in public administration, the service sector, defence administration and education. There is also a relatively high proportion of knowledge based industries. Tourism features highly as a source of employment in, and revenue to, the area, and there is a growing presence of the media, creative and knowledge industries. However, in recent years the District has fallen in the Index of Local Competitiveness (SQW Consulting, Economic and Employment Land Study, 2007).

6.10.2 Winchester Town has a well-defined labour market attracting travel to work movements from across the north and east of the District and is well-integrated with South Hampshire. Significant numbers of commuters travel to central London every day. There are also particularly heavy travel to work movements from Southampton and Eastleigh. The southeast of the District is influenced by the labour markets of Fareham, Havant and Portsmouth.

6.10.3 These commuting patterns mean Winchester District has one of the highest mismatches between jobs and housing in the South East. Jobs in Winchester attract almost 18,000 commuters a day into the town, whilst about 8,600 of the Town's residents commute out to work. The largest sources of people commuting into Winchester are Eastleigh and Southampton, with the largest destination for out-commuters being London, Southampton and Basingstoke (Winchester District Housing Strategy 2008/9-2012/13).

6.10.4 The largest employers in the City centre are the County Council, Police and health authorities and the City Council. The University of Winchester (originally King Alfred's College) is also a significant player, with a growing influence on the City. The other major employer from the private sector based in the City itself is Denplan, with the headquarters of both IBM and NTL a short way from the City at Hursley and Crawley respectively. Within the city, Winnall Trading Estate is the most notable Business Park. To the south of the District, however, lies the Solent Business Park (north of Fareham) which is a major centre of business activity and housing development.

6.10.5 The main industrial areas in Winchester city comprise Winnall Industrial Estate and adjacent employment areas within St Johns and All Saints Ward, and Bar End Industrial Estate that lies within St Michael's Ward.

6.10.6 The most striking feature of the commercial and industrial floorspace stock in Winchester is the relatively large proportion of offices. Offices comprise 32% of the total stock, which is more than double the national average of 14% (Hampshire County Council, 2000).

6.10.7 By contrast, the stock of factory space in Winchester is relatively small. At 13%, the proportion of factory space in Winchester is less than half the national average of 31% and substantially lower than the regional and county averages (Hampshire County Council, 2000).

6.10.8 The proportion of shops, warehouses and workshops amongst Winchester's stock of industrial and commercial floorspace is similar to the national averages, although they both fall slightly below their respective County averages (Hampshire County Council, 2000).

6.10.9 The application site falls within the northern part of Winchester district, outside the RSS sub-region. The RSS Panel Report noted Winchester's importance as an historic, cultural and administrative centre and as a tourist destination, although this is not apparent from population data alone; indeed as a concentration of office employment, the town ranks above Oxford and Slough. The Panel considered this against the background of net in-commuting to Winchester for work and concluded that a higher level of housing provision was appropriate, particularly if steered to the north of the town, in order to widen access to housing and reduce travel distances.

### Baseline Conditions

6.10.10 The unemployment rate is a key measure of labour market performance that encompasses both employment demand and the efficiency of the labour market in meeting that demand.

6.10.11 Hampshire County Council's "Hampshire Labour Market Bulletin August 2009" is a monthly publication that provides details on the economic health of the County and the Districts within. When measured by the number of Job Seeker Allowance (JSA) claimants as a percentage of the working age population, the unemployment rate in Winchester in August 2009 was 1.9%. Only one District, Hart, had a lower rate, 1.8%. This is significantly lower than the Hampshire County Council and Hampshire Economic area (the County plus Southampton and Portsmouth) rates of 2.6% and 3%, and the UK overall average of 4.2%.

6.10.12 The latest Labour Market Statistics for the South East provide information on labour supply and demand in the region. They provide unemployment rates calculated to include all those actively seeking work whether claiming benefits or not, and highlight the number of economically inactive people, which includes those retiring early, students, housewives/husbands, and the incapacitated. It also supplies job density figures which are a ratio of total jobs to working age population. These figures are shown in the Table 6.20.

