

## About This Plan

- 1.1 This Local Plan contains the City Council's policies for guiding the use and development of land and buildings in its administrative area. The Plan shows local people, businesses, landowners and developers how the Local Planning Authority intends to guide development within its area, up to the year 2011.
- 1.2 The Local Plan covers the whole of Winchester District, including Winchester itself, the main settlements of Bishop's Waltham, Denmead, New Alresford, Whiteley and Wickham, many smaller settlements, and large areas of countryside.
- 1.3 The Plan is a statutory Local Plan, replacing the earlier Winchester District Local Plan, adopted in 1998. The Plan is required to conform generally with the County Structure Plan Review, and it sets out in detail how the strategic policies will be applied to meet the needs of the District. The Local Plan Review, the Structure Plan Review and the Hampshire Minerals and Waste Local Plan together form the Development Plan for the area in the period to 2011.
- 1.4 The provisions of the Development Plan provide an essential framework for guiding future development and enable everyone to understand the objective criteria against which decisions will be taken. The Council will expect development to comply with these provisions unless material considerations justify an exception being made. Accordingly, the policies do not include the word "normally" so as to avoid uncertainty, although this does not preclude exceptions being made to the Plan in abnormal cases where material considerations justify them, as anticipated by Section 38 of the Planning and Compulsory Purchase Act 2004.

## Functions of the Local Plan

- 1.5 The Local Plan has four main functions:
  - To apply the strategic policies of the Structure Plan and relate them to precise areas of land;
  - To provide detailed policies for controlling development;
  - To co-ordinate the development and use of land;
  - To bring detailed planning issues before the public and promote participation and discussion.
- 1.6 The Plan also provides the framework for the preparation of planning briefs for important sites and other supplementary planning documents prepared to amplify particular policies.
- 1.7 The Plan contains policies that can broadly be grouped into:
  - Positive Policies: Promoting development of a particular kind or in a particular location, which is necessary or desirable and likely to be financed and implemented during the life of the Plan;
  - Enabling Policies: These enable certain developments in appropriate locations;
  - Conditional Policies: These provide a guiding framework to ensure that, where development takes place, it is well-sited and carried out in sympathy with its surroundings;
  - Restrictive Policies: These aim to prevent development that would be undesirable or harmful to the public interest.

## Public Comments

- 1.8 Before a Local Plan is adopted as a statutory document, there must be extensive public consultation (see Figure 1: The Local Plan Process). Following a number of consultation exercises on general issues and on specific matters, the

# I. INTRODUCTION

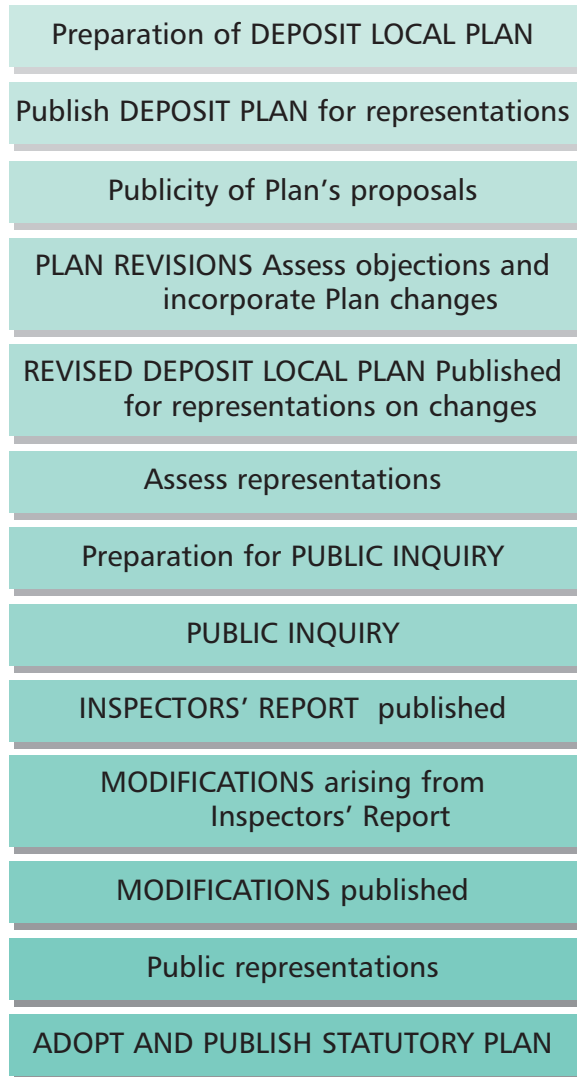
Winchester District Local Plan Review was placed on deposit in October 2001, for the receipt of formal representations. A number of changes were made to the Plan in response to the representations made, and subsequently the Revised Deposit Plan was placed on deposit in May 2003, when formal representations were invited on the changes. Two independent Inspectors were then appointed to consider objections made to both the Deposit and Revised Deposit Plans, and a Public Local Inquiry was held between June 2004 and March 2005.

