What Hart has already been told

Scoping consultation and emerging Local Plan: an evidence summary for Winchfield residents

Independent public briefing | checked 17 November 2026 | This is an analytical aid, not an official Hart District Council document.

The key point

The October 2026 consultation is an early stage. No proposed Winchfield site has been allocated by this consultation. Hart has received detailed evidence and concerns about development locations, infrastructure, the railway station, environmental sensitivity and the reuse of existing buildings. These points must be properly tested before a preferred strategy is chosen.

What was said in the earlier scoping consultation?

- Winchfield Parish Council (representation 135) warned against making the largest promoted sites the starting point for growth decisions; Hart responded that the plan should be evidence-led and plan-led.
- The Parish Council also cautioned that Winchfield Station is not proof of sustainable development in the absence of local services and infrastructure; Hart responded that the station's role must be determined through evidence.
- Network Rail raised access, interchange and capacity issues; the NHS Integrated Care Board raised the need to align new homes with GP premises and services.
- Fleet BID called for town-centre regeneration, specifically identifying Hart Shopping Centre as an opportunity rather than assuming all growth should occupy new land.

What does the latest evidence say?

- The Interim Integrated Impact Assessment explores WS1 (2,674 homes), WS2 (3,865) and WS3 (6,539) around the wider station area. These are alternative scenarios, not allocated homes.
- The IIA acknowledges risks concerning countryside coalescence, historic buildings, biodiversity, landscape, flooding and water. It also sees potential transport and service benefits; these need cost and delivery tests.
- The Strategic Transport Assessment calls Winchfield a rural park-and-ride station, with around 320 car spaces, and says it has no direct bus service. It also records high district-wide car ownership (Census 2021).
- The Environment Agency identifies significant water-resource and wastewater risks in relevant supply and sewage catchments. The geography and current programme must be checked before applying these findings to individual sites.
- Hart's evidence also identifies options to improve existing buildings, employment land and retail centres. These need a transparent deliverability comparison with greenfield sites.

The questions to ask Hart

1. Which reasonable alternatives, including redevelopment and intensification inside existing settlements, were tested and why were any rejected?
2. How do the station-based alternatives compare when actual bus services, routes to shops, schools, healthcare and employment are measured?
3. What are the combined effects of the WS1, WS2 and WS3 options on the landscape, heritage, historic flooding and settlement gaps?
4. What upgrades are required to water, sewage, healthcare and roads; who will fund them; and which must be operational before occupation?
5. How have the comments submitted during the May–June scoping consultation affected the October proposals and later decisions?

Official sources and further reading

Scoping consultation and Council responses: https://www.hart.gov.uk/new-hart-local-plan/local-plan-scoping-consultation

October main consultation: https://www.hart.gov.uk/new-hart-local-plan/new-local-plan-consultation-proposed-content-and-evidence

Hart evidence library (IIA and technical studies): https://www.hart.gov.uk/new-hart-local-plan/new-local-plan-evidence

Interim IIA, appendix A.8: https://www.hart.gov.uk/sites/default/files/2026-10/Hart-LP-ISA-Interim-IIA-Report-261026_1.pdf

EA water resource statement: https://www.hart.gov.uk/sites/default/files/2026-10/EA-WRZ4-capacity-position-statement-Final.pdf

EA Fleet STW statement: https://www.hart.gov.uk/sites/default/files/2026-10/Fleet-STW-EA-evidence-and-position-statement.pdf

Initial Strategic Transport Assessment: https://www.hart.gov.uk/sites/default/files/2026-10/Hart-Local-Plan-Transport-Assessment_v1.2_ISSUED.pdf

Please describe your own experience and evidence when responding. The May scoping Q7 asked about environmental protection; October 2026 Q7 concerns site options. Check you are answering the current question.