

# Appendix C01

List of consultees and consultation  
responses



## Appendix C01 - List of consultees and consultation responses

List of Statutory Consultees notified of the Preferred Option Consultation , by letter on 13 May 2009

Type	Organisation
	South East England Regional Assembly
	Hampshire County Council
All relevant authorities – adjoining local planning authorities	Eastleigh Borough Council
	Test Valley Borough Council
	East Hampshire District Council
	Basingstoke and Deane Borough Council
	Havant Borough Council
	Portsmouth City Council
	Fareham Borough Council
All relevant authorities – All town & Parish Councils within the district	Badger Farm Parish Council
	Bighton Parish Council
	Bishops Sutton Parish Council
	Bishops Waltham Parish Council
	Boarhunt Parish Council
	Bramdean And Hinton Ampner Parish Council
	Cheriton Parish Council
	Colden Common Parish Council
	Compton And Shawford Parish Council
	Corhampton And Meonstoke Parish Council
	Crawley Parish Council
	Curdrige Parish Council
	Denmead Parish Council
	Droxford Parish Council
	Durley Parish Council
	Hambledon Parish Council
	Headbourne Worthy Parish Council
	Hursley Parish Council
	Itchen Stoke And Ovington Parish Council
	Itchen Valley Parish Council
	Kilmeston Parish Council
	Kingsworthy Parish Council
	Littleton And Harestock Parish Council
	Micheldever Parish Council
	New Alresford Town Council
	Northington Parish Council
	Old Alresford Parish Council
	Olivers Battery Parish Council
	Otterbourne Parish Council
	Owslebury Parish Council
	Shedfield Parish Council
	Soberton Parish Council
South Wonston Parish Council	
Southwick And Widley Parish Council	

	Sparsholt Parish Council
	Swanmore Parish Council
	Titchborne Parish Council
	Twyford Parish Council
	Upham Parish Council
	West Meon Parish Council
	Whiteley Parish Council
	Wickham Parish Council
	Wonston Parish Council
	Beauworth Parish Meeting
	Chilcomb Parish Meeting
	Exton Parish Meeting
	Warnford Parish Meeting
All relevant authorities – All town & Parish Councils adjoining the district	Hordean Parish Council
	Glanfield Parish Council
	Froxfield Parish Council
	Ropley Parish Council
	Medstead Parish Council
	Wield Parish Council
	Candovers Parish Council
	Steventon Parish Council
	Whitchurch Parish Council
	Hurstbourne Priors Parish Council
	Bullington Parish Council
	Barton Stacey Parish Council
	Chilbolton Parish Council
	Kings Somborne Parish Council
	Braishfield Parish Council
	Bishopstoke Parish Council
	Fair Oak And Horton Heath Parish Council
	Botley Parish Council
	West Tisted Parish Meeting
	Popham Parish Council
Overton Parish Council	
Laverstoke Parish Council	
Leckford Parish Council	
Little Somborne Parish Council	
All relevant authorities – Police Authority	Hampshire Constabulary
	South East England Regional Assembly
	The Environment Agency
	Highways Agency
	English Heritage
	Natural England
	South East Economic Development Agency (SEEDA)
Relevant gas,	British Gas Properties

electronic and telecommunications companies	
	Southern Electricity Plc
	British Telecommunications Plc
	Transco
	Southern Electric Plc
	Scottish And Southern Energy
	Esso Pipelines
	Mobile Operators Association
Relevant sewage and water undertakers	
	Portsmouth Water Company
	Southern Water
	South East Water
Hampshire and Isle of Wight Strategic Health Authority	
	Hampshire Primary Care Trust
	NHS South Centre Strategic Health Authority
	East Hampshire Patient And Public Involvement Forum
	Government Office for the South East
Government departments who may have large landholdings in the area covered by a local development document	
	South West Defence Estates
Other Specific Consultees:	
	Railtrack Plc - Southern Zone
	Network Rail
	Department For Transport
	National Grid (Malcolm Judd)
	Cardiff Mail Centre
	The Coal Authority

### **List of Statutory Consultee responses received**

Badger Farm Parish Council
Bishops Waltham Parish Council
Bramdean and Hinton Parish Council
Colden Common Parish Council
Compton and Shawford Parish Council
Corhampton and Meonstoke Parish Council
Crawley Parish Council
Curdridge Parish Council

Defence Estates
Denmead Parish Council
Eastleigh Borough Council
English Heritage
Environment Agency
Fair Oak and Horton Heath Parish Council
Fareham Borough Council
GOSE
Hampshire County Council
Havant Borough Council
Highways Agency
Itchen Valley Parish Council
Littleton Parish Council
Micheldever Parish Council
Natural England
Network Rail
New Alresford Town Council
NHS Hampshire
Portsmouth Water
PUSH
Scottish Southern Energy
SEEDA (South East England Development Agency)
SEERA (South East England Regional Assembly)
Shedfield Parish Council
South Downs Joint Committee
South East England Partnership Board
South Wonston Parish Council
Southern Electric
Southern Water
Swanmore Parish Council
Twyford Parish Council
Wickham Parish Council

Letter to statutory consultees	Your Ref:	
	Our Ref:	SO/eb
	Enq to:	Steve Opacic
	Tel. No:	01962 840222
	Email:	LDF@winchester.gov.uk

13 May 2009

**Winchester District Core Strategy - Preferred Option Consultation under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)**

The City Council has prepared its Core Strategy 'Preferred Option' after undertaking extensive consultation before and during the publication of the Issues and Options document in early 2008.

This is the first time that the complete Core Strategy has been expressed. It identifies a vision and a development strategy for each of the three sub-areas of the District, with strategic development allocations identified as necessary. There is also a series of 'core policies' which follow the themes of the Council's Sustainable Community Strategy and cover such matters as biodiversity, affordable housing, recreation and open space, flooding, sustainable design, etc.

A copy of the document is enclosed. If you require additional copies these can be purchased for £10 plus £2.50 P&P. You are also invited to attend the exhibitions we are holding during the consultation period, details are enclosed.

We are inviting you to comment on the Preferred Option by:-

- Completing the on-line comment form at [www.winchester.gov.uk/liveforthefuture](http://www.winchester.gov.uk/liveforthefuture) which will be automatically submitted to us;
- Completing the MS Word version on line and sending it back to us either by email to [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk) or by post to the above address;
- Requesting and returning a paper version of the comment form by phoning 01962 840222;
- Writing in to the above address or emailing to [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk).

Previous consultations have dealt with the subject matter of the Core Strategy and the key issues it should address, but you may also make representations on these matters. Responses will be taken into account in formulating the next version of the Core Strategy, the 'Pre- Submission' document. This will be followed by a 'Submitted' plan, which will be considered through the Examination in Public process to determine whether it is 'sound'. .

Any comments made to the Preferred Option **must** be returned using the on-line comment form, in writing, or by email to the Head of Strategic Planning at the above address by **5 pm on Friday 3<sup>rd</sup> July 2009**.

Yours sincerely

Steve Opacic, Head of Strategic Planning

## List of Non Statutory Consultees informed of Consultation

<b>Non Statutory Consultee</b>
Alresford Chamber of Commerce
Alresford Society
Rotary Club of Winchester and District
Winchester Meadows Conservation Alliance
Winchester College
Winchester New Allotment Holders Society Ltd
The Wickham Society
Winchester City Residents Association
University of Winchester
Forestry Commission
Bishops Waltham Gardening Club
Winchester Friends of the Earth
English Welsh and Scottish Railway Ltd
Bishops Waltham Society
Community Action Hampshire
Denmead Village Association
Winchester Housing Board
City of Winchester Trust
Winchester Area Community Action (WACA)
The Theatres Trust
Save Barton Farm Group
Prudential Property Inv Managers and Buckland Dev Ltd
Hampshire and Isle of White Wildlife Trust
The Dever Society
Humberts Leisure Chartered Surveyors
Winchester Action On Climate Change
Sport England (South East Region)
Winchester Town Forum
The Alresford Surgery
The Lawn Tennis Association
Hampshire Primary Care Trust
NHS South Centre Strategic Health Authority
Kilmeston Village Hall Management Committee
North Hedge End Consortium
North Whiteley Consortium
North Whiteley Co-ownership
Winchester □ District Mencap Society
St Giles Hill Residents' Association
St Swithun St □ Symonds' St Residents Association
Peter Symonds College
Equality And Human Rights Commission
Civil Aviation Authority
Age Concern
BAA Southampton

<b>Non Statutory Consultee</b>
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Health and Safety Executive
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Learning and Skills Council
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RSPB
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**List of General Consultee responses received**

Alresford Society
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Bushfield Campaign Group
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City of Winchester Trust
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Community Action Hampshire
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Denmead Village Association
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Dever Society
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Durley and Curdridge Parishes Action Group
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Fareham Society
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Forestry Commission
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Hampshire and Isle of Wight Trust
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North Hampshire Enterprise
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North Hedge End Consortium
----------------------------

North Whiteley Consortium
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North Whiteley Co-ownership
-----------------------------

Peter Symonds College
-----------------------

Save Barton Farm Group
------------------------

Sparsholt College
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Sport England
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St Giles Hill Residents Association
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St Swithun Street and Symonds Street Residents Association
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Theatres Trust
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University of Winchester
--------------------------

Upper Itchen Valley Society
-----------------------------

Wickham Society
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WinACC
--------

Winchester Area Community Actions
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Winchester and District Mencap Society
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Winchester College
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Letter to Non statutory consultees	Your Ref:	
	Our Ref:	SO/eb
	Enq to:	Steve Opacic
	Tel. No:	01962 840222
	Email:	LDF@winchester.gov.uk

May 2009

**Winchester District Core Strategy – Consultation on Preferred Option  
(Regulation 25) 14<sup>th</sup> May – 3<sup>rd</sup> July 2009**

The City Council has prepared its Core Strategy Preferred Option after undertaking extensive consultation before and during the publication of the Issues and Options document in early 2008.

This is the first time that the complete Core Strategy has been expressed. It identifies a vision and development strategy for each of the three sub-areas of the District, with strategic development allocations identified as necessary. There is also a series of 'core policies' which follow the themes of the Council's Sustainable Community Strategy and cover such matters as biodiversity, affordable housing, recreation and open space, flooding, sustainable design, etc.

A copy of the document can be viewed/downloaded on-line at [www.winchester.gov.uk](http://www.winchester.gov.uk) or purchased for £10 plus £2.50 P&P. You are also invited to attend the exhibitions we are holding during the consultation period, details are enclosed.

We are inviting you to comment on the Preferred Option by:-

- Completing the on-line comment form at [www.winchester.gov.uk/liveforthefuture](http://www.winchester.gov.uk/liveforthefuture) which will be automatically submitted to us;
- Completing the MS Word version on-line and sending it back to us either by email to [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk) or by post to the above address;
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- Writing in to the above address or emailing to [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk).

Responses will be taken into account in formulating the next version of the Core Strategy, the 'Pre- Submission' document. This will be followed by a 'Submitted' plan, which will be considered through the Examination in Public process to determine whether it is 'sound'.

Any comments made to the Preferred Option **must** be returned using the on-line comment form, in writing, or by email to the Head of Strategic Planning at the above address by **5 pm on Friday 3<sup>rd</sup> July 2009**.

Yours sincerely

Steve Opacic, Head of Strategic Planning

Letter to general public	Your Ref:	
	Our Ref:	SO/eb
	Eng to:	Steve Opacic
	Tel. No:	01962 840222
	Email:	LDF@winchester.gov.uk

May 2009

### **Winchester District Core Strategy - Consultation on Preferred Option**

In early 2008 the City Council undertook extensive consultation on its emerging Core Strategy: you may recall writing in to us in response to our Issues and Options paper, signing a petition, or attending one of our workshops held across the District. The Council has now taken into account the vast number of comments received, together with a range of technical information and has prepared the next stage of the Core Strategy, called the 'Preferred Option'.

This is the first time that the complete Core Strategy has been expressed, with a series of policies and maps illustrating proposed locations for growth and change. We are inviting you to comment on the Preferred Option by:-

- Completing the on-line comment form at [www.winchester.gov.uk/liveforthefuture](http://www.winchester.gov.uk/liveforthefuture) which will be automatically submitted to us;
- Completing the MS Word version on-line and sending it back to us either by email to [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk) or by post to the above address;
- Requesting and returning a paper version of the comment form by phoning 01962 840222,
- Writing in to the above address or emailing to [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk).

Responses will be taken into account in formulating the next version of the Core Strategy, which we will consult on in late 2009. The Preferred Option document can be viewed or downloaded from the Council's website [www.winchester.gov.uk](http://www.winchester.gov.uk). or purchased at a cost of £10 plus £2.50 P&P.

You are also invited to attend the exhibitions we are holding during the consultation period, details are enclosed. Comments on the Preferred Option **must** be returned using the on-line comment form, in writing, or by email to the Head of Strategic Planning at the above address by **5 pm on Friday 3<sup>rd</sup> July 2009**.

Yours sincerely,

Steve Opacic, Head of Strategic Planning

# Appendix C02

Preferred Option response form

# Your Comments

Please complete one form for every policy or paragraph you make a comment on. You only need to fill out one copy of your contact details, but please indicate the total number of pages enclosed in the box provided on the contact details form and include your surname or organisation on each of these comment forms.

Your Surname or Organisation

Policy/paragraph number

3. Do you: Support  or Object

Reason for support or objection

Continue on a separate sheet if necessary.

Date

Signature

# Help us plan for your future

Part of the Winchester District Development Framework

Public Consultation on the Core Strategy Preferred Option runs between 14th May and 3rd July 2009.

The Preferred Option can be viewed on-line at [www.winchester.gov.uk](http://www.winchester.gov.uk). In addition, copies of the Preferred Option will be available to view during this period at Winchester City Offices, Colebrook Street, Winchester and at all libraries in the District.



**Winchester**  
City Council

## How to make comments

Please use this form to tell us your views on the Core Strategy Preferred Option. Before commenting it is important that you take the opportunity to read the Core Strategy Preferred Option report.

In order to give the Council a clear and accurate picture of your views, you are requested to make representations on this official comment form. It is important to specify which part of the report you are commenting on, and a separate comment form should be completed for each specific policy and paragraph on which you wish to make your views known.

To assist us in analysing the responses, you are encouraged to make your comments electronically, preferably by using the Council's new on-line consultation form available at: **[www.winchester.gov.uk](http://www.winchester.gov.uk)**

This form is also available to download at [www.winchester.gov.uk](http://www.winchester.gov.uk) and responses can be submitted by emailing to **[ldf@winchester.gov.uk](mailto:ldf@winchester.gov.uk)**

You can also complete a copy of the attached form and post or fax it to: Head of Strategic Planning,  
Winchester City Council,  
City Offices,  
Colebrook Street,  
Winchester,  
Hampshire,  
SO23 9LJ

Fax: **01962 841 365**

If you require further copies of this form please contact our Customer Service Centre on **01962 840 222**

The closing date for comments is **5 pm on Friday 3rd July 2009**

## Your contact details and privacy

Anonymous comments will not be accepted. Please be aware that your comments will be available for people to read and we will be putting the responses (or a summary) on our website.

Any information that you supply will be held in accordance with the Data Protection Act 1998 see

**[www.winchester.gov.uk/councilanddemocracy](http://www.winchester.gov.uk/councilanddemocracy)**.

## What happens next

All comments received will be considered and reported to the Council's Cabinet (Local Development Framework) Committee, who will decide the content of the next stage of the Core Strategy. To be kept informed of what is happening, please sign up to the LDF e-newsletter 'Live for the Future' at **[www.winchester.gov.uk](http://www.winchester.gov.uk)**

Please complete this section in **BLOCK CAPITALS**

1 Name (including title)

Address

Post Code

Organisation (if applicable)

Telephone

Email\*

2 If you are acting as an agent, please give your details below

Contact Name

Company (if applicable)

Address

Post Code

Telephone

Email\*

Total Number of pages enclosed including this page:

\*We aim to minimise the amount of paper printed and sent out. Therefore, where an email address is provided, future contact will be made electronically.

# Appendix C03

## Preferred Option Exhibition Boards

## What is the Local Development Framework (LDF)?

The LDF will guide the amount, type and broad locations of development across Winchester District for the next 20 years. It will be used, when approved, to make planning decisions.

## What is the Core Strategy?

The Core Strategy provides the broad framework for what type of development will happen and where. It sets the scene and leads other LDF documents.

## What are the ground rules?

The Core Strategy must follow planning guidance set down by the government and the targets expressed within the South East Plan – the Regional Spatial Strategy. The southern part of the District lies within the Partnership for Urban South Hampshire sub-region (PUSH) which provides additional policy guidance.

## What has happened so far?

Work started on the 'Core Strategy' in 2007 by gathering lots of information and talking to the community and stakeholders.

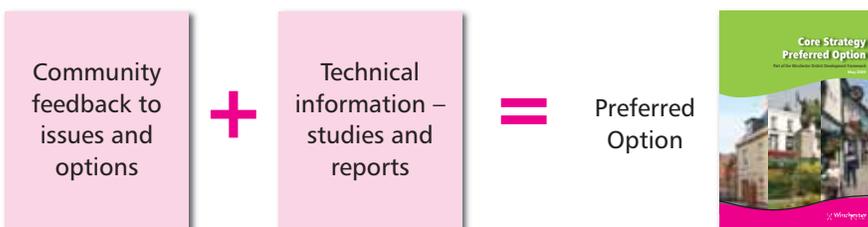


This information was used to generate a series of 'options' to explore various ways of dealing with important issues across the District....