- 1.9 The Inspectors' Report to the Council was published in September 2005, and, following consideration of the Inspectors' recommendations, Proposed Modifications to the Plan were published for consultation in January 2006. The comments received were all considered by the Council, and it was decided that only minor changes that did not materially affect the content of the Plan were necessary. The Council therefore adopted the Plan in July 2006.

## Format of the Plan

- 1.10 The Local Plan consists of:
- The Written Statement, which sets out the policies and their reasoned justification;
  - The Proposals Map, drawn on an Ordnance Survey base at a scale of 1:50,000. The Proposals Map identifies the location of various Inset Maps, which show the settlements in more detail at a scale of 1:5,000.
- 1.11 The Written Statement is in four main parts:
- The Local Plan strategy (Chapter 2). The objectives which guide the Plan's approach to new development, within the strategic context of the County Structure Plan;

Fig 1 The Local Plan Process



- The policies dealing with particular topics (Chapters 3-10). These Chapters contain detailed policies for design and development requirements, countryside and the natural environment, historic environment, housing, employment, town centres, shopping and facilities, recreation and tourism, and transport;
- The policies for specific settlements and sites. The strategy and policies for Winchester are dealt with separately because of the size and complexity of Winchester and the planning issues facing it (Chapter 11). The future planning of the Major Development

Areas at West of Waterlooville and possibly Winchester City (North) is addressed in Chapter 12. The remaining settlements are addressed in Chapter 13;

- An analysis of how and when the Plan's policies will be implemented and how its progress and effects will be monitored (Chapter 14).

1.12 Appendices to the Plan set out useful background information, for example on the status of existing policies. A Glossary of the main technical terms used in the Plan, and an Index, can be found at the back of the document.

1.13 The Proposals Map and its accompanying Inset Maps show the areas to which the policies apply. The Maps are cross-referenced to the policy numbers in the Written Statement. Some policies are site-specific, while others apply to larger areas, or the whole Plan area. The Proposals Map and Inset Maps list policies that apply to the Plan area generally, or large parts of it. Policies that are specific to particular areas are defined on the Proposals Map and Inset Maps.

1.14 In the Written Statement the policies are shown in italics, to distinguish them from the explanatory text. Many of the Plan's policies contain criteria or qualifications, especially where they promote or enable development. In such cases, development should meet all the criteria, unless it is clear from the wording of the policy that they are alternatives. The policies should also be read with the explanatory text, as both form part of the statutory Plan.

1.15 Copies of the Plan document or a CD-Rom version are available from the Development Directorate at the following address:

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The Plan can also be viewed at these offices, in local Libraries, or on the City Council's web site at [www.winchester.gov.uk](http://www.winchester.gov.uk)

1.16 Copies of background documents and other related publications (see Appendix 1 for full list) can also be purchased from or inspected at the above address, and many of them can also be viewed on the Council's web-site.

