

Initial Report to HPC:

Dear all

HPC has been asked to respond to WCC with our plans and intentions relating to this current version of the Winchester Local Plan, by 16 January. We also need to consider how to act in relation the revised second version of the Winchester Local Plan, even if at quite a high level at this stage.

With Christmas upon us, time is limited; therefore I will summarise the position below, together with my personal recommendation, the options to consider and then request quorate attendance of an extraordinary HPC meeting to vote in person, and ratify. **No further agenda items will be entertained**, meaning that beyond a short Q&A, clarifications and enabling all councillors to voice their views for a max of 3 minutes each, the meeting will be less than 30 minutes in duration. Elizabeth will kindly poll for availability and schedule the meeting accordingly. It only needs to be quorate but must take place by 14 Jan latest, ideally sooner rather than later.

Position:

Relating to the existing LP, it has been communicated to us that there is no immediate pressure on Hursley parish to provide significant numbers of housing stock (a target of 20 houses has been quoted in and around the village itself), nor housing stock outside of the current village building envelope. Do we need to produce a NP to meet these needs and in parallel conduct a comprehensive consultation of all parishioners as to their desires relating to planning and building? Whatever we respond with needs to be sent by 16 January latest.

Relating to the new LP coming down the line, WCC Housing Team has shown interest in engaging with HPC on affordable and social housing within both the village and parish. This is supported by Cllr Porter. Adrian Fox would like to focus more on the village itself due to the proximity to services. As this perhaps needs to be more thoughtful, relating to the future sustainability of village pubs, shops, Post Office, school and transportation, and able to work either with, or counter to, any future prospective landowner planning applications, then perhaps some form of summary NP would be of value, supported by a degree of consultation. And what of the wider parish; Standon, Farley, etc? It may depend on the potential ask. Hursley is not the whole of Hampshire, nor all of Winchester - we have already seen plans (repeatedly declined) at Micheldever, Sir John Moores Barracks is off the cards today due to uncertainty of timing, but could very well be back on soon, and there are lots of other locations/parishes to take the required numbers of housing - building on Hursley's existing brownfield sites could be a more strategic decision ahead of building on our green fields. But again perhaps this needs to be balanced against the needs of future generations, survival of our local services, and the needs of those on low or more limited income wanting to live in Hursley (in relation to current housing availability and pricing). Should HPC make these decisions alone?

Neither of the above bear any relation to the Strategic Sites being mooted, such as the golf course and Pitt Vale. There are also likely to be applications put forward by local landowners which HPC may or may not take into consideration at the relevant time. Otterbourne (a much bigger village by population than Hursley) and arguably more sustainable (large shop and post office with long opening hours, 3 pubs with restaurants, hairdresser/beauty salon, garage workshop, school, care home, 10 minute regular bus service connecting Winchester and Southampton, etc.) took on an additional allocation as agreed with WCC to meet their needs. This is in the current local plan and will be for 50 homes.

My personal recommendation:

In my view I think we need to resist developing beyond our village's settlement boundary for the time being if we can, in the knowledge that once this rule is broken for a few homes it will be harder to resist proposals for a larger number of houses on green fields in the future. However, resident consultation would be helpful alongside a consideration of some potential small brown field sites locally, and a pragmatic consultative view to any more immediate landowner plans with more modest numbers that may positively support the village's sustainability. We should of course also consider the needs and wants of Hamlets like Standon and Farley (and the rest).

Immediate LP - I see no benefit in any form of NP being finalised by 16 Jan. Any NP is comprehensive by nature and should be produced in parallel to the outcome of parishioner consultation. The ask of 20 homes is not significant and I believe Hursley can help Winchester's current LP go through if we focus on the recent windfall we have had and are about to have (about 6 with possibly another 4) which is half of the 20, and extrapolating means the current plan can be met wholly through windfall. This is backed up by Jenny Wood our previous planning consultant, and from other councillors we have spoken with.

New LP - the new planning periods recently announced will be 24 months long in the making. If we do nothing and do not produce a NP we are potentially open to having decisions made for us and actions being taken upon us. Or it may not. If we do produce a NP, I recommend it being as concise as possible, drawing on local consultation (run by a consultant paid by HPC funds that we've already allocated), habitat and heritage reports and the further managed sustainability of both the village and wider parish hand-in-hand. This can be wrapped up in less than 6 months (once we find an available consultant of course) so it's not super urgent and could benefit from further reflection to changes at government and of course the forthcoming council changes. This therefore can be looked at anew in 2026 following feedback to the current response we're about to give, and maybe further insight into Strategic Sites we have little control over.

The ask for the Extraordinary Meeting - the decision is of course yours, not mine. In the meeting we shall hold prior to 16 Jan I shall simply ask:

1. For the existing Winchester LP response by 16 Jan, do we:

- a) Focus on village windfall as backed by planning consultants, and other councillors. State that we shall not put forward a NP at this stage. This will save money, time and energy. on what is likely to be the informed decision of parishioners at this stage.
- b) State that we intend to submit a NP and can provide a basic headline version on request. This would contain the various planning options previously considered by HPC and the rationale for and against each, adding windfall and some translation of the previous residents' survey from 2023, but without more recent of specific consultation data,

We shall vote on a or b - vote shall decide on our response to WCC.