## The Preferred Option

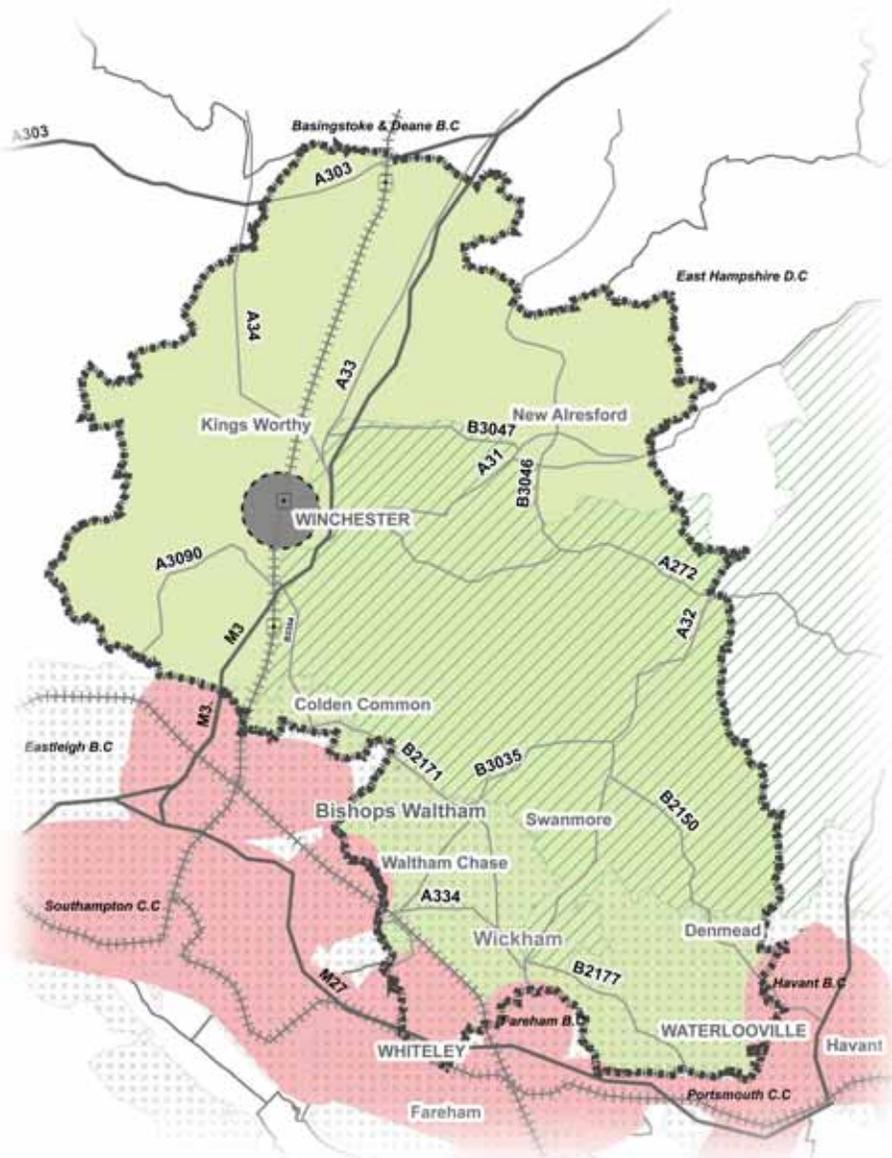
Following the Issues and Options consultation, the Council has agreed a 'Preferred Option' which suggests the way forward, taking account of all the information collected.



The Preferred Option is split into two main parts, the Spatial Strategy and the Core Policies...

# The Spatial Strategy

**The Spatial Strategy** - divides the District into 3 areas. Each area has a set of policies which reflects its nature and characteristics, and opportunities for growth and change. The main focus for new development will be at Winchester Town and the South Hampshire Urban Areas.



**Winchester Town** – the strategy is to provide for housing growth and maximise opportunities to diversify the economy, whilst seeking to reduce commuting levels and respect the special character of the Town.

**Market towns and rural areas** – the aim is to provide for development that serves local needs in the most accessible and sustainable locations, whilst respecting and improving the physical and community identity of settlements.



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**South Hampshire Urban Area** – the strategy is to ensure that the new communities created in this area are supported by the provision of physical and social infrastructure whilst paying full regard to the environmental assets in this part of the District.

# Vision for Winchester

## Winchester's Role:

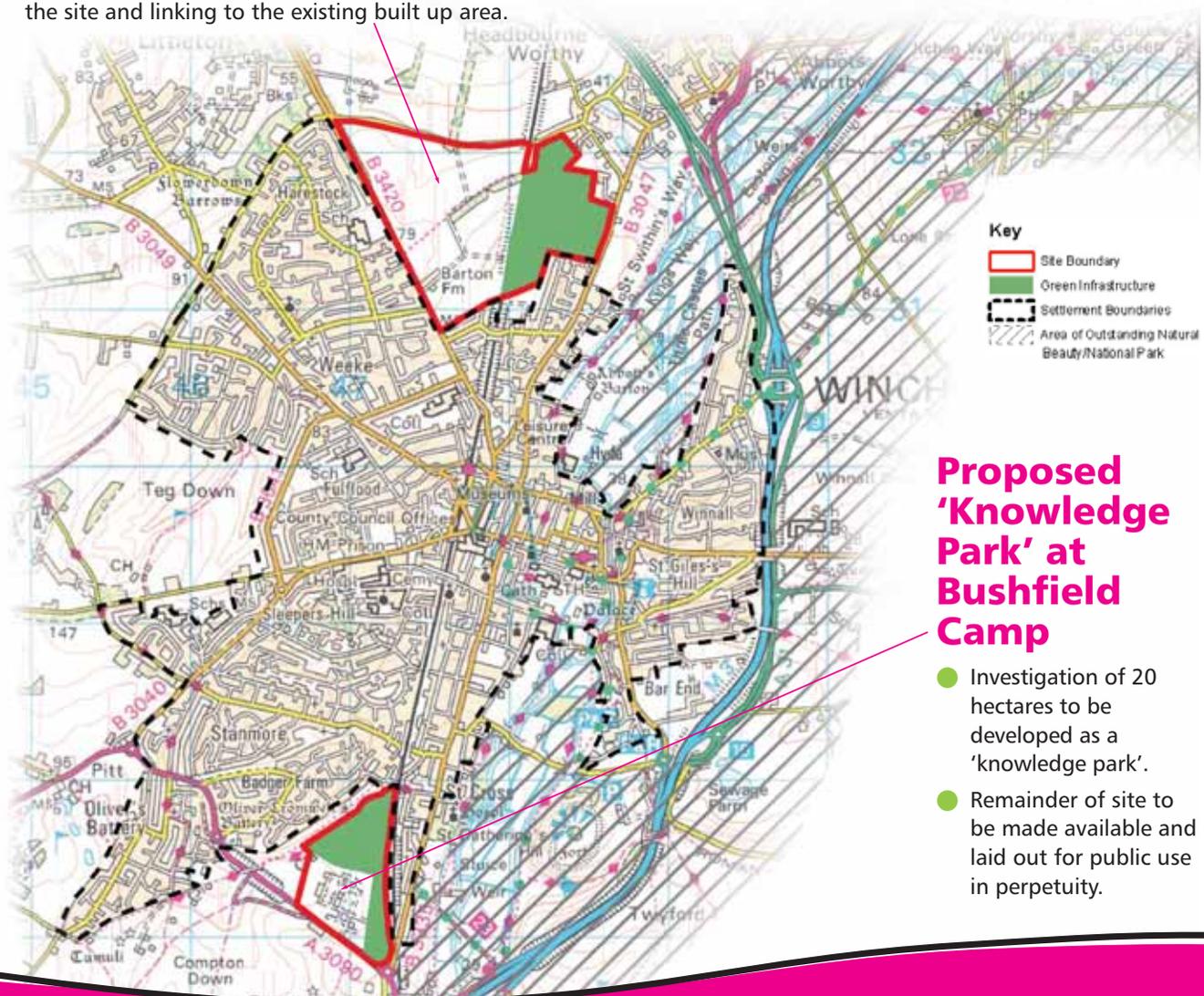
- Support Winchester as a major centre for shopping, employment etc.

## Use of Brownfield Land:

- Prioritise development of sites within the existing settlement boundary to reduce the need for greenfield sites.
- Expect these sites to contribute about 2000 dwellings.

## New Allocation at Barton Farm

- New residential neighbourhood.
- 2000 new homes.
  - 50% (1000) to be 2-3 bedroom.
  - 40% (800) to be affordable (social rent etc).
- Community facilities and local centre to include shops, pre-school facilities and a primary school.
- Open space for play, recreation and informal leisure.
- Roads, footways, green corridors, cycle and bus routes both within the site and linking to the existing built up area.



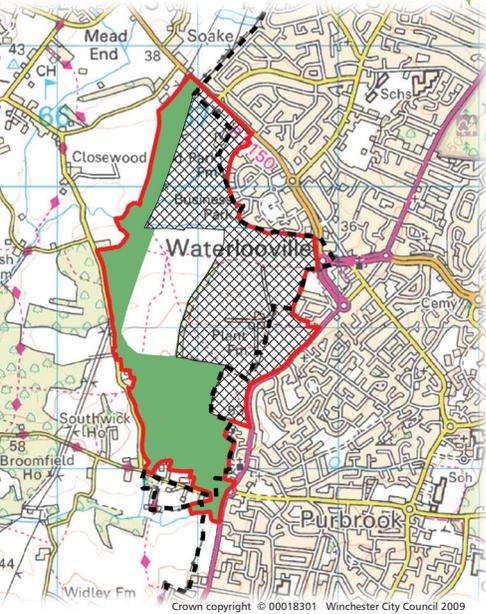
## Proposed 'Knowledge Park' at Bushfield Camp

- Investigation of 20 hectares to be developed as a 'knowledge park'.
- Remainder of site to be made available and laid out for public use in perpetuity.

# Vision for South Hampshire Urban Areas

**'PUSH' VISION:** The Partnership for Urban South Hampshire (PUSH) has a strategy to promote economic growth and states that most growth should be located within or adjoining main urban areas, while rural settlements should focus on development to meet local needs.

## Waterlooville



**Key**

- Site with consent for 2000 homes & supporting uses
- Site Boundaries
- Green Infrastructure
- District Boundary
- Settlement Gap

## West of Waterlooville

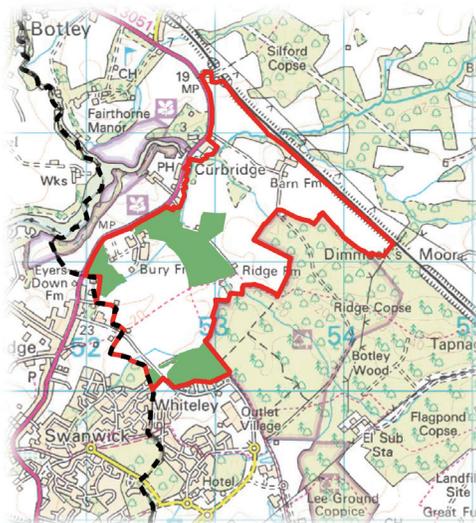
So far permission has been granted for 2000 new homes (1,500 in Winchester District).

- The Core Strategy proposes a further 1,000 new homes (currently a 'reserve' site).

Together these developments will provide:

- 3,000 new homes (2,500 in Winchester District).
- 40% affordable housing.
- Good pedestrian and cycle access to the town centre.
- 30 hectares of employment land.
- Provision of 2 primary schools.

## North Whiteley



## North Whiteley

- New neighbourhood of 3,000 new homes.
- Reflect and protect the many environmentally sensitive areas within and around the site.
- Provision of 2 primary and 1 secondary school.
- Complete Whiteley Way.

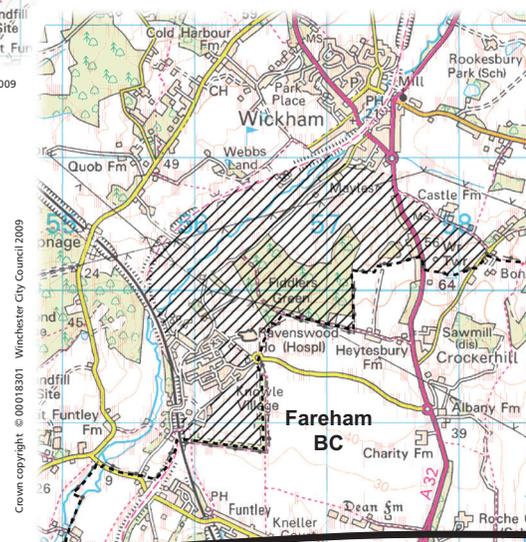
## North/North East of Hedge End

- Strategic Development Area as allocated in the South East Plan.
- Feasibility studies to be undertaken jointly with Eastleigh Borough Council to assess impact of 6,000 new dwellings in this area, particularly on the sensitive natural landscape and environment within Winchester District.
- Importance of a long term gap to protect the separate identify of Durley and Curdrige.

## North Fareham

- Strategic Development Area for 10,000 new homes within Fareham Borough as allocated in the South East Plan.
- Open land in Winchester District to form a gap between this and the existing settlements of Knowle and Wickham.

## North Fareham SDA



# Market Towns and Rural Areas

The vision for the Market Towns and Rural Area is to provide for development that serves local needs in the most accessible and sustainable locations to support and retain existing communities.

This vision will be achieved by:

- Providing housing, including affordable housing, of a scale appropriate to the settlement.
- Supporting the retention and improvement of public transport services.
- Promoting economic activity, including retail and tourism, which is consistent with the location, scale and nature of the settlement.
- Provision and retention of accessible public open space and green infrastructure.
- Retention and improvement of local services and facilities.

## 4 levels of settlements are defined:

### Level 1

- About 500 new dwellings in each settlement achieved through infilling, redevelopment and greenfield release(s) (including 40% affordable housing).
- Facilities and services should be retained and improved to serve the settlements and their catchment areas.
- Economic growth will also be supported with potential to relocate existing employment sites (modest greenfield releases may be appropriate).

### Level 2

- 300 new dwellings in each settlement achieved through infilling, redevelopment and greenfield release(s) (including 40% affordable housing).
- Economic growth will also be supported which could include a small greenfield release.

### Level 3

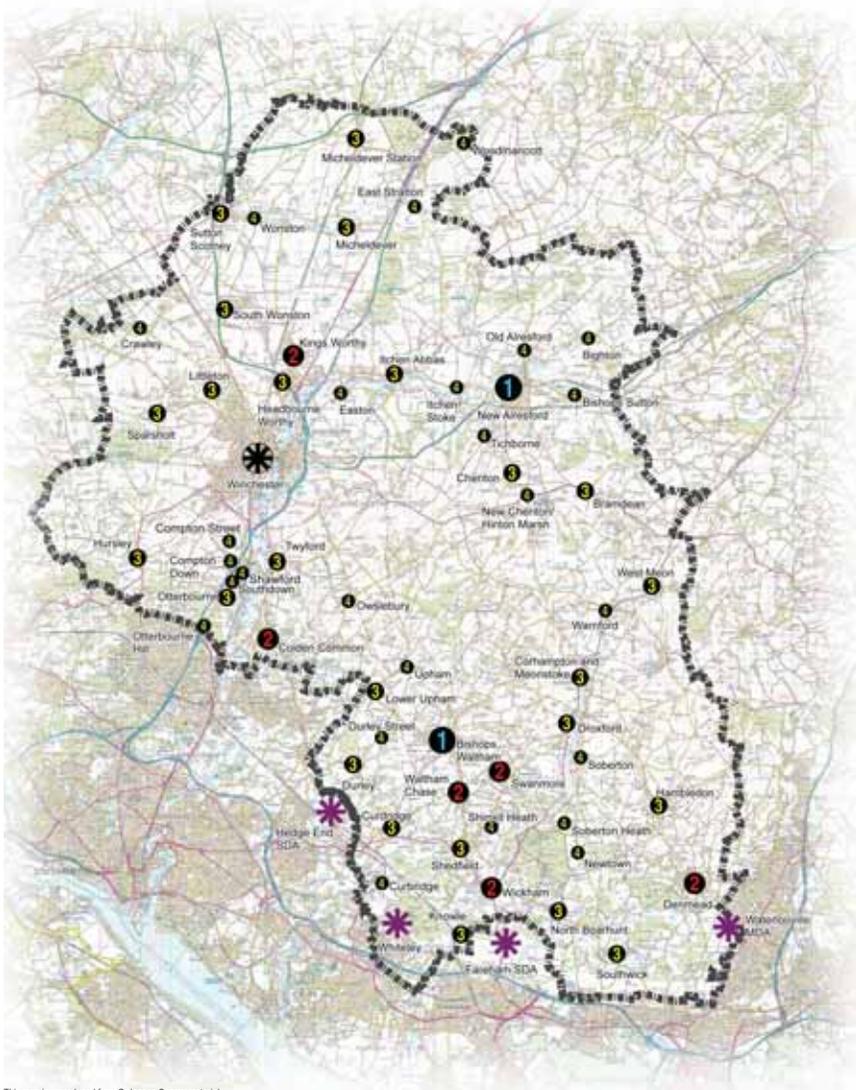
- Limited new development for housing and/or employment purposes - through infilling and redevelopment within existing settlement boundaries and built-up areas (including 40% affordable housing).

### Level 4

- Development limited to small scale affordable housing schemes with 'enabling' market housing permitted where necessary (no more than 20%) to meet demonstrable local needs.

### Remainder of the District

- Categorized as countryside where development would have to have an operational need for a countryside location, or reuses existing rural buildings.



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© Winchester City Council GIS 2009

**Core Policies** are District wide policies which cover a range of topics – the following gives a few examples



### Affordable Housing

All housing development which increases the supply of housing will be expected to provide 40% of dwellings as affordable housing (70% of them to be for social rent). There is also allowance for 'exception schemes' and 'enabling' development.



### Open space, sport and recreation

New housing development will be required to meet new standards of provision for public open space and built facilities by providing new facilities or by financial contributions towards off-site improvements.

There will be a presumption against the loss of open space, sports or recreation facilities.



### Flooding, Flood Risk and the Water Environment

Development should:-

- Avoid flood risk to people and property, taking climate change into consideration.
- Improve water quality and ensure source protection zones are protected.
- Include sustainable water management systems such as Sustainable Drainage Systems (SUDS) and incorporate high standards of water efficiency in the design.
- Take into account/improve the capacity of the water supply, drainage and sewerage networks to ensure new development can be accommodated.
- Maximise opportunities for biodiversity, green infrastructure and recreational gain in association with the water environment.



### Cultural Heritage and Landscape Character

New development should recognise, protect and where appropriate, enhance the District's distinctive landscape and cultural heritage. This includes landscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, and historic battlefields.

# Next Steps

## Turning Policy into Practice ...

The purpose of the Core Strategy is to set out a framework for development and provide guidance as to how and where this may happen in the District.

In terms of the District's economy the core policy on Economic Prosperity encourages development and diversification within the five key economic sectors that exist in the District:-

- 1 Public administration and services
- 2 Farming and other land based industries
- 3 Tourism
- 4 Creative and knowledge industries
- 5 Retail.

