

Built Environment Portfolio Plan 2015/16

With responsibility for Built Environment – Development Management, Strategic Planning, Building Control and Historic Environment.



Cllr Mike Read

‘As Portfolio Holder for Built Environment I am committed to ensuring we take every opportunity to protect and enhance the heritage and quality of the our towns, villages and countryside, including the South Downs National Park, whilst recognising the important role the economy plays in achieving this aim. I want to see a District which continues to prosper by supporting development which improves our residents’, workers’ and visitors’ lives by providing them with high quality and sustainable housing, facilities and services and employment opportunities.’

The Council has four priority outcomes included in its [Community Strategy](#). Each outcome is supported by a number of objectives. I list below the significant projects that I am responsible for in delivering these objectives and the Council’s priorities during 2015/16.

Active Communities Priority Outcome

Objective: Provide housing to meet community needs

- Facilitate the delivery of Major Development Areas in the District:

Continuing:

- West of Waterlooville
- Barton Farm
- North Whiteley

New:

- Silver Hill
- Station approach

- Facilitate the development and delivery of affordable housing and extra care accommodation across the District including projects undertaken and commissioned by the New Homes Delivery Team.

Objective: Promote community cohesion

- Develop and implement the Winnall Planning Framework;
- Support community planning across the District.

Prosperous Economy Priority Outcome

Objective: Support the local economy.

- Facilitate and support the development and delivery of strategically important sites across the District;
- Continue to support the rural economy by providing bespoke planning advice and guidance for businesses looking to consolidate and expand their operations in the countryside.

High Quality Environment Priority Outcome

Objective: Ensure that the quality of place we enjoy is maintained and enhanced.

- Develop Local Plan Part 2 for adoption in 2016 and implement new policies thereafter;
- Implementation of Community Infrastructure Levy including strategy for allocating funds;
- Identify opportunities and deliver measures to enhance the environment of Winchester City Centre supported by the Winchester Town Forum;
- Increase the profile and understanding of the role of the Historic Environment Team across the District.

Efficient & Effective Council Priority Outcome

Objective: Ensure that the Council is resilient with an agile and flexible workforce.

- Implement outstanding recommendations of Planning Advisory Service review of Development Management;
- Explore ways to resolve longstanding enforcement issues;
- Review relevant services for opportunities to work more efficiently, effectively and flexibly.

Key documents and strategies that are linked to the objectives in this Portfolio Plan

[Local Plan Part 1](#)

[Local Plan Part 2](#)

[Stanmore Planning Framework, 2013-23](#)

[Low Carbon Route Map](#)

Built Environment Portfolio Plan 2015/16

Which projects will contribute towards the outcomes?	Milestones	Milestone Due Date	Responsible Officer	What will success look like?	Budget/ Resources
Priority Outcome: Active Communities					
Objective: Provide housing to meet community needs					
<p>Facilitate and support the development and delivery of strategically important sites across the District</p> <p>The Leader has overall responsibility for overseeing the delivery of Special Projects</p> <p>This also supports the Prosperous Economy Outcome</p>	<p>Planning application for revised Silver Hill scheme granted and start of construction</p> <p>Determine planning application for mixed use development in the Station Approach area</p> <p>Station Approach brief to inform Local Plan Part 2</p> <p>West of Waterloo & Barton farm – approval of reserved matters for next phases</p> <p>North Whiteley – determination of outline permission followed by reserved matters for each</p>	<p>December 2014</p> <p>Construction start to be determined.</p> <p>On going</p> <p>2015</p> <p>On going</p> <p>Outline permission by spring 2015</p>	<p>Heads of Development Management and Strategic Planning</p>	<p>Delivery of a high quality, sustainable and inclusive development that will visually enhance and revitalise this part of the city centre and contribute towards the provision of housing, employment opportunities and transport to help meet local need</p> <p>Adoption of Local Plan Part 2</p>	<p>Existing staff and other resources</p>