2. For the 'new' Winchester LP, just interested in early gut instinct from each of you:

- a) Do nothing, no Hursley NP, take the risk and instead wait for further detail from Winchester/Hampshire in terms of the ask on parishes and numbers of houses, maybe in 2026/7.
- b) Agree to commence plans in Feb-2026 to commence the production of a new, concise and revised NP for the parish of Hursley, including securing a planning consultant, running a parish-wide consultation and finalising Hursley NP by end-Nov 2026.
- c) The hybrid version - wait a finite time for any changes, say June 2026, a take a decision then along the lines of b) but with an extended timeline to Feb 2027.

We shall vote of a, b or c - although as this is more speculative it'll be taken as more of a measure of intent subject to further discussion at the next scheduled HPC in 2026.

Please can I ask that any written discussion of the above points take place in this thread via email, or in person - not via WhatsApp or other social media.

To state once again, the above two questions are the sole content of the extraordinary meeting

Response to Adrian Fox at WCC following votes for 1a and 2c (in terms of 2c, WCC have still not released specific guidelines and the LP itself is undergoing changes at government level, so all pending for now which shows we made the right decision| - funds are ringfenced to pay for consultant and c onsultant-led parish consultation process.

Dear Adrian

In response to the email *Consultation on Proposed Main Modifications to the Local Plan* on 21/11/2025, and the various discussions that have since taken place with councillors and representatives at both Winchester and Hampshire level, Hursley Parish Council met last night to agree on our strategy going forward. The overwhelming majority voted:

- For the **existing Winchester Local Plan** (response due 16 January 2026) Hursley Parish will focus on village and wider parish windfall as backed by planning consultants, and other councillors. **We shall not submit a Neighbourhood Plan at this stage.** As you are aware we have been developing our draft Neighbourhood Plan for several years now, so it's not a case of Hursley having not done anything, however the time taken in its production means that its validity and content is perhaps not as current or focussed as we would desire, it is also missing an updated consultation.
- For the **'new' Winchester Local Plan** (running over the course of the next 24 months) Hursley Parish **will commence the production of a new, concise and much-revised Neighbourhood Plan** for the parish of Hursley from April-June 2026, once firm further requirements are communicated by Winchester CC (dates depend upon when workable clarity can be provided to the parishes). This will include securing a planning consultant running a parish-wide consultation and finalising for submission to the Local Plan by Dec 2026-Feb 2027 (timing dependent upon availability of a consultant, release of the requirements, workload of Hursley Parish Councillors and the findings of the Neighbourhood Plan itself). Funding for this is already ring-fenced within our budget.

Baseline understanding and assumptions

Relating to the existing Local Plan, it has been communicated to Hursley Parish Council that there is no **immediate pressure** on Hursley parish to provide **significant numbers** of housing stock (a target of 20 houses has been quoted in and around the village itself), nor housing stock outside of the current village building envelope.

Relating to the new LP, we have already engaged with the WCC Housing Team regarding **affordable and social housing** within both the village and parish. Whilst there is a clear focus on Hursley village itself due to the access, proximity to services and clear consideration given to the sustainability of its pubs, shops, Post Office, school, local businesses and transportation, we strongly believe that a holistic proposal that includes the wider parish of Hursley and the sustainability of its various hamlets and settlements such as Standon, Pitt and Farley is also considered.

Redevelopment of Hursley's existing council-owned brownfield sites could be one viable strategic alternative to building over the green fields, and consideration of a highly limited number and size of exception sites conjoining the village's existing building envelope another. Nevertheless we fully understand the need to balance the current state with the needs of future generations, survival of our local services, and the needs of those on low or more limited income wanting/needing to live in Hursley (in relation to current housing availability and pricing). We believe this should be our focus on future planning rather than just developing more high-cost developments to make up the numbers. There of course are Strategic Sites being mooted, such as the golf course and Pitt Vale, and we will also very likely continue to see applications

put forward by local landowners and developers which Hursley Parish Council may or may not take into consideration at the relevant time.

Early signs show a natural resistance to any significant development beyond our village's settlement boundary for the time being, as once this rule is broken for a few homes it will be harder to resist proposals for a larger number of houses on green fields in the future. However, resident consultation would form part of our Neighbourhood Plan and a more pragmatic position may present itself. This, alongside a consideration of some potential small brown field sites locally, and an additionally pragmatic consultative view to any more immediate landowner plans with more modest numbers may positively support the village's sustainability without significant development and loss of habitat, settlement gaps and heritage (also considering the needs and wants of hamlets like Standon, Farley, etc.).

Thank you for your patience in awaiting Hursley's decision.

Please direct any responses, questions and future requirements through Hursley Parish Council Clerk and Chair. We look forward to a strong future partnership with you, ongoing pragmatic collaboration, and open and transparent dialogue.

Yours faithfully,

Toby Guest (Chair) on behalf of Hursley Parish Council