To achieve this the Council is preparing a ten year **Economic Strategy and Action Plan** which will be published in early July 2009 for comment. You can find out more and contribute to this important strategy by logging onto [www.winchester.gov.uk/economicstrategy](http://www.winchester.gov.uk/economicstrategy)

## How to comment on the Preferred Option...

Using the On-line comment form at [www.winchester.gov.uk/preferredoption](http://www.winchester.gov.uk/preferredoption)  
Or by completing a comment form and returning to:-

Head of Strategic Planning  
Winchester City Council  
City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 9LJ

By email : [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk)



**Deadline 5pm on Friday 3 July 2009**

## Next Steps...

August – November 2009:	Consideration of representations and reporting back to Winchester City Council Cabinet (LDF) Committee and preparation of 'pre-submission' version of the Core Strategy.
December 2009 – January 2010:	Consultation on 'pre-submission' version.
July 2010:	Submission of Core Strategy to the Secretary of State for consideration
September 2010 – Mar 2011:	Core Strategy examined for 'soundness' by Planning Inspectorate. Inspector produces binding report.
July 2011:	Final adoption of Core Strategy.



# Appendix C04

Public Notice 14 May 2009

News

palace fair



Men centres, Andy McIndoe, who judged

included a question and answer session with gardening expert, Andrew McIndoe.

There was also a host of stalls offering plants and crafts, and live music was provided by Cuff Billett's New Europa Jazz Band.

Organisers are already making plans for the 2010 show, which is due to take place at the palace ruins on Sunday, May 2.



Winchester City Council Core Strategy Preferred Option (part of the Winchester District Development Framework) Planning and Compulsory Purchase Act 2004 (as amended)

The Core Strategy is the first development plan document to be prepared under the Winchester District Development Framework and sets out the strategic planning framework for the District. All subsequent documents within the District Development Framework must comply with it.

Consultation on the Preferred Option for the Core Strategy commences on the 14th May 2009 and closes at 5pm on Friday 3rd July 2009. This is your opportunity to comment on the Preferred Option for the District, all the documents are on the Council's website www.winchester.gov.uk/liveforthefuture. Here you can use the on-line consultation form to submit your comments about the whole document or just the areas you are interested in. Alternatively, you can make comments in writing or by email to the City Council at the following address:-

Head of Strategic Planning  
Winchester City Council  
City Offices  
Colebrook Street  
WINCHESTER  
SO23 9LJ

Email : LDF@winchester.gov.uk

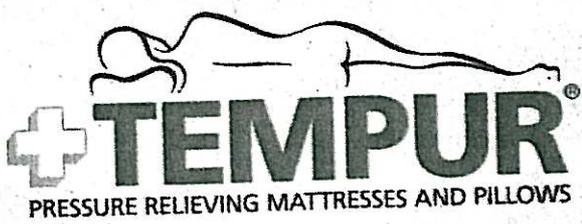
There will be a series of exhibitions around the District, where officers will be available to answer questions about the Core Strategy or the Local Development Framework in general :-

- Sat 6th June - The Old Goods Shed, Alresford, 10.30 am to 4 pm
- Mon 8th June - Meadowside Leisure Centre, Whiteley, 3pm- 8pm
- Tues 9th June- United Church, Jewry St, Winchester, 4pm - 9pm
- Thurs 11th June - Denmead Community Centre, 10.30am - 4pm
- Thurs 11th June - Jubilee Hall, Bishops Waltham, 6pm- 9pm
- Fri 12th June - Community Centre, Colden Common, 2pm - 6pm
- Sat 13th June - Brooks Shopping Centre, Winchester, 10am - 4pm
- Mon 15th June - Wickham Community Centre, 3pm- 8pm
- Tues 16th June - Tubbs Hall, Kingsworthy, 10.30am - 1pm
- Tues 16th June - Badger Farm Centre, Winchester, 2.30pm - 5pm
- Sat 20th June - Waterlooville Town Centre (pedestrian precinct) 10am - 2pm

Paper copies of the document can be inspected or purchased at Winchester City Council, City Offices, Winchester (price £10 plus p&p) tel. 01962 840 222. Alternatively you can view the document (subject to opening hours) at local libraries and the Council's local offices at Bishops Waltham, New Alresford and Whiteley. Your comments will be considered by the City Council along with other responses received, the results of the sustainability appraisal and evidence studies before proceeding to the next stage.

Steve Opacic  
Head of Strategic Planning, 14th May 2009

TEMPUR®  
Welcome to bed™



# Appendix C05

Press Release 12 May 2009

## Appendix C05

### LDF Core Strategy Preferred Option paper out for public consultation

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Members of the public and interested parties will from Thursday have the opportunity to comment on Winchester City Council's Preferred Option for the Core Strategy, as part of the Winchester District Development Framework. The consultation period starts on Thursday 14 May and will close at 5pm on Friday 3 July 2009.

The Preferred Option sets out for the first time the complete Core Strategy, including the detailed wording of policies and proposals, and the allocation of key sites across the District for development over the next twenty years. The documents are available to view on the City Council's website [www.winchester.gov.uk/preferredoption](http://www.winchester.gov.uk/preferredoption)

Earlier parts of the process explored possible opportunities and options for growth and change, and a wealth of information has been gathered ranging from technical studies and reports, to feedback from stakeholders and the community. This information has all been influential in preparing a development strategy for the District which must comply with national and regional planning guidance.

A series of exhibitions has also been arranged around the District to inform the community of the content and role of the Core Strategy. At the exhibitions officers will be available to answer questions about the Core Strategy or the LDF in general:

Date	Venues	Times
Saturday 6 June	The Old Goods Shed, Alresford	10.30am - 4pm
Monday 8 June	Meadowside Centre, Whiteley	3pm - 8pm
Tuesday 9 June	United Church, Jewry St, Winchester	4pm - 9pm
Thursday 11 June	Denmead Community Centre	10.30am - 4pm
Thursday 11 June	Jubilee Hall, Bishops Waltham	6pm - 9pm
Friday 12 June	Community Centre, Colden Common	2pm - 6pm
Saturday 13 June	Brooks Shopping Centre, Winchester	10am - 4pm
Monday 15 June	Wickham Community Centre	3pm - 8pm
Tuesday 16 June	Tubbs Hall, Kings Worthy	10.30am - 1pm

Tuesday 16 June	Badger Farm Community Centre, Winchester	2.30pm - 5pm
Saturday 20 June	Waterlooville Town Centre (pedestrian precinct)	10am - 2pm

Full address details of the venues are available from the website, this will also feature an on-line version of the exhibition boards available over the dates of the exhibitions.

Making your comments on-line is easy and our new system will be available from the 14 May via [www.winchester.gov.uk/preferredoption](http://www.winchester.gov.uk/preferredoption) and your comments will be submitted directly to the LDF team. You can also comment in writing to the Head of Strategic Planning at the Council address.

Paper copies of the document will also be available and can be inspected or purchased at Winchester City Council, City Offices (price £10 plus p&p). You may also view the document (subject to opening hours) at local libraries and the Council's local offices at Bishops Waltham, New Alresford and Whiteley.

All comments will be considered by the City Council, along with the other responses received, the results of the Sustainability Appraisal and evidence studies, before proceeding to the next stage of the Local Development Framework.

Date published: 12/05/2009

# Appendix C06

Press articles

# Appendix C06: Press Articles

The Daily Echo 18 May 2009

## Public views sought on blueprint for city

WINCHESTER civic chiefs have launched their latest public consultation over their blueprint for the next two decades.

Last month the city council agreed that Barton Farm should be developed with 2,000 homes.

Councillors also supported the idea of a "knowledge park", a place for hi-tech research, at Bushfield Camp on the southern edge of the city. Now the council is to ask the public what it thinks.

The consultation will run until Friday, July 3.

A series of exhibitions has also been arranged. They will be: June 6, The Old Goods Shed, Alresford, 10.30am-4pm; June 8, Meadowside Centre, Whiteley, 3-8pm; June 9, United Church, Jewry Street, Winchester, 4-9pm; June 11, Jubilee Hall, Bishop's Waltham, 6-9pm; June 12, Community Centre, Colden Common, 2-6pm; June 13, Brooks Centre, Winchester, 10am-4pm; June 15, Community Centre, Wickham, 3-8pm; June 16, Tubbs Hall, Kings Worthy, 10.30am-1pm and Community Centre, Badger Farm, 2.30-5pm.

*ECMO - 18/5/09 P11*

Winchester News Extra and Advertiser 21 May 2009

**What's on at the cinema?**  
See our guide in **7days**  
in this week's HAMPSHIRE CHRONICLE  
On sale now

winchester

# News Extra

Thursday, May 21, 2009

## & ADVERTISER

[hampshirechronicle.co.uk/news](http://hampshirechronicle.co.uk/news)  
Comment on a story, air your views and talk with people in your community.

**What's on at the theatre?**  
See our guide in **7days**  
in this week's HAMPSHIRE CHRONICLE  
On sale now

# SHAPING THE FUTURE

*EXTRA - 21/5/09, P1 + PR*

## Double triumph of Fordyce saga *+ PR*

**By staff reporter**

WINCHESTER civic chiefs have launched the latest public consultation about their blueprint for the next two decades.

Last month, the city council agreed that Barton Farm should be favoured for development for around 2,000 homes.

Councillors also supported the concept of a "knowledge park", a place for hi-tech research at Bushfield Camp, on the southern edge of the city.

Now the council is to ask the public what it thinks of its "Preferred Option for the Core Strategy" in the latest stage of the process that will ultimately lead to the adoption of the local development framework.

The consultation, which began last week, will end on July 3. A series of exhibitions has also been arranged to inform the

public about the document. Officers will be available to answer questions. Selected dates and venues are:-

June 8, The Old Goods Shed, Alresford, 10.30am to 4pm; June 9, United Church, Jewry Street, Winchester, 4 to 9pm; June 11, Jubilee Hall, Bishop's Waltham, 6 to 9pm; June 12, Community Centre, Colden Common, 2 to 6pm; June 13, Brooks Centre, Winchester, 10am-4pm; June 15, Tubbs Hall, Kings Worthy, 10.30am to 1pm; June 16, Community Centre, Badger Farm, 2.30 to 5pm.

The report is available online. Paper copies will also be available and may be inspected or purchased at the city offices, price £10, plus p&p. The document may also be seen at local libraries and the council's local offices at Bishop's Waltham, Alresford and Whiteley.

A WINCHESTER man is celebrating after raising more than £9,000 by completing two gruelling marathons. Alex Fordyce, left, finished one of the world's toughest races, the Marathon de Sables, and then ran the London Marathon in aid of Muscular Dystrophy. In finishing the "Marathon of the Sands", the property developer covered 151 miles across the Sahara, equal to six marathons in six consecutive days, an epic feat attempted by fewer than 1,500 people in the UK, with only 200 having gone on to do the Flora London Marathon as well. He and friend, Oliver Fraser-Looen, of Bath, had to be totally self-sufficient, carrying food, water, clothes, medical kit, sleeping bag and stove through temperatures reaching 50°C. Alex, 26, from Chilcomb, said: "It was an incredible experience. As well as being physically exhausting, it was mentally draining." He hopes to raise another £1,000, to bring his total to £10,000. Visit <http://www.justgiving.com/alexfordyce>.

**Cash for causes**  
HAMPSHIRE CHRONICLE  
Winchester Round Table

**Cash for Causes**  
Your group's chance to get a cash donation in a joint Round Table & Chronicle campaign  
See this week's HAMPSHIRE CHRONICLE  
On sale now

# Appendix C07

Perspectives extract Spring 2009

# Customer Service Excellence

## Next stages of the Local Development Framework

In the last edition of Perspectives we told you about our ambition to achieve the new government Customer Service Excellence standard.

During January two of our key divisions, Customer Service and Landlord Services underwent formal external assessment. As part of the rigorous process the assessors spent time reviewing policies and procedures as well as visiting sheltered accommodation, the Sussex St Hostel and Bishops Waltham Local Office.

Staff had to demonstrate that services were designed around the needs of our customers, that they worked in partnership successfully, that they were trained and consulted, and that customer focus was embedded throughout the Council from the Chief Executive through to frontline staff.

The good news is that both divisions were successfully accredited as working to the Customer Service Excellence Standard. This success is just the beginning as over the next three years every division will go through the process until Winchester City Council is recognised corporately as being a Customer Service Excellence organisation.

### Museums Accreditation

The City Council's City Museum has been awarded quality accreditation under the national Visitor Attraction Quality Accreditation Scheme (VAQAS) following a rigorous process including mystery shopping.

The museum is only the third attraction in the district to win the accreditation, the others being Marwell and INTECH.

The future of development in the Winchester District is being looked at by the latest round of LDF Reports.

They consider how the district can meet its housing requirements over the next twenty years, and how to ensure that we retain and diversify jobs, allowing people to live and work locally.

During October, November and December 2008 the Council's LDF Cabinet considered all of the public consultation received on the issues and options paper. The comments were considered and councillors agreed a series of recommended approaches to be taken forward to the next stage of core strategy preparation.

A preferred options document will be presented to the Council's LDF Cabinet committee for consideration and debate on 25 March 2009. This will present the core strategy as a set of policies and objectives to be implemented across the District over the plan period up to 2026. The Council will then approve this for consultation at its meeting on 22 April 09, with the public consultation taking place during May/June.

For more information and details of the consultation visit [www.winchester.gov.uk/LDF](http://www.winchester.gov.uk/LDF)

## Your council is here **TO HELP YOU**



### Struggling with debt? Housing worries? You are not on your own –

Winchester City Council is encouraging local residents to seek support and take up the services available to them during the recession to help through these difficult times.

**See page 5** for advice on getting through the recession and dealing with possible changes in your circumstances, and page 8 for some ideas of how to get the most from your local area, often for free.

# Appendix C08

Poster/Flier

# Help us plan for your future

Part of the Winchester District Development Framework

## Winchester Core Strategy Preferred Option Consultation

Winchester City Council has published its preferred option for the Core Strategy.

This sets out where major new development should be located, how to protect the environment and what new infrastructure will be needed to support the changes.

This document is now out for public consultation from Thursday 14 May through to Friday 3 July 2009.



Winchester  
City Council

# Winchester District Core Strategy Exhibitions

The exhibitions will be held from **Saturday 6 June –Saturday 20 June** in the following locations. Winchester City Council staff will be on hand to answer questions about the Core Strategy or the Local Development Framework in general:-

<b>Date</b>	<b>Venue</b>	<b>Time</b>
<b>Saturday 6</b> June	<b>Alresford</b> The Old Goods Shed Alresford Station Station Road SO24 9EP	10.30 am to 4 pm
<b>Monday 8</b> June	<b>Whiteley</b> Meadowside Leisure Centre (Room 3) Whiteley Way Whiteley PO15 7LJ	3 pm to 8 pm
<b>Tuesday 9</b> June	<b>Winchester</b> United Church Jewry Street SO23 8RZ	4 pm to 9 pm
<b>Thursday 11</b> June	<b>Denmead</b> Community Centre School Lane Denmead PO7 6LU	10.30 am to 4 pm
<b>Thursday 11</b> June	<b>Bishops Waltham</b> Jubilee Hall Little Shore Lane SO32 1ED	6 pm to 9 pm
<b>Friday 12</b> June	<b>Colden Common</b> Community Centre St Vigor Way Nr Winchester SO21 1UU	2 pm to 6 pm

<b>Date</b>	<b>Venue</b>	<b>Time</b>
<b>Saturday</b> <b>13</b> June	<b>Winchester</b> Brooks Shopping Centre (Lower Level)	10 am to 4 pm
<b>Monday</b> <b>15</b> June	<b>Wickham</b> Community Centre Mill Lane, Wickham PO17 5AL	3 pm to 8 pm
<b>Tuesday</b> <b>16</b> June	<b>Kings Worthy</b> Tubbs Hall Fraser Road Nr Winchester SO23 7PJ	10.30 am to 1 pm
<b>Tuesday</b> <b>16</b> June	<b>Badger Farm</b> Community Centre Badger Farm Road Winchester SO22 4QB	2.30 pm to 5 pm
<b>Saturday</b> <b>20</b> June	<b>Waterlooville</b> Town Centre Pedestrian Precinct (Joint exhibition with Havant BC)	10 am to 2 pm

All venues are accessible for wheelchair users



The Core Strategy can be viewed or downloaded from the Council's website [www.winchester.gov.uk/planning](http://www.winchester.gov.uk/planning). A paper version can be viewed during this period at Winchester City Council offices, Colebrook Street Winchester and at all Libraries in the District or can be purchased for £10, please call **01962 840 222** to request one.

## How to Comment...

1. On-line at [www.winchester.gov.uk/planning](http://www.winchester.gov.uk/planning) – complete an online questionnaire which will be then submitted directly to the Council's LDF team;
2. Paper comment form – please call 01962 840 222 and request a form and return to the address below.
3. In writing to:-  
Head of Strategic Planning  
Winchester City Council  
City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 9LJ
4. Or email [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk)

All comments **must** be received by **5pm on Friday 3 July 2009**

If you require the details of the consultation in an alternative format, or you need a paper comment form please call **01962 840 222**

# Appendix C09

Live for the Future e-newsletters May  
– June 2006



May 2009 - Issue 12

## LDF Bulletin

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### Core Strategy Preferred Option paper given go ahead for consultation

Winchester City Council met on Wednesday 22 April to discuss the Preferred Option Paper for the Core Strategy as part of the Winchester District Development Framework.

Click to view the [Committee reports from 22 April](#)

After 6 hours of debate and a number of amendments the councillors voted in favour of the document being put forward to the next consultation stage.

The Preferred Option sets out for the first time the complete Core Strategy, including the detailed wording of policies and proposals, and the allocation of key sites across the District for development over the next twenty years. The documents will be available to view on [www.winchester.gov.uk/ldfworkshops](http://www.winchester.gov.uk/ldfworkshops)

Earlier parts of the process explored possible opportunities and options for growth and change, and a wealth of information has been gathered ranging from technical studies and reports, to feedback from stakeholders and the community. This information has all been influential in preparing a development strategy for the District which must comply with national and regional planning guidance.