Which projects will contribute towards the outcomes?	Milestones	Milestone Due Date	Responsible Officer	What will success look like?	Budget/ Resources
	phase				
Facilitate the development and delivery of affordable housing and extra care accommodation across the District including projects undertaken and commissioned by the New Homes Delivery Team	<p>Planning permission granted for appropriate schemes which make provision for affordable housing on site or provide contributions for off site delivery of affordable homes including New Homes Delivery Team schemes</p> <p>Planning permission granted for other Council schemes as they arise including an appropriate scheme for the Chesil Street Extra Care Housing</p>	On-going	Assistant Director (Environment), Assistant Director (Chief Housing Officer)	The delivery of affordable housing to meet local needs	Existing staff and other resources
Objective: Promote community cohesion					
Continue to implement the Stanmore Planning Framework	Determine planning permission for appropriate schemes which provide new housing, community and other facilities including top of the Valley (Wilberforce Close) and redevelopment of garage	On-going	Assistant Director (Environment) , Assistant Director (Chief Housing Officer)	<p>Delivery of housing to help meet local needs and improvement of community and other facilities in Stanmore</p> <p>Stanmore Planning Framework reflected in</p>	If not within existing staff resources and budgets, individual proposals from the action plan will be taken to

Which projects will contribute towards the outcomes?	Milestones	Milestone Due Date	Responsible Officer	What will success look like?	Budget/ Resources
	<p>sites to help deliver the vision and objectives of the Framework</p> <p>Determine best use of former library building on Wavell Way and develop project to deliver this.</p>	May 2015		Local Plan Part 2	Members for consideration and approval
Development and adoption of Winnall Planning Framework. (also supports Prosperous Economy)	<p>Support consultants through options consultation process</p> <p>Introduce appropriate policies into Local Plan Part 2</p> <p>Completion and adoption of Framework by Cabinet</p> <p>Delivery of action plan</p>	<p>By May 2015</p> <p>End May 2015</p> <p>June 2015</p> <p>June 2015 onwards</p>	Assistant Director (Economy & Communities)	Identification of opportunities to improve the functioning infrastructure & facilities of the neighbourhood for the benefit of the business community and residents	If not within existing staff resources and budgets, individual proposals from the action plan will be taken to Members for consideration and approval
Article 4 Direction for Stanmore in conjunction with Local Plan Part 2	<p>Issue notice of Article 4 direction</p> <p>Article 4 comes into effect</p>	<p>By April 2015</p> <p>July 2016</p>	Assistant Director (Environment)	Means of control introduced relating to new HMOs with the objective of maintaining an appropriate mix of accommodation types in	Existing staff resources and budgets

Which projects will contribute towards the outcomes?	Milestones	Milestone Due Date	Responsible Officer	What will success look like?	Budget/ Resources
				Stanmore	
Support community planning across the District	Provide continuing support to Denmead Parish Council for the development and adoption of its Neighbourhood Plan The outcomes from informal consultations underway in the larger parishes will define LPP2 Submission of LPP2	Dec 2014 Summer 2015	Assistant Director (Policy and Planning)	Adoption of Denmead Neighbourhood Plan. Consultation of Local Plan Part 2	£25,000 grant received to date to support Denmead Neighbourhood Plan
Priority Outcome: Prosperous Economy					
Outcome: Support the local economy					
Continue to support the rural economy by providing bespoke planning advice and guidance for businesses looking to consolidate and expand their operations in the countryside	Provide pre-application advice and support to rural businesses and to grant planning permissions for appropriate development associated with the rural economy Review and up-date as appropriate the Planning Guide for Rural Businesses	On-going	Assistant Director (Environment)	Submission of good quality planning applications which can be approved in accordance with planning policy and delivery of development which supports the rural economy	Existing staff and other resources

