



WINCHESTER DISTRICT LOCAL PLAN PART 1 – JOINT CORE STRATEGY

CD2j: Schedule of Further Proposed Modifications 12 November 2012

Representations on behalf of Persimmon Homes (South Coast) Limited

Respondent Number: 02117

Modification No 2.4 - Policy DS1

Modification 2.20 - Policy MTRA2

OBJECTION is raised to the insertion of the words 'about' to the above policies.

It is acknowledged that the insertion of the word 'about' seeks to meet the concern raised by the Inspector regarding the lack of consistency in the way that the housing numbers have to date been expressed in policy. Policy CP1 already referred to 'about' 1100 although it is noted that the figures then given for the three sub-areas in that same policy are set out as absolute figures and no additional changes have been made to include the term 'about' for each of the sub-area figures. As a result, there continues to remain inconsistencies in the Plan.

However, the insertion on its own of the word 'about' offers no further clarity about the housing numbers for the Plan period. Furthermore, this modification does not address the points made in representations and at the Examination that it is the housing numbers themselves, and particularly for the Market Towns and Larger Villages and consequently the overall housing numbers, which need to be reconsidered.

It remains our view that the provision for the market towns and rural areas of 1500 or 'about' 1500 remains wholly inadequate. The Council itself has acknowledged that the figure of 1500 may well be exceeded and should not be seen as a ceiling to housing development. However, concern has been expressed at the Examination that this point is only made in the supporting text at 3.87 and not in Policy itself.

An analysis of the Council's own housing numbers under Policy MTRA2 demonstrates the inadequacy of the current figures and that under any of the given housing figures, 1500 or 'about' 1500 will need to be increased.

Taking the Council's current figures set out under Policy MTRA2, and even if all the settlements planned for the minimum figures of 400 for Bishops Waltham and New Alresford and 150 for each of the Larger Villages, then the figure of 1500 becomes 1700 without any allowance for the 50 or so other settlements covered under the MTRA suite of policies. The consequent total figures under Policy DS1 (and Policy CP1) would be 11,200

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If a middle figure were taken of 450 for Bishops Waltham and New Alresford and 200 for each of the Larger Villages, then the figure of 1500 becomes 2100 without any allowance for the 50 or so other settlements covered under the MTRA suite of policies. The consequent total figures under Policy DS1 (and Policy CP1) would be 11,600

If the higher figure were taken of 500 for Bishops Waltham and New Alresford and 250 for each of the other Larger Villages, then the figure of 1500 becomes 2500. The consequent total figures under Policy DS1 (and Policy CP1) would be 12,000.

It has been argued on behalf of Persimmon Homes (South Coast) Ltd and in addition by others, in representations and at the Examination that the figure of 250 needs to be increased to around 350 for some or all of the larger Market Villages that have characteristics in terms of their size and facilities more akin to the Market Towns. The consequent total figures under Policy DS1 (and Policy CP1) would then be 12,600.

It is therefore contended that the introduction of the word 'about' offers very little to the clarity and soundness of the Plan. It is the figures themselves that require reconsideration. It is our contention that the figures under MTRA2 should be increased from 1500 to 2200 and therefore Policy DS1 to 12,600.

The word 'about' suggests that the figures achieved could be above or below the figures set out. The above analysis shows clearly that using the Council's figures and on any of the scenarios that 11,000 should be exceeded and that the term 'about' is inappropriate and should as a very minimum be replaced with the term 'at least'.

This reference to substituting 'at least' in place of 'about' is set out without prejudice to the principal objections already made that the actual housing numbers for the Market Towns and Larger Villages, and consequently the overall housing figures, need to be increased.

LJE 10/12/12