The Core Strategy Preferred Option will now go out to public consultation. The **consultation period will commence on 14 May and close at 5pm on Friday 3 July 2009.**

A series of exhibitions have been arranged around the District to inform the community of the content and role of the Core Strategy. At the exhibitions officers will be

### Latest News

#### [South Downs National Park](#)

After many years of debate the South Downs National Park was finally formally designated on 31 March 2009 .

Details can be viewed on the [DEFRA web site](#), the implications for Winchester District and its role and functions are still being explored.

#### [Community Strategy](#)

The Community Strategy is closely linked to the development of the LDF and has been refreshed.

available to answer questions about the Core Strategy or the LDF in general:

Date	Venues	Times
Saturday 6 June	The Old Goods Shed, Alresford	10.30am - 4pm
Monday 8 June	Meadowside Centre, Whiteley	3pm - 8pm
Tuesday 9 June	United Church, Jewry St, Winchester	4pm - 9pm
Thursday 11 June	Denmead Community Centre	10.30am - 4pm
Thursday 11 June	Jubilee Hall, Bishops Waltham	6pm - 9pm
Friday 12 June	Community Centre, Colden Common	2pm - 6pm
Saturday 13 June	Brooks Shopping Centre, Winchester	10am - 4pm
Monday 15 June	Wickham Community Centre	3pm - 8pm
Tuesday 16 June	Tubbs Hall, Kings Worthy	10.30am - 1pm
Tuesday 16 June	Badger Farm Community Centre, Winchester	2.30pm - 5pm
Saturday 20 June	Waterlooville Town Centre (pedestrian precinct)	10am - 2pm

Please visit the website for full address details of the above venues - [Preferred Option Consultation](#)

Paper copies of the document will also be available and can be inspected or purchased at Winchester City Council, City Offices (price £10 plus p&p). Your comments will be considered by the City Council along with the other responses received and the results of the Sustainability Appraisal and evidence base studies.

## Local Development Scheme (LDS) put on hold

The City Council submitted a revised Local Development Scheme to Government Office for the South East (GOSE) in March 2009 following approval by its Cabinet LDF Committee on 6 March 2009.

[LDF Cabinet Committee meeting reports](#)

However GOSE has issued a direction to the City Council advising not to bring the LDS into effect until a number of matters are resolved. Discussions are on going and a revised LDS will be shortly re-submitted.

[www.winchester.gov.uk/liveforthefuture](http://www.winchester.gov.uk/liveforthefuture)

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**Strategic Planning Team**

**Winchester City Council**  
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ColebrookStreet  
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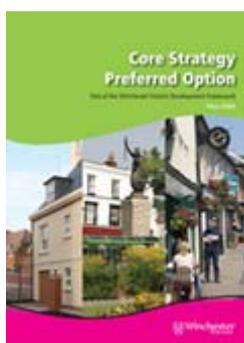


June 2009 - Issue 13

## LDF Bulletin

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### Core Strategy Preferred Option out for Consultation



Consultation on the Core Strategy preferred option commenced on **14 May and will run through to 5pm on Friday 3 July 2009.**

The Preferred Option document sets out for the first time the complete Core Strategy, including the detailed wording of policies and proposals, and the allocation of key sites across the District for development over the next twenty years. The document can also be viewed online at [www.winchester.gov.uk/preferredoption](http://www.winchester.gov.uk/preferredoption).

Exhibitions around the District will commence on **Saturday 6 June**, at the following venues where Winchester City Council staff will be on hand to answer questions about the Core Strategy or the Local Development Framework in general.

If you find you are unable to attend at the venues listed you can view the exhibition online - [www.winchester.gov.uk/exhibition](http://www.winchester.gov.uk/exhibition)

Date	Venues	Times
Saturday 6 June	The Old Goods Shed, Alresford	10.30am - 4pm
Monday 8 June	Meadowside Centre, Whiteley	3pm - 8pm
Tuesday 9 June	United Church, Jewry St, Winchester	4pm - 9pm
Thursday 11 June	Denmead Community Centre	10.30am - 4pm
Thursday 11 June	Jubilee Hall, Bishops Waltham	6pm - 9pm
Friday 12 June	Community Centre, Colden Common	2pm - 6pm
Saturday 13 June	Brooks Shopping Centre, Winchester	10am - 4pm
Monday 15 June	Wickham Community Centre	3pm - 8pm
Tuesday 16 June	Tubbs Hall, Kings Worthy	10.30am - 1pm
Tuesday 16 June	Badger Farm Community Centre, Winchester	2.30pm - 5pm
Saturday 20 June	Waterlooville Town Centre (pedestrian precinct)	10am - 2pm

There are many ways in which you can comment on the Core Strategy:

1. **Online** at [www.winchester.gov.uk/planning](http://www.winchester.gov.uk/planning) - complete an online questionnaire which will then be submitted directly to the Council's LDF team
2. **Email:** [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk)
3. **Paper comment form:** please call 01962 840 222 and request a form to complete and return to the address below
4. **In writing** to:  
 Head of Strategic Planning,  
 Winchester City Council,  
 City Offices,  
 Colebrook Street,  
 Winchester,  
 Hampshire.  
 SO23 9LJ

## Core Strategy Preferred Option Sustainability Appraisal

To ensure that the policies and proposals set out in the Core Strategy are progressing towards delivering sustainable development, all the draft policies have been assessed against the Council's agreed sustainability appraisal framework. The results of this process can be viewed at [www.winchester.gov.uk/liveforthefuture](http://www.winchester.gov.uk/liveforthefuture) (click on the link to the sustainability appraisal).

If you have any comments on the sustainability appraisal and its initial findings please submit these to us either in writing or by email by 5pm on Friday 3 July and mark your comments 'Sustainability Appraisal'.

### Next Steps

After this consultation your comments will be considered by the City Council along with the other responses received and the results of the Sustainability Appraisal and evidence base studies, and will inform the preparation of the next stage of the Core Strategy; the 'pre-submission' version due to be consulted on end 2009.

## South Downs National Park given the Green Light



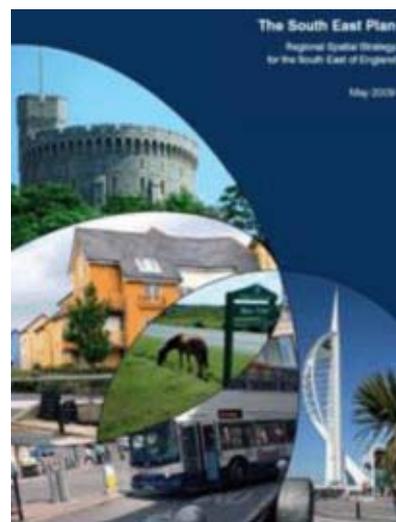
The Government's announcement that there will be a South Downs National Park to replace 99% of the East Hampshire and Sussex Downs Areas of Outstanding Natural Beauty concludes ten years of discussion about a National Park and its boundary. The Rt Hon Hilary Benn MP Secretary of State for the Department of the Environment, Food and Rural Affairs has decided that the area would be best served by the creation of a new National Park. The area will continue to be managed by the South Downs Joint Committee (SDJC) while the new National Park Authority is being established.

The National Park will largely replace the existing Area of Outstanding Natural Beauty (AONB) designations which the area has enjoyed since the 1960s. Approximately 40% of Winchester's area will fall within the park boundary and discussions have already begun about how planning and other functions will be provided. It is envisaged that the new National Park Authority should be up and running in April 2011.

Further information regarding the South Downs National Park can be found on [DEFRA's website](#) or on [Natural England's website](#).

## South East Plan Adopted by Secretary of State

The South East Plan is the 'Regional Spatial Strategy' for the South East of England and sets out the planning strategy and development requirements for the area. There have been various stages of consultation and examination of the document and the Secretary of State adopted the Plan on 6 May 2009. The South East Plan is now part of the statutory 'development plan', replacing earlier regional planning guidance and the Hampshire County Structure Plan Review. The Council's Local Development Framework is now legally required to be in accordance with the South East Plan.



The main change in relation to the Council's area involves a reduction of the District's housing requirement by 500 dwellings (in the non-PUSH area). The references to the Plan's housing requirements being a 'minimum' have also been removed, but at the same time the housing requirements for the Strategic Development Areas (SDAs) no longer refer to 'up to' 6000/10000 dwellings.

The adoption of the South East Plan provides a clear statutory basis for future planning and will be taken into account by the City Council in both its development management and forward planning activities. The South East Plan can be viewed online at:

<http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/>

## Consultation Panel

Winchester City Council is establishing a new consultation panel to help when consulting about Council initiatives, activities and various proposals. The panel will be an 'electronic panel' and people will be consulted via email and the completion of online survey forms. It is envisaged that consultation will take place every two or three months and will consist of less than a dozen questions on each occasion (i.e. 10 minutes or less of your time for each consultation).

If you are interested in becoming part of the panel please email our Research & Consultation Officer, John Kelly - [jkelly@winchester.gov.uk](mailto:jkelly@winchester.gov.uk) - putting *E-Panel* in the subject line. John will then send you more information and a short questionnaire to complete.

### Strategic Planning Team

**Winchester City Council**  
City Offices  
ColebrookStreet  
Winchester  
Hampshire  
SO23 9LJ

Tel: 01962 840 222

[ldf@winchester.gov.uk](mailto:ldf@winchester.gov.uk)

[www.winchester.gov.uk/liveforthefuture](http://www.winchester.gov.uk/liveforthefuture)

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June 2009 - Issue 14

## LDF Bulletin

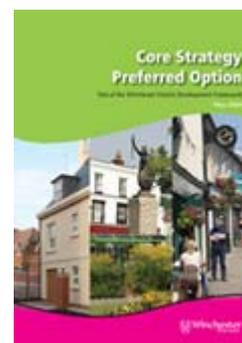
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### \*Reminder - Winchester District Core Strategy Preferred Option Consultation

Consultation on the Core Strategy preferred option will **close at 5pm on Friday 3 July 2009**.

The Core Strategy Preferred Option document sets out for the first time the complete Core Strategy, including the detailed wording of policies and proposals, and the allocation of key sites across the District for development over the next twenty years.

The document can be viewed online at [www.winchester.gov.uk/preferredoption](http://www.winchester.gov.uk/preferredoption).



There are many ways in which you can comment on the Core Strategy:

- On-line at [www.winchester.gov.uk/preferredoption](http://www.winchester.gov.uk/preferredoption) - complete an online questionnaire which will then be submitted directly to the Council's LDF team
- Email [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk)
- Paper comment form - please call 01962 840 222 to request a form to complete and return to the address below
- In writing to: Head of Strategic Planning  
Winchester City Council  
City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 9LJ

### Winchester District Local Plan Review - saved policies

The Winchester Local Plan was adopted in July 2006. With the introduction of the Local Development Framework (LDF) system in 2004 local plan policies were automatically saved for a 3 year period from adoption of the local plan.

This period however, expires in July 2009, but with the LDF still in preparation it is necessary to 'save' the local plan policies so that they can be used in making planning decisions.

The City Council has just received confirmation from Government Office as to the agreed list of 'saved' policies. Due to the level of detail guidance provided by the local plan policies, only those policies that had either been implemented or superseded by recent changes to regional and/or national planning advice have not been saved.

The following local plan policies will therefore expire on 7 July 2009:

<b>Policy Number</b>	<b>Topic</b>
DP6	Efficient use of resources
DP8	Flood Risk
DP15	Renewable Energy Schemes
CE7	Nature Conservation - International Sites
CE12	Agricultural Land Quality
CE27	Sites for Gypsies & Travelling Showpeople
HE13	Historic Buildings - Changes of Use
HE15	Listed Buildings - Demolition of
HE16	Listed Buildings - Setting of
H8	Special Needs Housing - accommodation for the elderly
E3	Winchester Office Development - Town Centre
SF4	Town Centre Development - Residential
RT7	Public Use of Private Facilities
RT8	Formal Recreational Facilities in Countryside
RT10	Meon Valley Bridleway
RT19	Enabling Development with Tourism, Recreation & Leisure Developments in Countryside
T7	Re-use of railway lines
T8	Footpath cycling etc networks improvements
T10	Traffic Management B3354/B2177
W8	Parking Controls and Servicing - Service Vehicles
S5	Bishop's Waltham - transport
S8	Denmead - centre
S11	Whiteley - Whiteley Farm
S13	Whiteley - Solent 1
S16	Pegham Coppice (Wickham)

For further details about the Local Plan visit - [www.winchester.gov.uk/Housing/Planning/LocalPlan](http://www.winchester.gov.uk/Housing/Planning/LocalPlan)

## Consultation E-Panel



Winchester City Council is establishing a new consultation panel to help when consulting about Council initiatives, activities and various proposals. The panel will be an 'electronic panel' and people will be consulted via email and the completion of online survey forms. It is envisaged that consultation will take place every two or three months and will consist of less than a dozen questions on each occasion (i.e. 10 minutes or less of your time for each consultation).

If you are interested in becoming part of the panel please email our Research &

Consultation Officer, John Kelly - [jkelly@winchester.gov.uk](mailto:jkelly@winchester.gov.uk) - putting *E-Panel* in the subject line. John will then send you more information and a short questionnaire to complete.

**Strategic Planning Team**

**Winchester City Council**  
City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 9LJ

**Tel:** 01962 840 222

[ldf@winchester.gov.uk](mailto:ldf@winchester.gov.uk)

[www.winchester.gov.uk/liveforthefuture](http://www.winchester.gov.uk/liveforthefuture)

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# Appendix C10

## Planning e-newsletter



## E-Planning Newsletter - March/April 2009

We hope you find this latest bumper edition of the e-planning newsletter helpful and informative.

[Forward this newsletter](#) to a friend or [sign-up](#) to receive regular copies.

---

### Planning Office moves

Please note that due to some major internal office moves, the Planning department will only be able to offer a restricted service for phone, email and personal contact on Friday 20th March and Monday 23rd March. We apologise for any inconvenience that this may cause.

---

### Planning Agents' Forum

The next Planning Agents Forum will be held on **Friday 3rd April 2009 at 2pm** at the Council Offices. Please let us know if you would like to attend as soon as possible as space is restricted.

If you have any issues or topics you would like to raise at this Forum, please contact Philippa Penfold, E-Planning Development Leader 01962 848124 or email: [ppenfold@winchester.gov.uk](mailto:ppenfold@winchester.gov.uk).

---

### New FastTrack service for Householder Appeals to be Introduced

Winchester City Council has submitted test material to the Planning Inspectorate in readiness for the mandatory 'go-live' date of this new system in April 2009. This has been approved by PINS and Winchester aim to go live with this service by the beginning of April.

Further information regarding the benefits of this new system can be found on the [Planning Inspectorate](#) and the [Planning Portal](#) websites.

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### Planning Enforcement - Policy document

Planning Enforcement have published the [Enforcement Policy](#) document, which can be found on our website. Further enquiries regarding this document should be directed to the Planning Enforcement Team on 01962 848480

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### Update on the Progress of the LDF

During October, November and December 2008 the Council's LDF Cabinet considered all of the representations received to the Core Strategy Issues and Options paper which was consulted on in early 2008. Many comments were considered and Councillors agreed a series of recommended approaches to be taken forward to the next stage of core strategy preparation. See below for the minutes from the LDF meetings.

[21st October Minutes](#)

### Useful Links

Here are some quick and easy links to some of our most popular planning pages.

[Winchester City Council Planning Homepage](#)

[Planning Portal](#)  
Visit the Planning Portal

[Planning Application](#)  
View current planning applications

[1APP](#)  
Find out more...

[Live for the Future](#)  
Help us to prepare our plans and policies for the future.



## E-Planning Newsletter - May/June 2009

We hope you find this latest edition of the e-planning newsletter helpful and informative.

[Forward this newsletter](#) to a friend or [sign-up](#) to receive regular copies.

---

### Planning Agents Forum

The latest Planning Agents Forum was held on Friday 3rd April 2009 at the Council Offices. Notes of the meeting and presentation material are now available to view on our website and can be [accessed here](#).

The next Forum will take place on **Thursday 9 July 2009 at 9.30am at City Offices**. If you have any issues or topics you would like to raise at the next Forum, please contact Philippa Penfold, E-Planning Development Leader 01962 848124 or email: [popenfold@winchester.gov.uk](mailto:popenfold@winchester.gov.uk).

---

### New FastTrack service for Householder Appeals to be Introduced

The Planning Inspectorate has launched the Householder Appeal Service (HAS), which came into effect on 6 April 2009. This expediated process will bring a quicker and more proportionate appeals service to householders. The aim of this new service is to dramatically shorten the length of time it will take you to receive a decision on any Householder appeal you may submit to the Planning Inspectorate.

There are also other important changes to the system which relate to non-householder appeals, details of which are available on the PINS website.

Further information regarding the benefits of this new system can be found on the [Planning Inspectorate](#) and the [Planning Portal](#) websites.

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### Update on the Progress of the LDF Next Stages of Core Strategy

On 22 April 2009 Full Council gave approval for the Core Strategy Preferred Option to go out for consultation. The Preferred Option sets out for the first time the complete Core Strategy, including the detailed wording of policies and proposals and the allocation of key sites across the District for development over the next twenty years.

The consultation period started on Thursday 14 May **and will finish on Friday 3 July 2009**. A series of exhibitions are planned around the District to provide information on the content and role of the Core Strategy. At the exhibitions officers will be available to answer questions about the Core Strategy and the LDF in general. [Click here](#) for more details.

### Useful Links

Here are some quick and easy links to some of our most popular planning pages.



[Winchester City Council Planning Homepage](#)



[Planning Portal](#)  
Visit the Planning Portal



[Planning Application](#)  
View current planning applications



[1APP](#)  
Find out more...



[Live for the Future](#)  
Help us to prepare our plans and policies for the future.

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### South Downs National Park given the green light

The Government's announcement that there will be a South Downs National Park to replace 99% of the East Hampshire and Sussex Downs Areas of Outstanding Natural Beauty concludes ten years of discussion about a National Park and its boundary.

The Rt Hon Hilary Benn MP, Secretary of State for the Department of the Environment, Food and Rural Affairs has decided that the area would be best served by the creation of a new National Park. The area will continue to be managed by the South Downs Joint Committee (SDJC) while the new National Park Authority is being established.

The National Park will largely replace the existing AONB designations which the area has enjoyed since the 1960s. Approximately 40% of Winchester's area will fall within the park boundary and discussions have already begun concerning how planning and other functions will be provided. It is envisaged that the new National Park Authority should be up and running in April 2011.