**Table 6.20: Labour Market Indicators (totals represent '000s) Jan 2008–Dec 2008**

	Employed %	Unemployed %	Economically Inactive %	Job Density
<b>Winchester</b>	82.4	3.1	15.5	1.18
<b>HCC</b>	80.8	3.9	16.4	0.86
<b>HEA</b>	78.9	4.4	17.7	0.88
<b>South East</b>	78.5	4.4	17.7	0.86
<b>UK</b>	74.0	5.7	21.4	0.83

Source: Annual Population Survey (Table 12, ONS First Release: Labour Market Statistics: South East)

Notes:

1. Employed = total 16 years + as a percentage of working age population

2 Unemployed = percentage of the working age group.

6.10.13 What is notable about the figures in Table 6.20 is the significantly high job density ratio. Winchester has the highest figure within Hampshire, with the next highest being Rushmoor and Basingstoke and Deane, both at 0.89. A job density figure of more than 1.0 indicates that there are more jobs than the economically active resident population. Indeed, in 2008, Winchester had an economically active population of 57,000 but 79,000 jobs available (Table 12, ONS First Release: Labour Market Statistics: South East 2008). This means that the District has more jobs than can be serviced by its local population and suggests that in-commuting into the District occurs to fill the job spaces.

## Impact Assessment

6.10.14 As set out in Chapter 4 (Development Proposals) of this Environmental Statement, the proposed development at Barton Farm will include the provision of the following employment generating uses:

**Table 6.21: Employment Generation at Barton Farm**

Employment Use	GFA	Jobs Created
Food store (A1 use)	2,000sqm or 1,320sqm net floor area	105
Other retail/professional services/food and drink (A1, A2, A3 and A5 use)	1,000sqm	77
Offices (B1 use)	2,000sqm	105
Community uses (including health centre) (D1 use)	1,320sqm	10
Gym (D2)	550sqm	10
Public house (use A4)	500sqm	38
Primary school and nursery site (D1 use)	2,000sqm and 600sqm	55
<b>Total</b>		<b>400</b>

*Note: Creation of jobs calculated in accordance with Employment Densities: A Full Guide (Arup for English Partnerships, 2001).*

6.10.15 Using English Partnerships “Employment Densities: A Full Guide” and other guidance, it is estimated that around 400 jobs will be created by the development.

6.10.16 Table 6.20 illustrates that there are too few residents in Winchester to service the number of jobs. It is concluded that these figures do not justify large-scale employment provision of the site. These findings are confirmed by the adopted WDLPR Policy MDA2 of the Plan deals with the potential new development at Barton Farm and states at paragraph 12.63 that due to the imbalance between the number of jobs and the working population of the District, it is estimated that “no more than 6 hectares of employment land will be needed”, mainly within B1 and B2 Use Classes.

6.10.17 The additional 4,520 persons that will be housed by the development upon completion will give rise to further demand for employment. Table 6.22 below uses ONS data to forecast the number of economically active people that would be generated by the 2,000 dwelling development at Barton Farm. Projections for how the level of economically active people may change are not available and cannot be calculated due to the levels of assumptions that would have to be made.

6.10.18 The ONS data provides figures for the population of working age as a percentage of the total population and the economically active as a percentage of the population of working age. The same ratios have been applied to the projected population of Barton Farm to provide estimates for the number of economically active people that will be generated by the development.

**Table 6.22: Economically Active People in Winchester and Projected Figures for Barton Farm**

	Winchester	%	Barton Farm
Total Population	112,700*		4,520
Population of Working Age	67,700*	60.1 of total population	2,717
Economically Active	58,300*	86.1 of working age population	2,339

*Source: \* ONS Mid-Year Population Estimates 2008*

*Note: Working Age = 16-64 Males and 16-59 Females*

6.10.19 The table shows that Barton Farm is predicted to accommodate 2,339 economically active people, around 17% of whom could be employed on site. It is anticipated that this will positively contribute to balancing the proportion of economically active persons with the number of jobs.

6.10.20 The provision of local employment floorspace in addition to local community and retail facilities will seek to ensure that out-commuting to other parts of the District is minimised. The business units would be of such a size so as to encourage occupation by local businesses. The amount and type of employment space that would be provided is not of a scale that would impact upon other, existing commercial sites in the area.

6.10.21 The provision of new dwellings within walking distance of the city centre of Winchester will provide housing for existing employees whilst providing a mix of land uses on-site to create a self-contained new quarter of the city. Enabling people to live close to their place of work would minimise the number of car journeys and maximise the opportunities for walking, cycling and using public transport.

6.10.22 In addition, high quality telecommunications infrastructure shall be built into the development scheme to enable and encourage home working. The presence of the smaller on-site business units are considered to provide a support network or “knowledge hub” to those working from home.

