

Built Environment & Deputy Portfolio Leader Plan 2014/15

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



'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 improve 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 2014/15.

Active Communities Priority Outcome

Objective: Provide housing to meet community needs

- Facilitate the delivery of Major Development Areas in the District:
 - West of Waterlooville.
 - Barton Farm.
 - North Whiteley.

- 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

- Implement the Stanmore 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.
- 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.

- Implementation of Local Plan Part 1
- Preparation of Local Plan Part 2
- Adoption and implementation of Community Infrastructure Levy.
- Identify opportunities and deliver measures to enhance the environment of Winchester City Centre supported by the Winchester Town Forum.

Efficient & Effective Council Priority Outcome

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

- Implement recommendations of Planning Advisory Service review of Development Management.

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

[Local Plan Part 1](#)

Stanmore Planning Framework (report [CAB2508](#))

Low Carbon Route Map, pending adoption in Jan 2014

Built Environment Portfolio Plan 2014/15

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					
Facilitate the delivery of Major Development Areas in the District: <ul style="list-style-type: none"> o West of Waterlooville. o Barton Farm. o North Whiteley 	i) West of Waterlooville & Barton farm – approval of reserved matters for next phases. ii) North Whiteley – Approval of outline permission followed by reserved matters for each phase.	On – going Outline permission by 2016	Assistant Director (Environment)	The delivery of high quality, sustainable and inclusive development.	Existing staff and other resources
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.	i) Planning permission granted for schemes which make provision for affordable housing on or off site. ii) Planning permission granted for other Council schemes as they arise including New Queens Head and Victoria House.	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					
Implement the Stanmore Planning Framework.	i) Granting planning permission for new housing, community and other facilities including for the 3	2013	Assistant Director (Environment) , Assistant	i)Delivery of housing to help meet local needs and improvement of community and other	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 schemes identified at the New Queens Head, top of the Valley (Wilberforce Close) and infilling of garage sites to help deliver the vision and objectives of the Framework.		Director (Chief Housing Officer)	facilities in Stanmore. ii) Stanmore Planning Framework reflected in Local Plan Part 2.	
Support community planning across the District	i) Provide continuing support to Denmead Parish Council for the development and adoption of its Neighbourhood Plan. ii) The outcomes from informal consultations underway in the larger parishes will feed into LPP2	i) 2014 ii) Spring 2014	Assistant Director (Environment)	Adoption of Denmead Neighbourhood Plan. Publication of Local Plan Part 2	Staff time and £25,000 grant received to date to support Denmead Neighbourhood Plan
Priority Outcome: Prosperous Economy					
Outcome: Support the local economy					
Facilitate and support the development and delivery of strategically important sites across the District.	i) Grant permission for revised Silver Hill scheme ii) Grant permission for mixed use development in the Station Approach area iii) Station Approach brief to inform Local Plan Part 2.	i) 2014/15 ii) On-going iii) 2015	Heads of Development Management and Strategic Planning	i) Delivery of a high quality, sustainable and inclusive development that will visually enhance and revitalise this part of the city centre and provide housing to help meet local need.	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
				ii) Delivery of high quality, sustainable and inclusive development that will visually enhance and revitalise this part of the city by creating a better sense of place and legibility , improve transport routes and provide employment opportunities and housing to help meet local need and to support the local economy. iii) Adoption of Local Plan Part 2	
Support the rural economy by providing bespoke planning advice and guidance for businesses looking to consolidate and expand their operations in the countryside	i) Provide pre-application advice and support to rural businesses and to grant planning permissions for appropriate development associated with the rural economy. ii) 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					
Implementation of Local Plan Part 1	Continues to provide a positive framework for Local Plan Part 2	Ongoing	Assistant Director (Environment)	Positive consideration of planning applications submitted in accordance with Local Plan policies	Existing staff and other resources
Preparation of Local Plan Part 2	Workshops with larger parishes (except Denmead) to feedback preferred sites/options to their communities. The results of these consultations will then inform preparation of the first draft of Local Plan Part 2.	Spring 2014	Assistant Director (Environment)	Key stages achieved within agreed timescales with the Local Plan Part 2 adopted.	Existing staff and other resources plus earmarked reserve subject to confirmation in Feb 2014 as part of budget.
	Town forum and other key stakeholders workshop to look at options for the city.	Jan 2014			
	Draft LDD and draft sustainability appraisal (SA) for consultation.	July 2014			
	Publication (Pre-Submission) :DD and final SA	January 2015			
	Submission of LDD & SA to Secretary of State.	May 2015			
	Examination	July- Nov 2015			
	Plan adoption	December			

Which projects will contribute towards the outcomes?	Milestones	Milestone Due Date	Responsible Officer	What will success look like?	Budget/ Resources
		2015			
Adoption and implementation of Community Infrastructure Levy.	Council agrees to adopt CIL	January 2014	Assistant Director (Environment)	CIL adopted and implemented which will enable funding to be secured to provide and improve infrastructure intended to help mitigate the effects of development	Staff time and from within existing Strategic Planning budgets.
	Agree Regulation 123 list	March 2014			
	Implement CIL	April onwards			
Identify opportunities and deliver measures to enhance the environment of Winchester City Centre supported by the Winchester Town Forum	<ul style="list-style-type: none"> i) Commission a consultant's report for enhancement of St Maurice's covert ii) Consider recommendations of the report and implement actions subject to available funding. iii) Facilitate or secure other environmental enhancements including improvements to external waste storage and maintenance of buildings. 	<ul style="list-style-type: none"> TBC ii) On-going 	Assistant Director (Environment)	Improved appearance of the city centre.	Staff time and from within the Town Forum's budget including provision of a temporary additional officer resource in the Historic Environment Team.

Which projects will contribute towards the outcomes?	Milestones	Milestone Due Date	Responsible Officer	What will success look like?	Budget/ Resources
Priority Outcome: Efficient and Effective Council					
Objective: Ensure that the Council is resilient with an agile and flexible workforce					
Implement recommendations of Planning Advisory Service review of Development Management.	<ul style="list-style-type: none"> i) Put in place new key performance indicators designed to better measure performance in terms of both speed and quality of decision making. ii) Redesign planning processes and procedures to improve efficiency and create additional capacity, including a review of pre-application advice, and enhanced performance management. 	<ul style="list-style-type: none"> i) April 2014 ii) September 2014 	Assistant Director (Environment)	<ul style="list-style-type: none"> i) Smarter performance indicators which better manage expectations of the service, so that they in align with available resources, and which factor in outcomes and quality of decision making as well as speed. ii) 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.