Further information regarding the South Downs National Park and the area that will be included, can be found on [DEFRA's website](#) or on [Natural England's website](#) which shows the area in relation to Winchester City Councils district boundary.

#### For more information contact:

**Philippa Penfold**  
**E-Planning Development Leader**  
Winchester City Council  
Planning Department  
City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 9LJ

**Tel:** 01962 848 124

**Fax:** 01962 841 365

**Email:** ppenfold@winchester.gov.uk

[www.winchester.gov.uk](http://www.winchester.gov.uk)

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[12th November Minutes](#)

[16th December Minutes](#)

With revisions to LDF guidance from Government in June 2008 greater emphasis has been placed on the allocation of strategic sites for development through the Core Strategy. Development allocations at Winchester Town were therefore discussed on [28th January 2009](#) and sites in the southern part of the District focussing on Whiteley and Waterlooville were looked at on the [6th March 2009](#).

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### Next Stages of Core Strategy

Following the above series of meetings - a Preferred Option document will be presented to the Council's LDF Cabinet Committee for consideration and debate on 25th March 2009. This will present the Core Strategy as a set of policies and objectives to be implemented across the District over the plan period up to 2026.

The Council will consider the Preferred Option document at its meeting on 22nd April 2009, with the public consultation taking place during May/June. Details of the consultation arrangements are still being planned, but will be issued via the LDF e-bulletin nearer the time.

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### Update on new planning documents

The City Council has published two draft documents on housing supply in Winchester District:

[Assessment of the Need for Local Reserve Site Release & Land Availability Assessment 2009](#).

[Strategic Housing Land Availability Assessment \(Draft\)](#)

If you have any comments on either of the Assessments, or their draft conclusions, please ensure that they are **returned no later than the 15th April 2009** to the following address:

Head of Strategic Planning, Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ, or by email to [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk)

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### Car Parking Standards Supplementary Planning Document (Draft)

Winchester City Council has published a draft [Supplementary Planning Document \(SPD\) on Car Parking Standards](#). Comments are invited on the document, and must be received **before the 9th April 2009**. They should be sent in writing to:

Head of Access & Infrastructure, Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ, or by email to [dmassey@winchester.gov.uk](mailto:dmassey@winchester.gov.uk).

For more information contact:

**Philippa Penfold**  
**E-Planning Development Leader**  
 Winchester City Council  
 Planning Department  
 City Offices  
 Colebrook Street  
 Winchester  
 Hampshire

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### Planning Portal Agent Surgeries

The Planning Portal are inviting planning authorities to host a day of Agent Surgeries for local agents who will be invited to attend one-to-one sessions, where they can have first-hand tuition on how to submit planning applications online from Planning Portal staff.

Research has found that whilst planning agents have found value

in attending Planning Portal Workshops around the country, individuals have found more benefit from attending one-to-one sessions, where they can have first-hand tuition on how to submit online, as opposed to an open forum debate around a variety of planning issues.

SO23 9LJ

Tel: 01962 848 124

Fax: 01962 841 365

Email: ppenfold@winchester.gov.uk

If you think this would be valuable to your business, then can you please contact Philippa Penfold ([ppenfold@winchester.gov.uk](mailto:ppenfold@winchester.gov.uk)) in the first instance who will liaise with the Planning Portal.

[www.winchester.gov.uk](http://www.winchester.gov.uk)

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# Appendix C11

LDF/LSP meetings

### Appendix C11 LSP/LDF Preferred Option

Date	Meeting -Event	LDF matters raised	Web link to papers (where available)
14 <sup>th</sup> May 2009	Economic Prosperity Group  Winchester Business Centre, Parchment Street	Briefing on Core Strategy preferred option consultation (May –July 2009)	<a href="http://www.wdsp.co.uk/economicprosperity/meetings/details/32/">http://www.wdsp.co.uk/economicprosperity/meetings/details/32/</a>
21 <sup>st</sup> May 2009	Executive Group  @ WCC offices	Briefing on Core Strategy preferred option consultation (May –July 2009)	<a href="http://www.wdsp.co.uk/community-strategy/meetings/details/76/">http://www.wdsp.co.uk/community-strategy/meetings/details/76/</a>
9 <sup>th</sup> June 2009	High Quality Environment SOG  @ WCC offices	Briefing on Core Strategy preferred option consultation (May –July 2009)	
Wednesday 10 <sup>th</sup> June 2009	Health and Wellbeing SOG	Briefing on Core Strategy preferred option consultation (May –July 2009)	
Wednesday 17 <sup>th</sup> June	Inclusive Society SOG	Briefing on Core Strategy preferred	

	@ WACA	option consultation (May –July 2009)	
Tuesday 7 <sup>th</sup> July 2009	Economic Prosperity SOG  @WCC offices	Discussion on draft PPS4 and implications for LDF/SCS	
Thursday 16 <sup>th</sup> July 2009	Executive Group  @ West Downs Campus	Joint LDF/LSP Delivery agent event to discuss infrastructure capacity and requirements for delivery of the proposed strategic allocations in the emerging Core Strategy – developers and a range of infrastructure providers invited to discuss site specific issues.	<a href="http://www.wdsp.co.uk/community-strategy/meetings/details/72/">http://www.wdsp.co.uk/community-strategy/meetings/details/72/</a>
Thursday 15 <sup>th</sup> October 2009	Children’s and Young Peoples Partnership ‘Youth Democracy Event’  @Winchester	Exhibition boards and two short exercises to engage with young people based on ‘if you were planning a new large development what features/facilities would you would	<a href="http://www.winchester.gov.uk/Documents/Committees/Cabinet/1900_1999/CAB1944LDFupdated.pdf">http://www.winchester.gov.uk/Documents/Committees/Cabinet/1900_1999/CAB1944LDFupdated.pdf</a> (Cabinet Report Appendix D)

	Guildhall	include?'	
Thursday 11 <sup>th</sup> March 2010	LSP Executive Board  @ Winchester Guildhall	Update on infrastructure and delivery planning	

# Appendix C12

Delivery event July 2009 – invitation  
and list of attendees

## Appendix C12

### Invitation to Winchester's Delivery Agent Event

On: Thursday 16<sup>th</sup> July 2009

At : West Downs Centre (Room 2)  
University of Winchester  
Romsey Road  
Winchester

Starting at 2pm and concluding by 5pm

#### **Does your organisation provide a key service/utility or regulate utility providers?**

If so, then Winchester City Council would like to invite you to an event to discuss the implications for your service for the amount of new development that will be built in the Winchester District over the next 20 years.

The aim of the event is to determine precisely what new or improved service provision is required to enable the large scale developments proposed in Winchester District to be delivered by 2026.

Through the Council's Local Development Framework Core Strategy Preferred Option four sites are being allocated for large scale development:-

Winchester – Barton Farm – 2000 dwellings  
                    Bushfield Camp – potential 20 hectares for 'Knowledge Park'

Whiteley – 3000 dwellings

Waterlooville – West of Waterlooville – 3000 dwellings

The details of these allocations can be viewed in full at [www.winchester.gov.uk/preferredoption](http://www.winchester.gov.uk/preferredoption), which is out to consultation until 3<sup>rd</sup> July 2009.

However, before the Council can proceed to the next stage of its Core Strategy, it must make sure that these sites can be delivered in the timeframe. This includes establishing precise infrastructure requirements, phasing and costs. We are therefore inviting your organisation to contribute/inform this process by providing answers to the following questions :-

- Can your organisation supply its service to the new developments in the planned locations and within the timeframe?

- What capacity exists at present for your service? Could it cope with the levels of growth planned? If not, what actions do you need to put in place to ensure a continuation of service to both existing and new users?
- Is there available funding if improvements are required to serve these sites?, where will this come from? What level of developer contributions are needed and justified?
- What improvements to your service are already planned?, when will these be available to serve the new/existing developments?
- In addition, to these four key strategic sites, incremental development will continue to occur across the Winchester District. The main areas where this will be concentrated are:
  - Alresford and Bishops Waltham 500 dwellings and corresponding economic growth in each settlement over 20 years
  - Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham - 300 dwellings and corresponding economic growth in each settlement over 20 years
- Can your service cope with this or is there a point at which it will reach capacity and require investment?, if so, when/where will this be? And what level of growth is likely to trigger the need for investment?, who will pay?
- Winchester District is not unique in the levels of development required over the next 20 years, these are set out in the approved South East Plan which covers the whole of the South East. Does your service extend beyond the Winchester boundary and what are the implications of development outside/on the boundary of our District for your service (e.g. the proposed 'Strategic Development Areas' to the N/NE of Hedge End [6,000 dwellings] and N of Fareham [10,000 dwellings])? Will this impact on the delivery of the development planned within our District?

There may be other officers within your organisation that are better placed to answer these detailed matters, I would therefore be grateful if you could forward this invitation to them. We are keen to ensure that this event provides some meaningful outcomes, which will be used to inform both the LDF and the Council's Sustainable Community Strategy.

Please let my colleague Dave Shaw ([dshaw@winchester.gov.uk](mailto:dshaw@winchester.gov.uk)) (01962 848 221) or myself, know if your organisation will be attending by 10<sup>th</sup> July. A detailed agenda and location map of the venue will then be forwarded to you.

Regards

## Invitation/Attendance List

Organisation	Attended
GOSE	Yes
Hampshire PCT	Yes
Environment Agency	Yes
Natural England	Yes
English Heritage	No
Hampshire Police Authority	Yes
Hampshire Fire Authority	No
Highways Agency	Yes
Network Rail	No
Hants County Council	
<ul style="list-style-type: none"> <li>• Adult Services</li> <li>• Education</li> <li>• Transport</li> <li>• Public transport</li> <li>• Hants Waste</li> <li>• Planning</li> <li>• Transport</li> <li>• Children's Services</li> </ul>	Yes Yes Yes Yes Yes Yes Yes No
Partnership for Urban South Hampshire	Yes
Registered Social Landlords	
<ul style="list-style-type: none"> <li>• Sovereign Housing</li> <li>• A2Dominion</li> <li>• Hyde Housing,</li> <li>• First Wessex</li> <li>• Action Hants</li> </ul>	Yes Yes Yes Yes Yes
Southern Water	Yes
Portsmouth Water	Yes
Scottish Southern	Yes
South East Water	No
Scottish Gas Networks	No
EDF Energy	No
EON energy	No
N Power	No
Scottish Power	No
Centrica	No
Wildlife Trust	No
WinAcc	No
Forestry Commission	Yes
Sustrans	No
Citizens Advice Bureau	Yes
Winchester Area Community Action	Yes

Winchester Diocese	Yes
University of Winchester	Yes

<b>Developer Representatives for Preferred Option allocations</b>	
Bushfield – Terrence O’Rourke Ltd & the Richard Parker Consultancy	Yes
Whiteley - Terrence O’Rourke Ltd,PBA Transport Consortium & Crest strategic Planning	Yes
Waterlooville – Grainger & Savills	Yes
Barton Farm - Cala Homes	Yes

<b>Winchester City Council Representatives</b>	
Cllr George Beckett	Leader of Winchester City Council
Bob Merrett	Corporate Director (Policy)
Steve Tilbury	Corporate Director (Operations)
Steve Opacic	Head of Strategic Planning
Greg White	Principal Planning Officer – Strategic Planning
Jenny Nell	Principal Planning Officer – Strategic Planning
Nigel Green	Major Development Project Leader
Simon Maggs	Housing Strategy and Development Manager
Antonia Perkins	Improvement, Partnerships and Scrutiny Manager
Damian Offer	Landscape and Open Spaces Manager
Linda Thomas	Landscape Architect
Elaine Bonnon	Technical Officer – Strategic Planning
Liz Dee	Planning Officer – Strategic Planning
Zoe James	Planning Officer – Strategic Planning
David Hampton MVA transport consultants on behalf of WCC	

# Appendix C13

Young Persons event 20 October 2009

# Appendix C13: Young Persons Event 20 October 2009

## Exercise 1

### KEEPAD questions and answers

KEEPAD = series of questions presenting on screen. Each participant is given a 'KEEPAD' and can choose an answer from those listed on the screen, young people and adults participating had different 'KEEPADS' hence the different responses listed below. Participants could choose whether to answer a question or not (N.b not all participants could respond to each question due to a range of technical matters of KEEPAD operation).

red type = responses from young people present

blue type = responses from adults present

### 11.) What's the biggest challenge facing the Winchester District over the next 20-30 years:

	Responses			
	(percent)		(count)	
Cost of housing	26.83%	25.0%	11	6
Lack of a range of job opportunities	34.15%	16.67%	14	4
An increasing population aged over 60	2.44%	8.33%	1	2
Climate change	19.51%	37.5%	8	9
Too much commuting	2.44%	4.17%	1	1
How to remain an attractive place to live	14.63%	8.33%	6	2
<b>Totals</b>	<b>100%</b>	<b>100%</b>	<b>41</b>	<b>24</b>

### 12.) If you moved to a new development on the edge of an existing town what would be the most important to you?

	Responses			
	(percent)		(count)	
A large garden	28.21%	8.33%	11	2
A school/college	20.51%	8.33%	8	2

near by Green space/sports field near by Shops near by that you can walk to Safe foot paths and cycle paths to town On-site renewable energy	12.82%	16.67%	5	4
	12.82%	8.33%	5	2
	10.26%	16.67%	4	4
	15.38%	41.67%	6	10
<b>Totals</b>	<b>100%</b>	<b>100%</b>	<b>39</b>	<b>24</b>

## Exercise 2

Participants were asked to complete the following questions on flipcharts.

If you were planning a new development of 2000 – 3000 houses which of the following do you think are the most important ?

*You have 3 choices - please place a tick in 3 boxes only*

Providing a range of house types such as :-  Small houses Larger houses Flats	<b>19</b>
Providing transport opportunities to avoid using a car :-  Bus service; Cycle routes; Footpaths;	<b>27</b>
Ensuring all the buildings are 'eco-friendly' :-  Use renewable energy; Include recycling facilities; Minimise carbon emissions and water consumption	<b>19</b>

Provision of facilities such as :- Schools; leisure/recreation; shops; community halls; health facilities	<b>28</b>
Include places to work  Purpose built business units; Homes that you can run a business from	<b>12</b>
Designing the site to include:-  Formal play space (pitches and playgrounds); Informal areas for sitting, walking or playing	<b>9</b>
Anything else?	<p>Add your suggestion here.....</p> <p>More cycle lanes</p> <p>Church / other religious building</p> <p>Sunday and evening bus services</p> <p>Good design – nice to look at</p> <p>Limits on carbon emissions</p> <p>Community spirit</p>

Our aim is to create communities where young people, families and older people all live close together.

How do you think we can make this happen?

	<b>Here's our suggestion –</b>	<b>If you agree with a</b>
--	--------------------------------	----------------------------

	what's yours?	suggestion already made tick here
		(no of ticks)
1	A village green	7
2	Village shop	8
3	pub	7
4	Café/coffee shop	8
5	Adult socials	5
6	Kids clubs and places to chill	3
7	Local village hall	6
8	A local quiz (weekly)	1
9	sports	6
10	Skate park	3
11	Job opportunities for U18's	3
12	More than park or recreation ground	1
13	Shows and concerts	2
14	Sports/leisure facility (sports teams etc)	4
15	Community centre	1
16	New recycling centre	3
17	Youth club	
18	A common cause/interest	

# Appendix C14

## Summary of Preferred Option comments

## Appendix C14

### Preferred Option Consultation responses and WCC response

#### Chapter 1: Introduction and Background

Comments were reported to [LDF \(Cabinet\) Committee on 20 October 2009](#). For summary of comments submitted and WCC response see Appendix A.

There were a range of general comments on the document as a whole covering the following points :-

- Some elements conflict with government guidance and would be more effective if expressed in terms of local challenges and local distinctiveness
- lacks detail
- Need to refer to the adopted South East Plan
- Question whether there is flexibility to respond to economic or political changes?
- Need to address issue of airport policy within the document
- Lack of reference to students throughout the document
- The green economy should be the driver new for companies and new jobs
- Need to refer to which local plan policies are being replaced by the core strategy at next stage
- Must plan for 15 years from adoption of the CS not just up to 2026
- Refer to adjacent LA strategies and South Downs National Park in para 1.10

#### **Recommended Approach :**

To amend the Core Strategy to update it as necessary (refer to adopted SE Plan, South Downs National Park, etc) and to revise the policy wording in accordance with PINS advice on policy expression ('what/where/ when/how') and flexibility.

#### Chapter 2: The Winchester Core strategy

Comments were reported to [LDF \(Cabinet\) Committee on 20 October 2009](#). For summary of comments submitted and WCC response see Appendix A.

#### **Comments on paragraph 2.1:**

- Not enough emphasis on infrastructure to support new development
- Specific comments to retain Bushfield Camp as green space
- The SCS vision misses the opportunity to create a better and distinctive place.

#### **Comments on paragraph 2.3:**

- Need to nurture the education capacity of Winchester
- The statements concerning climate change should be strengthened to bring this document in line with WCC's and HCC's published aims.
- Objective is not carried through into creating a modern and creative approach to business.
- Must force traffic to slow down in residential areas

- The strategy seems to assume that economic growth takes priority over the environment – this needs to be challenged - Economic development is possible without major housing expansion or use of green space

### **Chapter 2 Recommended Approach :**

These comments need to be taken into account when the SCS is reviewed but the Core Strategy cannot change that document. Where they relate to planning matters these can be taken forward when the spatial vision and strategic objectives are reviewed in conjunction with other comments made on Section 3 of the Core Strategy.

### **Chapter 3: Spatial Planning in Winchester District**

Comments were reported to [LDF \(Cabinet\) Committee on 20 October 2009](#). For summary of comments submitted and WCC response see Appendix A.

#### **Comments on the Spatial Planning Vision:**

- the role of the market towns should be recognised both in the vision and the Spatial Strategy as places where more local sustainable developments can be located
- vision does not refer to the characteristics of the area or key issues
- should refer to the importance of providing access to a decent home
- the Vision and Spatial Planning Objectives are not locally distinctive and could apply anywhere

#### **Recommended Approach:**

To take into account the PINS advice about being more locally specific when this section of the CS is redrafted, which will also address most of the other comments raised. This needs to take into account the SA/SEA results and the need to maintain the emphasis on achieving sustainable development.