Which projects will contribute towards the outcomes?	Milestones	Milestone Due Date	Responsible Officer	What will success look like?	Budget/ Resources
Priority Outcome: High Quality Environment					
Objective: Ensure that the quality of place we enjoy is maintained and enhanced					
Continue to implement Local Plan Part 1	Continues to provide a positive framework for Local Plan Part 2	On-going	Assistant Director (Policy and Planning)	Positive consideration of planning applications submitted in accordance with Local Plan policies	Existing staff and other resources
Prepare final draft of Local Plan Part 2	<p>Draft LDD and draft sustainability appraisal (SA) for consultation</p> <p>Publication (Pre-Submission) LDD and final SA</p> <p>Submission of LDD & SA to Secretary of State</p> <p>Examination</p> <p>Plan adoption</p> <p>SPDs Design and Affordable Housing</p>	<p>October 2014</p> <p>June 2015</p> <p>Nov 2015</p> <p>Feb-Mar 2016</p> <p>July 2016</p> <p>Design - Mar 2015</p> <p>Affordable Housing – Mar 2016</p>	Assistant Director (Policy and Planning)	Key stages achieved within agreed timescales with the Local Plan Part 2 adopted	Existing staff and other resources plus earmarked reserve.

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	New Equestrian SPD to replace existing guidance.	Equestrian - March 2016			
Adoption and implementation of Community Infrastructure Levy	Implement CIL Develop detailed mechanism to determine the use of CIL income	April 2014 Onwards April 2015	Assistant Director (Environment)	CIL adopted and being implemented which is enabling funding to be secured to provide and improve infrastructure intended to help mitigate the effects of development	Staff time and 5% funded from CIL income to support administration of the scheme
Identify opportunities and deliver measures to enhance the environment of Winchester City Centre supported by the Winchester Town Forum	Commission a consultant's report for enhancement of St Maurice's covert Consider consultant's proposals and implement subject to available funding Facilitate or secure other environmental enhancements including improvements to external waste storage and maintenance of buildings Develop policy on A Boards and Shop Fronts for	31 March 2015 March 2016 On-going June 2015	Assistant Director (Environment)	Improved appearance and vibrancy of the city centre including enhanced link between High St and Cathedral Quarter	Staff time and from within the Town Forum's budget including provision of a temporary additional officer resource in the Historic Environment Team

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	<p>adoption and implementation ready for LPP2 pre-submission</p> <p>Explore project to design and construct Cycle Café on Viaduct Way in partnership with SPUD</p>	Proposal to Cabinet by July 2015			
Historic Environment	Training for Parish Councillors and Members aimed at raising the profile and understanding of the role and work of the Historic Environment Team	March 2016	Assistant Director (Environment)	Improved understanding of the work undertaken by the Historic Environment Team and how this has a positive effect on the District's heritage assets	Existing staff resources and budgets
WCC owned Scheduled monuments and other memorials	Timely conservation and maintenance schedule prepared in collaboration with Estates Dept including prioritisation of Buttercross repairs and King Alfred statue	June 2015	Assistant Director (Environment)	Buttercross repaired in accordance with agreed schedule of works	Existing staff and budgets
	A prioritised schedule of repair and conservation work for all SAMs in city centre will be agreed	Oct 2015		Repair and conservation work on top priority SAM carried out and others programmed	Budget to be agreed for urgent works

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Priority Outcome: Efficient and Effective Council					
Objective: Ensure that the Council is resilient with an agile and flexible workforce					
Implement outstanding recommendations of Planning Advisory Service review of Development Management	Redesign planning processes and procedures to improve efficiency and create additional capacity, including a review of pre-application advice, and enhanced performance management	June 2015	Assistant Director (Environment)	A more efficient and effective service which delivers a more positive experience for users and is better placed to respond to customer needs	Staff time and temporary additional officer resources funded by increased planning income
Explore ways to resolve longstanding enforcement issues	Review older cases to establish a baseline and prioritise the most important Identify resources and actions needed to progress resolution of these cases.	August 2015 October 2015	Assistant Director (Environment)	Reduction in the number of older enforcement cases	Existing staff resources and additional resources may need to be agreed in the event that measures such as direct action are considered expedient
Review relevant services for opportunities to work more efficiently, effectively and flexibly	Milestones will be added as reviews are scoped		Assistant Director (Environment)	A more efficient and effective service which delivers a more positive experience for users and	Staff time and existing budget

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				is better placed to respond to customer needs	