6.10.23 The development of Barton Farm would include a 10-12 year build period, creating construction jobs within the local job market. CALA would give consideration to employing workers locally and providing training schemes accordingly.

6.10.24 It is considered that owing to the fact that the application proposal will result in a noteworthy demand for construction workers over the 10-12 year consultation period the construction phase will result in a moderate beneficial impact. Upon completion of the development, the 400 additional jobs that will be provided on site is considered to result in a moderate beneficial impact.

## **6.11 Housing**

6.11.1 The planning application seeks outline consent and as such the type and mix of dwellings in the development is not fixed at this stage. It is intended that the development would represent a mixed and inclusive neighbourhood in line with Central Government's overarching aim of creating sustainable communities.

### **Affordable Housing**

6.11.2 In accordance with the emerging Core Strategy planning policies, Policy SS2, WT1 and CP18 and CP19, affordable housing will be provided at 40%. The Central Hampshire and New Forest Strategic Housing Market Assessment recommends that no more than 25% of total new housing provided in Winchester should be of social rented tenure, and at least 15% of total provision should be of intermediate tenure.

6.11.3 The indicative housing mix developed for Barton Farm responds to the findings of the SHMA by providing social rented properties as 25%, and intermediate housing as 15%, of the total housing to be delivered. This mix allows for 3% of the intermediate units to be available as extra care to provide housing choice for the elderly in line with the proposed strategy of the SHMA. The affordable housing provision has been agreed with Winchester District Council's Housing Enabling Officer.

6.11.4 The sizes of the units proposed closely align with the recommendations of the SHMA and recognise the pressure on larger properties within the social rented stock.

6.11.5 The S106 Agreement will specify the agreed tenure split and the distribution of affordable homes that will ensure provision of a mixed and inclusive neighbourhood.

## Local House Prices

6.11.6 It is expected that the development of 1,200 market dwellings at Barton Farm would not have a significant impact on local house prices. The Barker Report (2006) found that a very large number of new houses would be required in order to significantly impact upon house prices of existing stock in an area.

## Precedence

6.11.7 The Barton Farm site is allocated in the adopted Local Plan and also identified as the Preferred Option for development through the emerging Core Strategy. As such, this development should not create a precedent as it has been anticipated and accounted for by Winchester City Council. Furthermore, it will deliver a robust 5-year housing supply that would not set a precedent for speculative development.

## Impact Assessment

6.11.8 The application scheme including the provision of 2,000 dwellings, 40% of which are to be provided as affordable housing, has been proposed in response to an identified need for additional housing within Winchester district. It is considered that the increased provision of affordable housing which is to be provided in accordance with the SHLAA together with the additional supply of market housing, will result in a major beneficial impact.

## 6.12 Summary of Impacts and Mitigation

6.12.1 Table 6.23 below summarises the impacts and mitigation proposals in relation to matters addressed above:

Topic	Impact	Mitigation/Proposal	Residual Impact
Pre-school education	Demand for up to 108 places	On-site day care nursery (0.15ha)	Neutral
Primary education	Demand for up to 380 places	On-site primary school site (1.8ha)	Minor Beneficial
Secondary education	Demand for up to 17 places	Financial contributions to classroom provision off-site	Neutral
Post-16 education	Demand for up to 108 places	None	Impact not Assessed
Health	Demand for up to 2.45 full-time GP principals	On-site medical centre to accommodate 3 GPs	Minor Beneficial
Leisure Footpaths/cycleways /dogwalking	18.08	18.08 Links to be established through and beyond site	Neutral
Retail	Demand for foodstore of less than 2,500 sqm and associated comparison goods and services to serve local population.	Provision of foodstore of 2,000 sqm and associated comparison goods and services to serve local population.	Neutral
Local employment	Positive Impact in addressing job ratio imbalance.	The development would generate 2,339 economically active	Moderate Beneficial

		people (17% of which could be employed on-site).	
Affordable Housing	Requirement for 40% of dwellings to be affordable housing and an intermediate/social-rented tenure set by the SHMA.	40% of dwellings shall be affordable with an intermediate/social-rented tenure split to accord with the SHMA.	Major Beneficial

6.12.2 The application proposal is considered to satisfy Economic Policy Objectives within the Regional Economic Strategy for South East England. With particular reference to Target 9 of the RES, the application proposal provides market and affordable housing in order to meet identified housing needs within the District, together with mixed uses elements in order to create a sustainable and self-contained new quarter of the city.