#### **Comments on the Spatial Planning Objective:**

- It is noted that the objectives are not prioritised. Giving equal weight to the various objectives is supported. However this should be made explicit in the accompanying text. References to housing need should be widened to refer to the housing needs of the District's resident and working population.
- Need to cross reference these to the main text/policies to demonstrate whether they are deliverable
- The objectives should be quantified where possible so that they are measurable and include milestones, e.g. build x dwellings by 2016, provide y affordable homes by 2026, etc
- support the need to identify biodiversity / wildlife interests within this section but other aspects are not given equal weight (i.e. adaptation and mitigation to Climate Change, sustainable land management, etc)
- the objectives need to be more explicit about protection and enhancement of ground and surface water resources
- protection and enhancement of the environment should extend beyond the 'most valuable' assets.

### **Recommended Approach**

To amend the spatial objectives to reflect the issues raised in responses to the CS consultation and the results of the SA/SEA, particularly to expand the objectives to make them more locally specific with quantities of development types and the general location of development.

Comments on the Sustainability Appraisal/Strategic Environmental Assessment/Habitat Regulations Assessment:

- Natural England agrees that an Appropriate Assessment (AA) is required, and would need to see evidence that the continual assessment process is informing the evolution of the Core Strategy
- The SA/SEA is inconsistent with the Core Strategy which is not consistent with the SE Plan. In particular it has no policy to reduce carbon emissions or reduce travel demands
- Serious concerns that the preferred option is not accompanied by a Habitat Regulations Assessment (HRA) or a Sustainability Appraisal (SA) and believe the Core strategy to be unsound without these key documents

### **Recommended Approach:**

To take into account the comments raised where these can be used to enhance the SA/SEA/HRA assessments and outcomes.

Comments on the Key Drivers:

- amend the key drivers with regard to climate change and the provision of public transport and other forms of transport that reduce the need to travel by car
- is no mention of light industry, the need for new industrial and business premises
- water and wastewater disposal should be identified as key issues
- refer to the issue of accommodating development within a high quality environment, whilst maintaining local character and distinctiveness. This would give a clearer link between vision, objectives and policy.

### **Recommended Approach:**

To revise and update the key drivers expressed at para 3.13 to be more locally specific where relevant and where the matters raised can be addressed through the planning system.

## **Chapter 4: The Spatial Strategy**

Comments were reported to [LDF \(Cabinet\) Committee on 15 December 2009](#). For summary of comments submitted and WCC response see Appendix A

### **Key issues**

Overall there seems to be considerable support for the spatial strategy. Consultation responses concentrate mainly on the detail of the policy expression rather than the principle of the strategy. In particular the key issues are :

- (i) Use of the sequential approach and use of brownfield sites in advance of greenfield allocations rather than promoting development in sustainable locations;
- (ii) Level of detail in terms of demonstrating the 'place shaping' requirements of the policy and the need to be more specific in terms of the amount, type and broad locations of development.

### **WCC Response**

Sequential approach:

The Winchester Core Strategy currently promotes a sequential approach to the consideration of sites for development. This follows the principle of exploiting opportunities presented by brownfield (previously used sites), in advance of additional greenfield sites required to be allocated to meet the housing requirements in the South East Plan. This approach maximises the use of existing land resources in the early parts of the plan period whilst the strategic allocations are being planned to deliver thereafter. Smaller non strategic greenfield sites will be identified through the SHLAA process and then allocated for development if considered appropriate in the Development Management and Allocations DPD.

Government guidance in PPS3 states that *“the Government’s policy is to ensure that housing is developed in suitable locations which offer a range of community facilities with good access to jobs key services and infrastructure...”*, whilst the advice goes on to say that *“the priority for development should be previously developed land, in particular vacant and derelict sites and buildings.”*, it does not specifically require a sequential consideration to the release of sites, unlike the previous PPG3. It concludes that there needs to be *“A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land....”*. Given the diverse nature of the District there is a need for both brownfield and greenfield sites to deliver the District’s housing requirements, accordingly taking the advice in PPS3 and other guidance, development should occur in the most suitable and sustainable locations.

The spatial strategy as expressed in the Preferred Option follows the principles of an urban focussed strategy in accordance with Policy SP3 ‘Urban Focus and Urban Renaissance’, of the South East Plan. Policy SP3 states *“The prime focus for development in the South East should be urban areas, in order to foster accessibility to employment, housing, retail and other services, and avoid unnecessary travel..”*. Policy SS1 does not however, emphasise the hierarchical nature of the opportunities for development as proposed through the strategy. Therefore, both Winchester Town and the South Hampshire Urban Areas should be the focus in the District for major development schemes, leaving more appropriately proportioned development within the smaller towns and villages that fall within the Market Towns and Rural Area in accordance with Policy BE4 and BE5 of SEP. This matter needs to be reflected in any revisions to the text in this chapter.

Place Shaping

With regard to the matter of 'local distinctiveness' this concept is embodied in PPS12 'Local Spatial Planning'. Advice from both PINS and GOSE is quite clear on this, in that the Core Strategy Preferred Option includes at present, a number of general policies, which either need to be much more locally focussed addressing local issues, or deleted. The spatial strategy in particular is focussed on local matters, however its supporting policies need to be more explicit in terms of the type and amounts of development that are to be expected in the spatial areas. This is critical to ensure that the Core Strategy fulfils its place shaping role in terms of expressing a vision for the future of the places that exist across the whole District, by enabling the application of these policies to deliver the strategic objectives and the spatial vision.

## **Conclusion**

There is general support for the spatial treatment of the District and its division into three areas reflecting local economic opportunities, character etc. This follows the principles established in the SEP for urban focussed growth, by encouraging development in the most sustainable locations within the District.

## **Recommended Approach:**

1. That the spatial strategy for the District, that splits the District into 3 spatial areas is retained;
2. To assess the whole document in terms of assuring that the policies are locally distinct and contribute to place shaping and to update text and policies to refer to the adopted SEP;
3. To redraw and update the Key Diagram as necessary, particularly to clarify the spatial strategy and resultant settlement hierarchy and relevant cross boundary matters;
4. To amend Policy SS1 to incorporate the results of the SA (and other matters raised as necessary); particularly to express the amount and type and broad location of development that will occur in the spatial areas, and how these will be delivered. This may involve incorporating elements of Policies WT1, SH1, MTRA1 as necessary. To emphasise that development occurs in the most sustainable locations in accordance with the hierarchy of the spatial strategy, utilising brownfield opportunities where these exist in parallel to planned greenfield releases; and to recognise the high quality of the historic environment of the Winchester District;
5. That Policy SS2 is deleted and its content applied to the specific strategic site allocation policies WT2, WT3, SH2, SH3, SH4, SH5 as necessary to take into account the specific comments made in relation to SS2, and the results of the SA . Expand these policies to be more locally-specific and expressed in terms of 'what, where, how and when', with a focus on delivering the proposed development and associated infrastructure, together with the provision of any identified mitigation.

## **Chapter 5: Spatial Strategy – Winchester Town**

Comments were reported to [LDF \(Cabinet\) Committee on 15 December 2009](#). For summary of comments submitted and WCC response see Appendix B

## Comments on the **Strategy for Winchester Town - (WT1)**

The bulk of responses to the strategy for Winchester Town relate to:-

- the need for a flexible strategy, and concern about over-reliance on one large strategic housing allocation,
- concern over the need to release any greenfield sites given the potential amount of brownfield sites within the Town boundary,
- promotion of alternative or additional sites that could be released for development on the edge of the Town.
- Various comments relating to the merits for/against the two proposed strategic allocations.

### **WCC Response**

- **A Flexible Strategy**

A number of comments received refer to an alleged over-reliance on one large site for housing purposes (Barton Farm) and that, to overcome delivery and infrastructure issues, further/alternative sites should also be allocated.

The housing requirement and supply data is set out in the covering report which highlights that, taking existing completions, commitments and SHLAA sites into account, there would remain a shortfall of some 2638 dwellings in the non-PUSH part of the District over the plan period (before taking account of any allocations through the LDF). This matter is currently a critical issue in the District, given that PPS3 requires Local Planning Authorities to identify a supply of land that is then managed in a way that will ensure a continuous supply of deliverable sites to meet the housing requirements over the next five years of the housing trajectory and beyond. Winchester Town is the largest and most sustainable settlement in the non-PUSH part of the District, with a significant employment base, and also acts as a leisure and cultural centre for a large part of the District. It is also designated as a secondary town centre in the SE Plan (Policy TC1 Strategic Network of Town Centres), so in accordance with emerging Policy SS1 it is a suitable and sustainable location to accommodate a significant part of the non-PUSH housing requirement. Indeed, the advantages of locating significant growth at Winchester are highlighted in the SE Plan and were the reason for increasing the level of housing required in this part of the District.

The issue of allocating a single large site compared to a number of smaller sites was assessed at the Issues and Options stage and the conclusion expressed in the Preferred Option at paras 5.9 and 5.10 respectively. This concluded that there were significant benefits to one larger site on the basis that it would be of sufficient critical mass to meet most of its infrastructure needs, including educational and community facilities, whereas several smaller sites would find it difficult to fund infrastructure or other provision. Financial contributions alone are unlikely to be a suitable alternative to on-site provision. Notwithstanding this there is a recognition that in the early parts of the plan period the strategy is to make the best use of previously developed

land through the implementation of existing consents and the identification of sites through the SHLAA. Consequently, the development strategy for Winchester Town is to rely on a combination of sites and locations for development over the plan period, which provides flexibility and avoids an over-reliance on one type of development opportunity. The existence of a large greenfield site reservation to the north of Winchester (Barton Farm) was critical in the Secretary of State's decision to increase the District housing requirement. Also, there is the option to allocate smaller (non-strategic) sites through the Development Management and Allocations DPD, should this be needed to meet the required level of housing (annotated as 'balance to be allocated' in the table at paragraph 3.5 of the covering report).

- Release of greenfield vs brownfield sites

This element to some extent is covered above, in that the strategy is to promote and encourage the development of brownfield sites within the early parts of the plan period whilst the larger strategic allocation is progressing through the planning process. The housing figures quoted above, however, demonstrate that the non-PUSH housing target will not be met in full by the strategic allocation proposed at Barton Farm. Given the character of Winchester Town and the existing constraints on infrastructure, etc the amount of brownfield land both available and deliverable has been taken into account but is not adequate to meet the required level of housing.

Therefore, it is necessary to allocate a 'strategic' greenfield site at this stage to be delivered through the Core Strategy as advised in PPS12, which emphasises that these sites are those considered central to the achievement of the development strategy for an area. It may also be necessary to allocate additional greenfield sites that have been identified through the SHLAA process, which are deliverable and developable, in Winchester or other sustainable locations within the non-PUSH part of the District, through the Development Management and Allocations DPD which will follow the Core Strategy, rather than at the Core Strategy stage.

In addition there are a number of current/expected planning applications for sites on the edge of Winchester which, if permitted, could contribute the non-PUSH housing requirement for this part of the District and to the supply of available and deliverable sites required by PPS3.

- Alternative sites

A number of respondents to this section of the Core Strategy have suggested either alternative sites or additional sites to be allocated through the Core Strategy. At the Issues and Options stage various sites and areas around the edges of Winchester Town were considered as potential strategic allocations within the 'step change' option. A number of respondents suggested that there is a need to release smaller greenfield sites rather than one large greenfield site at this stage. The allocation of a larger site vs smaller sites was explored in the Preferred Option document (para 5.9), where it was concluded that it would be beneficial to allocate a single large site on the basis of the site being of a sufficient critical mass to meet most of its infrastructure needs, including educational and community facilities. Allocations of significantly

fewer than 2000 dwellings will find it difficult to fund significant infrastructure or other provision, also a dispersal strategy is likely to be no less intrusive overall than a single larger development. The option of developing several smaller sites has been suggested mainly by those promoting alternative sites but has not received any significant wider support as an alternative option.

Land at Barton Farm, north Winchester was found to be the most appropriate and sustainable site given its location and availability, and to the fact that the site was allocated as a 'reserve' Major Development Area in the adopted Local Plan. This allocation was also a significant factor in setting the South East Plan's housing target for the non-PUSH part of the District. Consequently, it is considered that there is not a need to release an alternative strategic allocation for housing purposes in Winchester Town through the Core Strategy but, as stated above, there will be a requirement for further smaller greenfield releases to be made for the non-PUSH part of the District, through the Development Management and Allocations DPD.

#### Comments on **Strategic Housing Allocation at Barton Farm (WT.2)**

Around 60 respondents made various comments on Policy WT2. Of these broadly supported the allocation of Barton Farm; 22 objected outright to its inclusion in the Core Strategy; 4 either supported or objected to the site in order to promote alternative sites; and the remainder raised a variety of concerns and comments in respect of the potential development of the site which they would want to see addressed through the policy.

In general, the issues raised by objectors were previously raised in response to the allocation of this site as a 'reserve site' in the adopted Local Plan, and have been the subject of two Public Inquiries. These include matters such as the loss of countryside, impact on the road network, flood risk; and the sustainability of the site. In both cases the Inspectors found the site to be suitable for development, with the potential environmental impacts capable of mitigation, and considered Barton Farm to be a highly sustainable location.

The Preferred Option document includes a generic policy (SS2) setting out various requirements for all the strategic allocations. It is being recommended that these requirements are transferred to each site allocation policy. This would give more clarity in respect of the infrastructure and facilities needed to support the new community and how to mitigate its impacts. In particular, more clarity is required over the status and potential use of the land to the east of the railway line. The revised policy should also incorporate the results of the further work on infrastructure and delivery requirements recommended by PINS.

A number of respondents made the point that the policy needs to be clearer as to what is meant by 'this allocation will only be released when monitoring shows it is needed to meet the requirements of the South East Plan'. The updated housing figures (see covering report) confirm that a strategic allocation remains necessary in the non-PUSH part of the District in order to meet the South East Plan's housing requirements. Alternative sites have been assessed and the representations received do not change the

conclusion that Barton Farm is the most suitable and sustainable site for such an allocation. The timing of the Core Strategy and analysis of the 'trajectory' needed to deliver 2000 dwellings on this site shows that there is negligible scope to hold back the planning of the site and the revisions to the policy should remove any implication that the site is a 'reserve' allocation.

### Comments on **Strategic Employment Allocation at Bushfield Camp (WT.3)**

The area of land to the north of Badger Farm Road, known as Bushfield, includes the remnants of a former Second World War military installation and barracks. Since ceasing to be occupied by the Army, the Camp site has reverted to a semi-natural state, to the point where it can no longer be regarded as previously developed (brownfield) land, as defined by PPS3.

The Bushfield area and its immediate surroundings are subject to a number of significant constraints, including:-

- Sites protected for their nature conservation and biodiversity importance
- Known historic features, with the potential for other, associated archaeology
- Landscape sensitivity and impact on critical views within and across the town and the Itchen valley
- The area's visual contribution to the historic setting of Winchester, St Cross and Compton
- The proximity of the new South Downs National Park
- Proximity to M3 motorway junctions
- Location within the adopted Winchester-Compton Local Gap

The Preferred Option states that in order to meet wider economic development objectives for the Winchester Town: *"Approximately 20 hectares of land at Bushfield Camp which has been previously occupied, will be allocated as a 'knowledge park'",* subject to further studies of its suitability, under Policy WT3.

Since publication of the Preferred Option in May 2009, the Council has commissioned consultants to advise on the traffic implications of the strategic allocations, including the proposed knowledge park development, and the measures necessary to accommodate these. Specialist advice has also been sought in regard to the commercial viability and wider deliverability of a high quality, low impact knowledge park development; taking account of the cost implications of any measures needed to overcome or mitigate transport, biodiversity, landscape, archaeology or other, associated infrastructure constraints.

In parallel, the strategic allocation's landowner has commissioned studies to assess the projected impact of development on the site's landscape, biodiversity/fauna and archaeology, some of these are being carried out to briefs provided by the City Council. The initial results of these studies have been received and, together with the work carried out on behalf of the Council, will need further consideration once ongoing work is received. This

will help to inform the decision as to whether or not this strategic allocation should be confirmed for inclusion as part of the next formal stage of the Core Strategy in autumn 2010.

## **Conclusion**

Following the wide assessment at the Issues and Options stage of the Core Strategy, of the opportunities for Winchester Town to either undertake a 'step change' through major housing and economic growth or to remain within its existing 'planned boundaries', a hybrid approach was deemed to be the most appropriate. This was expressed as 'development with a purpose', and is in line with the South East Plan in terms of its designation of Winchester as a secondary town centre, its comments about the town's suitability for development, and its promotion and emphasis on urban focused growth, this approach is also supported by the SA results for Policy WT1. The SEP recognised the value of the existing 'reserve' housing allocation to the north of Winchester in setting the housing targets for the non-PUSH part of the District. Development with a purpose also supports the Town Forum's vision to deliver greater economic and community benefits.

## **Recommended Approach to chapter 5 :**

1. To agree and retain the 'development with a purpose' strategy for Winchester Town;
2. That the need for further 'non-strategic' greenfield sites to be released be explored through the Development Management and Allocations DPD, following an assessment of potential sites and an update of housing supply data;
3. To amend Policy WT1 to specify the amounts and types of development required and their broad locations, within the plan period, with the policy to include reference to the environmental assets of the Town given its sensitive nature in terms of location and form;
4. To undertake further work on infrastructure and delivery requirements for the strategic housing allocation at Barton Farm (Policy WT2) to enable a more detailed site allocation policy to be developed, as opposed to alternative or additional strategic allocations;
5. To confirm the aim of promoting the knowledge economy and creative industries and to undertake further analysis of the opportunities presented by existing sites for use to promote the 'knowledge' economy;
6. In relation to Policy WT3 and the strategic employment allocation at Bushfield Camp, given the results of the studies completed so far combined with the, as yet uncertain, outcome of the 'Village Green' proposal, it is recommended that that the City Council should undertake limited further work and technical studies in relation to Policy WT3. These should take account of the results of studies being led by the landowner and be aimed at informing the decision making process to determine the suitability, viability and

deliverability of the site at Bushfield Camp for a 'knowledge park', and taking account of the findings of the sustainability appraisal.

## **Chapter 6: Spatial Strategy – South Hampshire Urban Areas**

Comments were reported to [LDF \(Cabinet\) Committee on 15 December 2009](#). For summary of comments submitted and WCC response see Appendix C

### **Comments on Strategy for South Hampshire (SH1)**

- flexibility of the strategy
- potential traffic impacts of such large scale development in this part of the District, particularly when taking into account the levels of development planned in adjacent Districts.

### **WCC Response**

Flexibility issues have been dealt with elsewhere in this report, particularly in relation to the allocation of a limited number of large strategic sites vs numerous smaller ones.

Traffic issues are of concern in this part of the District and the cumulative impact of the planned development within Winchester District and neighbouring authorities along the M27 corridor including the two SDA is likely to be significant. The City Council has commissioned a transport assessment study of the strategic allocations within the Preferred Option which looks at the cumulative impact of the Core Strategy's development proposals alongside development in other parts of South Hampshire. Other studies are also in progress to explore such impact and the levels/types of mitigation required, in particular a study of the M27 (Junctions 5 – 12) which will look at the interactions between development proposals at Hedge End and Fareham SDAs, Whiteley, and the Eastleigh RiverSide employment area. The Highways Agency is responsible for the strategic road network and is involved in these processes and will be influential in their outcome and recommendations as to mitigation measures which the Local Authorities will be required to incorporate into their LDFs, and subsequent strategic policies.

Whilst further work is necessary and ongoing in relation to the SDAs and strategic allocations, the analysis of comments on the spatial strategy for the Urban South Hampshire Area (Policy SH1) has confirmed that it is appropriate to retain this sub-area definition and the proposed strategy of concentrating development in the most sustainable urban locations around the edge of the District. Whilst some respondents are critical that this sub-area is not recognised in the South East Plan, it is entirely appropriate for the Core Strategy to reflect the local distinctiveness and characteristics of the District and to develop a spatial strategy which meets the SE Plan's development requirements accordingly. The following briefly summaries the main issues made in relation to the proposed strategic allocations.

### **Comments on Strategic Housing Allocation West of Waterlooville (SH2)**

- Infrastructure provision to meet infrastructure shortfalls within neighbouring settlements
- Support for the policy if church and a large community hall are provided

### **WCC Response**

A large percentage of respondents made the same point that the map accompanying policy SH2 implies that the MDA will be developed with matching infrastructure, and that there is a need to reserve space in the new development to meet infrastructure shortfalls within neighbouring settlements. However it is not entirely clear as to what deficiencies in infrastructure these respondents are referring to or how the MDA might make up for any shortfalls. Nor is it clear how this can be deduced from the accompanying map. Nonetheless, much of the proposed infrastructure to support the new community will provide a resource for both the new and wider communities, including the open space, sports and recreation facilities. It is expected that the development will also provide a cemetery, household waste recycling facility and make a financial contribution towards improving local facilities at the Waterlooville Leisure centre, all of which will benefit the wider community.

Another significant number of the responses gave broad support for the proposals, on the condition that a church and a large community hall are provided. Discussion with faith groups in the area have not identified the need for a new church on this development, but the development would provide a large multi-purpose community centre which could be used by faith groups for a variety of purposes.

Otherwise the remainder of the responses largely deal with the need to be clearer about the infrastructure requirements, and their phasing and delivery. This point reflects the advice received from PINS and further work is proposed to enable more detail to be included within Policy SH2 in the next version of the Core Strategy.

### **Comments on Strategic Housing Allocation North Whiteley (SH3)**

Two items of essential infrastructure were consistently raised by respondents as a prerequisite to the development of this site: the completion of Whiteley Way and the provision of two primary and one secondary school. The need for the timely delivery of these and other infrastructure/facilities is reflected in draft policy SH3.

It was also consistently stressed that it is essential to continue to hold a dialogue with Natural England, the Environment Agency and the Forestry Commission in respect of the environmentally sensitivity of this site. This matter is also reflected in the sustainability appraisal and the screening report published in accordance with the Habitat Regulations. Similarly, the capacity issues surrounding J9 of the motorway were raised, along with the need for a continuing dialogue with the Highway Authority and Highways Agency about the impact of this development.

### **Comments on North/North-East Hedge End SDA (SH4)**

The Hedge End SDA is a requirement of the South East Plan, which has been statutorily adopted since the publication of the Preferred Option. It is a legal requirement of Core Strategies that they 'conform generally to the Regional Spatial Strategy'. In order to progress the Core Strategy it must be assumed that the South East Plan will remain in place and that the Core Strategy will be required to conform to it. Therefore, it is not an option for the Core Strategy to reject the principle of the SDA, as requested by some respondents, or its location 'to the north and north-east of Hedge End'. Since publication of the Preferred Option, PUSH has appointed a Project Officer for the SDA, who will lead various studies to help to determine which areas are suitable for development. These will enable consistent conclusions to be drawn about land in both Eastleigh and Winchester.

The advice from the Planning Inspectorate was clear that the SDA is potentially of such fundamental significance for the District that failure to deal adequately with it could render the whole Core Strategy 'unsound'. The Publication version of the Core Strategy will therefore need to include a more definitive Hedge End SDA policy, in accordance with the PINS advice received during the summer.

#### Comments on **Fareham SDA (SH5)**

The Fareham SDA is also a requirement of the South East Plan, which has been statutorily adopted since the publication of the Preferred Option. Many of the comments received were concerned with the extent to which the gap between the SDA and Wickham/Knowle and/or green infrastructure should extend into Winchester District. Policy SH2 of the South East Plan refers to the SDA being 'within Fareham Borough to the north of the M27'. Policy SH2 also defines the main components of the SDAs but the areas of open land to be maintained between the SDA and existing settlements (gaps) are clearly intended to be 'between' the SDA and the settlements and can therefore include land within Winchester.

#### **Conclusion**

Therefore, in accordance with the PUSH urban-centred strategy, the development strategy promoted after consideration of the options for this part of the District was the need for development being met by major greenfield development focussing on the urban areas that fringe the District, at West of Waterlooville and Whiteley. This approach will also focus housing development on locations where there are already large existing and planned employment areas, supporting the economic growth objectives of PUSH. All the policies need to be redrafted to follow the 'what, where, how and when' approach, and further work is required in terms of specifying not only the infrastructure required but also matters to mitigate the impact of these developments given the sensitivity of the environment in this location. Consequently, there is a need to continue the already ongoing dialogue with the key agencies and adjoining districts given the cumulative impact of development in this area.

#### **Recommended Approach**

1. To update the introductory and explanatory paragraphs to Chapter 6 to reflect any changes in advice or circumstances, the results of any additional work, and to ensure consistency with the strategies of other PUSH authorities, including references to the potential allocation at Woodcroft Farm to ensure consistency with any planning allocations for the adjoining land in the Havant Core Strategy;
2. To maintain the development strategy for the South Hampshire Urban Area set out in Policy SH1 of the Preferred Option;
3. To update Policy SH1 following PINS advice to be more locally specific and to quantify the different amounts of development expected to be delivered through the Core Strategy for this spatial area. This will provide an opportunity to ensure that the Policy fully reflects any local issues and circumstances;
4. To update and amend Policy SH2 as necessary to take into account the comments made by PINS and the results of the sustainability appraisal, including deletion of references to 'reserve' within the policy, addressing integration issues, establishing more detailed GI requirements, and undertaking the necessary research to establish a detailed delivery and implementation plan to ensure that the provision of infrastructure in line with the new development;
5. To update and amend Policy SH3 as necessary to take into account the comments made and the results of the sustainability appraisal, and specifically, to continue and progress with the infrastructure delivery plan for the site given its location and the environmental constraints that exist, particularly to assess the traffic impacts of the site in conjunction with other nearby development and propose mitigation measures as necessary;
6. To complete the feasibility studies currently being undertaken in order to enable a more detailed policy and explanatory text regarding the SDA to be included in the next version of the Core Strategy. This should establish the key principles for the SDA, indicate the extent of the SDA on a map base, along with an indication of the broad land use types and, depending on the outcome of the feasibility studies and potential changes to regional planning guidance, cover possible contingencies;
7. That work on detailed land allocations and development requirements for the Hedge End SDA, if needed in Winchester District, should follow in the Development Management and Allocations DPD;
8. That Policy SH5 be retained generally in its current form, but with further clarification of the open areas proposed within the District and a better indication of how these relate to the SDA itself (within Fareham Borough);
9. To update Policy SH5 and explanatory text, if necessary, taking account of Fareham Borough Council's progress on its Core Strategy and Area Action Plan (AAP).

## Chapter 7: Spatial Strategy – Market Towns and Rural Area

Comments were reported to [LDF \(Cabinet\) Committee on 12 March 2010](#). For summary of comments submitted and WCC response see [Appendix A – CAB1983\(LDF\)](#) and [Appendix A - Addendum](#)

### Key issues

In general, there seems support for this approach and the creation of a four tier settlement hierarchy covering the range of rural towns and villages that exist in the District, to ensure that any development that occurs is proportionate.

Given the significant level of response to this part of the Core Strategy, the comments received fall into the following broad categories :

- The position of particular settlements in the hierarchy
- The corresponding level of residential development proposed
- The release of greenfield sites and revisions to settlement boundaries

The position of particular settlements in the hierarchy  
CAB 1772 (LDF) 16 Dec 2008 detailed the criteria against which each settlement was considered. This involved collecting a range of data for each settlement (population, service and facility provision, catchment area/rural hinterland of settlement) etc, this was then collated to assess the role and function of each settlement with regard to these characteristics and in relation to its existing status in the adopted local plan. This 'package' of features was then used to place settlements within one of the four levels of the hierarchy, taking a balanced pragmatic approach to ensure the 'best fit' for each settlement. There has generally been a good level of support for the placing of various settlements at certain levels of the hierarchy. While there has been some objection, this has been largely from developer/landowner interests who wish to see the policy changed to improve the chances of development on their particular sites.

The corresponding level of residential development proposed  
The proposed development strategies for each settlement raised the most responses particularly with reference to the specific suggestions of about 500/300 new dwellings for level 1 and 2 settlements which could involve greenfield releases. The 500/300 development levels correspond to past levels of growth over the previous plan period which averages out at about 25/15 dwellings per annum for the settlements within levels 1 and 2 of the hierarchy . However, the Planning Inspector advising the Council during summer 2009, specifically referred to the proposed settlement hierarchy and the approach being taken in the Preferred Option and advised that the Core Strategy must concentrate on dealing with the high level strategy for the District, setting out the broad development principles in terms of broad locations and amounts but leaving the detail to lower order development plan documents. He commented "*I think your attempt to set out exact housing figures for each level of settlement is too detailed.....*" and that more

evidence would be needed to justify the figures if they were retained. In addition, GOSE advise that it will be necessary to set out the quantum for various types of uses within this spatial area. Given this advice it is considered that the specific application of a proposed housing strategy for each level of the hierarchy, is a matter that requires more detailed evidence and consultation particularly with regard to its delivery and the need to identify and allocate the sites required, whether for housing or other purposes. On this basis it is considered that the way forward would be for the suggested housing numbers expressed for level 1 and 2 of the settlement hierarchy to be deleted and Policy MTRA2 amended to provide strategic advice as to the overall development strategy expected for each level of the hierarchy. In addition, since publication of the Preferred Option revised PPS4 'Planning for Sustainable Economic Growth' has been published by the Government, this sets out current thinking on economic development in both urban and rural areas. There are many references in it to the rural economy and countryside activities, this revised guidance will also need to be taken into account.

The Council in partnership with East Hampshire District Council has recently been successful in bidding for funds under the Department of Communities and Local Government (CLG) 'Rural Masterplanning' programme. This will provide £15 000 of consultancy advice over the period 2009/2010 – 2010/2011 to help define the scale, nature and form of development which would be most appropriate for the various rural settlements, across both Districts. It is anticipated that this work will provide the evidence that is needed to justify retaining the detail of development proposed for each level of the settlement hierarchy.

The release of greenfield sites and revisions to settlement boundaries  
Whilst there may well remain a requirement to release greenfield sites during the plan period, these will be identified through the SHLAA process which is underway and then subsequently allocated through the Development Management and Allocations DPD, which will follow once the Core Strategy is adopted. The need to identify land for housing or other purposes may also require the boundaries of some settlements to be revised, but given the advice from the Planning Inspector for the Core Strategy to focus at a strategic level any non-strategic allocations and amendments or creation of settlement boundaries will be undertaken at a later stage. A number of respondents have suggested sites for consideration and allocation. These are listed in the following schedules where relevant, but will however, be considered under the SHLAA process (or similar for employment sites) and then allocated where appropriate through the Development Management and Allocations DPD if required.

### **Other considerations - outcomes of Sustainability Appraisal**

The Sustainability Appraisal highlights the potential for this part of the Plan given its geographical coverage to encourage dispersed development and to contribute to increased carbon emissions etc, through additional traffic movements. This is however offset by the strategy and draft policies which support both economic and social inclusion through the recognition of affordable housing and the potential for various economic opportunities given

the diverse nature of this spatial area. The issue of traffic movements within a rural area is complex given the diminishing public subsidy of rural transport provision and increasing car ownership, not to mention increasing choice and flexibility of rural residents in terms of shopping and employment opportunities. The Matthew Taylor Review (2008) recognised that there is a balance to be established which allows for small scale development in such locations which by its nature promotes and maintains sustainable rural communities as promoted through South East Plan Policies BE4 and BE5, and revised PPS4, which expresses the Governments response to the economic development elements of the Taylor Review. Revisions to both the strategy and draft policies for this spatial area will be subject to further assessment under the sustainability appraisal process at the next stage of Core Strategy production.

### **Conclusion**

Given the diversity of the District and the extent of its geographical coverage, a settlement hierarchy and corresponding development strategy is an important tool to deal with the numerous local variations that exist. This allows strategic level guidance to inform the general direction of growth and change for the range of towns and villages within the rural area taking into account recent guidance and advice.

### **Recommended Approach**

To update MTRA 1 to take into account the comments made and revised guidance (PPS4) and advice (PINS/GOSE) issued.

To delete references to housing numbers in Policy MTRA2 (subject to the outcome of the study funded by DCLG under its Rural Masterplanning bid to be undertaken by CABE).and replace if necessary these with a broader indication of the scale, nature and form of development proposed (for a variety of uses).

To amend the Core Strategy in line with Policy CC5 of SE Plan with regard to an aging population.

To amend Policy MTRA2 to cross reference to Policy CP4, CP9 and CP20 and any other relevant policies.

## **Chapter 9: Health and Well Being**

Comments were reported to [LDF \(Cabinet\) Committee on 12 March 2010](#). For summary of comments submitted and WCC response see [Appendix B – CAB1983\(LDF\)](#)

### **Key issues**

A total of 453 responses were received to Chapter 9. The majority of responses related to the methodology of the PPG17 study and proposed new standards set out in Tables 1 and 2. In addition, comments were received regarding the close relationship between CP.1 and CP.5 (green infrastructure) and whether the two policies should be merged. Indeed, natural open space is

included in CP.1, but as it also forms an element of 'green infrastructure' it was also covered by policy CP.5.

### **WCC Response**

It is apparent that there is a close relationship between the provision of open space and green infrastructure and this needs to be made clearer in the Core Strategy. The Council has commissioned consultants to produce a District-wide Green Infrastructure Study. This is not yet complete, but initial indications are that it will recommend a series of guiding principles for the provision of Green Infrastructure. These will help to develop Policy CP.5 on Green Infrastructure and to provide the greater level of 'local distinctiveness' needed in that policy. However, the GI Study will not be at the level of detail that would be needed to develop and justify a 'standard' for Green Infrastructure provision and that would need to follow, if needed, in the Development Management and Allocations DPD.

Policy CP.1 includes a standard for various types of recreation facility and these comprise some (but not all) components of GI. As the standards in CP.1 have been fully researched and justified by the PPG17 Study it is recommended that Policy CP.1 and its associated standards be retained. Subject to the conclusions of the GI Study, Policy CP.5 (Green Infrastructure) could remain as a free-standing policy or be combined with CP.1. It should be amended so as to be more locally distinctive, taking account of the GI Study's results, but would not include a quantitative standard for GI provision.

In relation to the standards set out in Tables 1 and 2 there have been various comments on these, but the standards are justified by the PPG17 Study. Accordingly the only change recommended in relation to these Tables is to clarify the heading of one of the open space categories.

### **Recommended Approach:**

- Maintain Policy CP.1 generally as drafted, subject to the possibility of combining it with Policy CP.5 (Green Infrastructure) once the Green Infrastructure Study is completed.
- Amend the 'Informal Green Space' heading in Table 1 to 'Informal Open Space'.

## **Chapter 10 – Safe and Strong Communities**

Comments were reported to [LDF \(Cabinet\) Committee on 12 March 2010](#). For summary of comments submitted and WCC response see [Appendix C – CAB1983\(LDF\)](#)

The bulk of the comments received to this section fall within the following categories :-

- Provision of adequate public transport to serve development areas.

- Infrastructure improvements for all transport modes must be identified as part of the advanced planning/ assessment work and provided as early as practical in the development of sites
- A co-ordinated approach to transport assessment and delivery of strategic sites and infrastructure in the PUSH area is needed.
- People living in the new development areas may not necessarily work in those areas and hence will still generate travel demand.
- Policies are not strong enough in terms of discouraging private car use and ownership

### **WCC Response**

The Council has undertaken a number of transport studies to inform Core Strategy preparation to date and further work is underway in relation to the proposed strategic allocations. In addition, 'Transport for South Hampshire' has commissioned a series of studies for the PUSH area to examine the combined impacts of development in the south of the District, the results of these will then be able to inform the detailed package of measures required for the large development sites.

### **Conclusion**

There are a number of issues in relation to transport, many of which lie beyond the scope of the City Council and require partnership working to ensure satisfactory solutions. There is a need to ensure that new development in the District responds to transport demands and mitigation measures are developed that follow the 'reduce – manage – invest' approach. The masterplanning process of the proposed strategic allocations will be critical to the success of this through devising schemes and layouts that promote self containment, as will the findings of the studies in progress. At present draft Policy CP2 lacks clarity and needs to be rewritten to follow the 'what, where, when and how' approach.

### **Recommended Approach**

That Policy CP2 is expanded to promote transport self containment in masterplanning new development.

The policy is expressed to follow the what, where, when, how approach and includes detail to ensure that it is locally distinct and relevant to the issues facing Winchester District.

## **Chapter 11 – Economic Prosperity**

Comments were reported to [LDF \(Cabinet\) Committee on 12 March 2010](#). For summary of comments submitted and WCC response see [Appendix D – CAB1983\(LDF\)](#)

Past consultations have revealed a general recognition for the need to encourage new economic opportunities to maintain a dynamic economy, whilst providing employment opportunities to maintain balanced communities,

together with more facilities for home working and that economic growth should be in proportion and appropriate to the location and community it is intended to serve. Draft policies CP3 and CP4 cover these matters District wide – although there is a need in line with PINS/GOSE advice to be more specific under the spatial strategies, to quantify the types of development expected in those areas. This also follows the ‘what, where, when and how’ approach.

Since publication of the Preferred Option, PPS4 ‘Planning for Sustainable Economic Growth’, was published by the Government in December 2009, this guidance pulls together elements from previous PPS’s covering town centres and the rural areas. This defines ‘economic development’ as development within the ‘B’ Use Classes, public and community uses and main town centre uses. Policies will also apply to other development which achieves at least one of the following objectives :-

- Provides employment opportunities
- Generates wealth or
- Produces or generates an economic output or product

The government’s overarching objective is ‘sustainable economic growth’, which it defines as *“growth that can be sustained and is within environmental limits, but also enhances environmental and social welfare and avoids greater extremes in future economic cycles.”*

The advice specifies that at a local district level it will be necessary to identify a range of sites to facilitate a broad range of economic development; encourage new uses for vacant or derelict buildings including historic buildings; consider how sites for different types of business use can be delivered and facilitate new working practices such as live/work. Whilst the guidance applies equally to both urban and rural areas, in terms of the wider countryside it states *“that the countryside is protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure that it may be enjoyed by all”*. It goes on to state that in rural areas planning authorities should ‘strictly control economic development in open countryside away from existing settlements...’, and should *“identify local service centres (which might be a country town, a single large village or a group of villages) and locate most new development in or on the edge of existing settlements....”*. This approach is consistent with the development strategy advocated in the Core Strategy to concentrate most development in the existing urban areas and then in the larger settlements in accordance with the settlement hierarchy.

## **Conclusion**

Given the changes made through revised PPS4 together with the advice from PINS and GOSE, it is necessary to revise the approach to economic prosperity in the Core Strategy. The Sustainability Appraisal for both policies highlights positive impacts in terms of reducing carbon emissions by ensuring economic development occurs in sustainable locations, whilst recognising the wider benefits of economic and social well being. The principles and

objectives of achieving economic prosperity remain the same, however, in terms of the implementation of this, there needs to be greater clarity as to the locational requirements and quantities of land/buildings for such purposes.

This can be achieved by being more locally distinct in the strategic spatial policies with regard to their economic development role and opportunities for change. This will enable Policies WT1, SH1 and MTRA1 to express in greater detail the general amounts, types and broad locations in line with the PINS advice and give clarity and certainty to these policies to ensure they deliver sustainable development by referring to both employment and housing growth.

**Recommended Approach:**

To amend Policy CP3 and incorporate relevant parts to strategic policies WT1, SH1 and MTRA1 to give detail to those policies in terms of the quantity, broad types and locations suitable for economic development purposes.

To move Policy CP4 (as amended to take into account comments made) to the section of the Core Strategy covering the Market Towns and Rural Area.

## **Chapter 12 – High Quality Environment**

Comments were reported to [LDF \(Cabinet\) Committee on 12 March 2010](#). For summary of comments submitted and WCC response see [Appendix E – CAB1983\(LDF\)](#)

### **Comments on Policy CP5 – Green Infrastructure**

The Policy was generally supported, especially by a number of statutory consultees. A number of the comments were generally supportive but wanted specific references added to open space, allotments, equestrian uses, etc. Others emphasised the importance of effective management of GI and partnership/cross-boundary working.

The links to Policy CP1 (open space and recreation) and other policies were highlighted, with some people wanting Policies CP1 and CP5 to be combined (or other combinations). Some development interests were concerned that there may be additional requirements which would affect the viability of development, or that developer requirements would be double-counted.

### **WCC Response**

Since the publication of the Preferred Option the PUSH Green Infrastructure Strategy has been published for consultation. This proposes various 'strategic level' GI proposals, including the Forest of Bere Land Management Initiative which is promoted as a sub-regional GI initiative. The City Council has undertaken work in house to gather information on GI assets and commissioned consultants to draw this together, analyse it and produce recommendations for GI policies and improvements in the District. A stakeholder workshop was held as part of the GI Study in December 2009 and will inform the Study.

The Study has not been finalised but is expected to conclude that additional work would be needed to justify quantitative standards of provision for GI, other than where they already exist for various GI components such as open space and recreation. Such standards are not, therefore, likely to be developed through the Core Strategy and this removes much of the rationale that may have existed for combining Policies CP.1 (open space and recreation standards) and Policy CP.5 (GI). The Study, when finalised, is however likely to enable Policy CP.5 to be revised to be more locally distinctive. It may also enable more detail to be added to some of the strategic allocations, which all include general allocations for GI/gaps.

### **Conclusion**

Policy CP5 has received general support but the Policy and its explanatory text need to make clear its relationships with other policies which also deal with elements of GI, such as CP1 (open space), CP6 (biodiversity), etc. The Policy is currently quite general and the GI Study should provide the basis to make it more 'locally distinctive', which it is recommended be done.

### **Recommended Approach:**

To amend Policy CP.5 and its supporting text to take account of the recommendations of the Green Infrastructure Study, currently being produced, to enable it to be more locally distinctive, as advised by the Planning Inspectorate.

To amend the explanatory text to Policy CP5 and other related policies as necessary to ensure the linkages between Green Infrastructure, open space, biodiversity, etc are fully acknowledged, along with the benefits of cross boundary and partnership working, whilst avoiding unnecessary repetition.

### **Comments on Policy CP6 - Biodiversity**

There was support for the policy, particularly from a number of the Statutory Consultees, but several of those who responded to the consultation were concerned that there was not a clear distinction between the different levels of designation and the required action; in particular the 'precautionary approach'.

### **Conclusion**

It is recommended that the reference to the precautionary approach is clarified in the policy text, which also needs to be revised to make it more locally distinctive and to take account of the recommendation of the Sustainability Appraisal. The District's important water environment needs further emphasis, which may be achieved either through changes to policy CP6, or by changing Policies CP5 (green infrastructure) or CP7 (water environment). The explanatory text should be amended to distinguish between the status of different sites and to link with other related policies (e.g green infrastructure).

### **Recommended Approach**

Update the explanatory text to clarify the status and level of protection of sites;

Amend policy CP6 to clarify that the precautionary approach only applies to SPAs and SACs.

Amend Policy CP6 (or the Policies on water environment (CP7) and green infrastructure (CP5)) to reflect the unique water related aspects of the District.

### Comments on **Policy CP7 – Flooding, Flood Risk and the Water Environment**

The Environment Agency supports the Flood Risk aspects of the policy and explanatory text, but advises that the policy needs to stress the importance of the District's groundwater resource and the issue of water quality, particularly in reference to the role in providing water for abstraction. The Environment Agency also supported the Sustainability Appraisal's conclusion on improving policy CP7 by strengthening the criteria listed. Some comments raised concerns about flood risk issues or problems with the sewerage system in particular areas. There were also comments suggesting that there was duplication between some policies, or that CP7 did not add anything to national policies.

### **Conclusion**

It is recommended that there should be further reference to the particular and distinctive water environment in the District, either by amending Policy CP7's wording or by changes to Policies CP5 (green infrastructure) or CP6 (biodiversity). The explanatory text should also be amended to refer to matters such as the water companies' management plans, water quality, and Strategic Flood Risk Assessments.

### **Recommended Approach**

That the explanatory text be amended to refer to the Water Companies' management plans, SUDs maintenance and water quality, and to clarify the position on Strategic Flood Risk Assessment;

Amend Policy CP7 (and/or Policies CP5 and CP6) to include specific reference to the unique water quality issues in Winchester.

### Comments on **Policy CP8 - Cultural Heritage and Landscape Character**

A limited number of responses were received to this section of the Plan, however the Policy as expressed at present fails to sufficiently local distinct, it therefore needs to be rewritten to follow the [PINS advice](#).

### **Conclusion**

Given the range and extent of heritage and landscape features within the District, it is important to retain policy guidance. The draft policy therefore needs to be amended to include references to features of local distinctiveness and to follow the 'what, where, when and how' approach.

### **Recommended Approach**

To review the policy to refer to (buried) archaeology and to reflect advice from PINS and to be more locally distinct, particularly given the range and number of protected features in the District.

To clarify the intention of the policy to delete 'cultural' from the title.

### Comments on **Policy CP9 – South Downs National Park/Area of Outstanding Natural Beauty**

The Preferred Options document's Policy CP9 deals with development within the (then) proposed South Downs National Park and the East Hampshire Area of Outstanding Natural Beauty (AONB). Since the Core Strategy's publication the National Park has been confirmed and will replace/extend the AONB. Most respondents generally support CP9, with some suggesting that it needs more emphasis on various aspects. The potential 'gateway' role of several of the District's larger settlements was noted by several respondents.

#### **Conclusion**

Policy CP9 needs to be amended to reflect the designation of the National park and the imminent de-designation of the AONB. The likely timing of adoption of the Core Strategy in relation to the establishment of the National Park Authority suggests that the Core Strategy's policy would have several years 'shelf-life' before being replaced by Development Plan Documents prepared by the National Park Authority. On this basis it is recommended that a policy on the National Park should be retained and that it should be revised to reflect the aims of government policy on National Parks, the South East Plan and relevant aspects of the current South Downs Management Plan. This would help to add an element of local distinctiveness.

#### **Recommended Approach:**

To amend Policy CP9 and update it as necessary, in order to reflect the recent confirmation of the National Park, the consequent de-designation of the East Hampshire Area of Outstanding Natural Beauty and the establishment of the new National Park Authority.

### Comments on **Policy CP10: Settlement Gaps**

The comments on the Preferred Option consultation indicate a clear division of opinion concerning the validity and purpose of defined settlement gaps and also highlight differences of interpretation regarding current Government guidance and the provisions of the South East Plan. Some respondents are very supportive of the existing policy or want additional gaps to be designated, whilst others suggest the principle of gaps conflicts with Government and South East Plan policy or want specific gaps deleted.

#### **Conclusion**

The designation and maintenance areas of open land between the SDA at North Fareham and the neighbouring settlements of Wickham, Funtley and Knowle and, similarly, the SDA at Hedge End and its neighbouring settlements (including Durley/Durley Street) would be in accordance with the SEP's strategy for the South Hampshire sub-region - indeed, it is one of the requirements for the development of the SDAs (Policy SH2 of South East

Plan). The identification of gaps in these areas is, therefore, considered necessary and should be retained. As these open areas are critical in creating the settlement pattern around the SDAs, it would be more logical to add this requirement in the relevant part of the 'spatial strategy' section of the Core Strategy (currently Policies SH4 and SH5). This would also help avoid the repetition alleged by some respondents.

The urban areas identified by the Core Strategy (Winchester, Whiteley and Waterlooville) are all larger than the SDAs and subject to strategic site allocations which are themselves of a substantial scale. These urban areas and allocations have a strategic role and there is therefore justification for adopting a similar approach to the SDAs in terms of gaps.

The other settlement gaps relate to the rural settlement structure, rather than the urban areas and major developments. Nevertheless, these gaps also help to maintain the District's settlement pattern especially where there is a risk of settlement coalescence. Like urban/major development gaps, these rural gaps are a tool for managing settlement pattern, not a local landscape designation. They too should, therefore, feature within the 'spatial strategy' section of the Core Strategy, not the 'topic' policies. The Core Strategy already refers to the precise extent of these gaps being reviewed as part of the Development Management and Site Allocations DPD and this should be retained, as the extent of these gaps should not be finalised until potential development needs for the rural settlements have been taken into account.

#### **Recommended Approach:**

Delete Policy CP10 and deal with the designation of gaps within the 'spatial strategy' section of the Core Strategy. The gaps should be related to the various spatial areas and would fall into two main types/purposes:

- Gaps which help define the major settlement structure and strategic allocations, by maintaining areas of open land between the SDAs and neighbouring settlements and maintaining separation between urban areas (Winchester, Whiteley, Waterlooville), including strategic development allocations, and adjoining rural settlements;
- Gaps which help define the rural settlement pattern by maintaining gaps between smaller settlements, where there is a threat of coalescence or change to the settlement pattern.

#### **Comments on Policy CP11: Ensuring High Quality Sustainable Design**

There has been significant support for the Policy, with most of the concerns relating to whether the Policy should include or cross-refer to other matters such as Code for Sustainable Homes standards and whether its requirements would affect the viability of development. Some people are promoting the highest possible standards of design or sustainability, whilst others are concerned that the Policy's requirements are already excessive.

#### **Conclusion**

It is concluded that the Policy strikes a reasonable balance between the need for high quality design and the need to ensure requirements are viable and achievable. However, some rewording will be needed to clarify what is expected in terms of 'high quality sustainable design', and to ensure that the Policy is sufficiently flexible and 'locally distinctive'.

**Recommended Approach:**

That Policy CP11 is reworded to make it clearer what is expected in terms of achieving high levels of sustainable design, to ensure that it is sufficiently flexible to respond to local circumstances; and to ensure that it is locally distinctive.

**Comments on Policy CP12 – Ensuring the Effective Use of Land**

There has been significant support for the Policy, but sometimes subject to concerns about whether sufficient account is taken of local circumstances. On the other hand, some comments promote higher densities.

**Conclusion**

It is concluded that the Policy strikes a reasonable balance between the need to make efficient use of land and the need to ensure that local character is respected. However, the explanatory text should be rewording to make it more explicit that care will be needed to ensure that densities are compatible with existing character and patterns of development, especially within the rural settlements.

**Recommended Approach:**

That the explanatory text to Policy CP.12 is reworded to make it more explicit that in determining the most appropriate density in rural areas great care will be needed to ensure that it is compatible with the existing character and patterns of development within the settlement.

**Comments on Policy CP13:Sustainable Low and Zero Carbon Built Development**

There is considerable support for the Council to take a radical approach to setting high standards in respect of achieving low and zero carbon developments. However there is also concern about the costs of implementing the policy and its potential affect on development viability.

**WCC Response**

The Council has commissioned a study by consultants (Element Energy) to test the costs of meeting the policy's requirements and to recommend whether these might need to be modified to take into account viability, whilst at the same time allowing the Council to push forward with effective policies to tackle carbon reduction and climate change. The consultants report can be viewed at the LDF evidence pages of the Councils website.

It concludes that "the cost impact of changes to Building Regulations is expected to be significant, at around a 5% increase on current construction costs when the 2013 standards are introduced and 10 to 20% increase when Zero Carbon Homes policy is introduced in 2016. The additional cost related

to complying with Policy CP13 is estimated at a further 15% - 20% of current base build costs up to 2016, largely related to the costs of achieving the Code Level 5 energy and water standards. The on-cost of Policy CP13 over the cost of meeting regulations increases in 2016, once the Code Level 6 requirement is enforced – a total on-cost of 25% of current base build costs *in excess* of the cost of complying with Zero Carbon policy. These on-costs are mitigated to some extent on-sites where large wind is available...”

The report goes on to recommend a number of options to reduce the costs by moving away from the Code for Sustainable Homes requirement for on-site CO2 reductions of 100% at Levels 5 and 6: “a number of alternatives to Policy CP13 have been developed and their cost implications assessed...in each case, the requirement for on-site CO2 reduction is set at 70% of Regulated emissions, in line with the requirements of the zero carbon homes standard. The requirement for additional contribution to offsite measures, in order to offset the residual emissions, timing of introduction of increased water consumption standards and overall Code Level requirement are varied between the four options.”

The options would have the same CO2 reduction benefits as the current policy, but move away from the emphasis in the Code for Sustainable Homes on on-site renewable energy provision, which can be very costly at the higher code levels. Build costs would be reduced by allowing some of the energy reductions to be through a financial contribution to off-site measures (a ‘Buy-Out Fund’) and possibly by delaying the introduction of specific energy or water saving requirements. The additional build costs are most significant in the early years of the Plan period, when the requirements are significantly in advance of the Building Regulations and Code for Sustainable Homes (the options range from an additional 7% - 15%), but reduce under all options to about 6% above the regulatory requirements at 2016.

These options recommended by the study could significantly reduce the likely build cost implications of the Policy, which would greatly improve its chances of being supported by the Planning Inspectorate. Experience has shown that many other authorities’ submitted carbon reduction policies which have been rejected, either due to inadequate demonstration of special circumstances, or their effect on viability.

## **Conclusion**

It is clear that there need to be a balanced and sufficiently flexible approach to ensure that development viability is not unduly affected, which would undermine deliverability. However, it is considered that there are the local circumstances which would warrant higher standards than those currently applied nationally and the viability study shows how these standards could be arranged so as not to undermine development viability. It is recommended that Policy CP13 be redrafted to move away from the Code for Sustainable Homes’ energy requirements and towards the options in the viability study which allow for off-site carbon reductions through a Buy-Out Fund, particularly for residential development.

### **Recommended Approach:**

That Policy CP13 be redrafted, especially the first 2 bullet points, to reflect the recommendations of the Winchester Viability Study by allowing development to contribute to off-site carbon reduction measures rather than meeting the highest levels of the Code for Sustainable Homes in relation to energy. The timing of the introduction of the various requirements should also take account of the additional build cost over and above the regulatory requirements likely to be in force at the time.

### **Comments on Policy CP14 – Renewable and Decentralised Energy**

This policy complements CP13 which sets requirements for low and zero carbon development. As with CP13, there is considerable support for the Council to take a radical approach to setting high standards in respect of achieving low and zero carbon developments, but also concern about the costs of implementing the policy and its potential affect on development viability.

### **WCC Reponse**

The Council has therefore commissioned a study by consultants (Element Energy) to test the costs of meeting the policy's requirements and to recommend whether these might need to be modified to take into account viability, whilst at the same time allowing the Council to push forward with effective policies to tackle carbon reduction and climate change. The consultants report can be viewed at the LDF evidence pages of the Councils website.

It concludes that the hierarchy set out in Policy CP14 may not be necessary, as the measures promoted are likely to be needed anyway to meet the requirements of Policy CP13.

### **Conclusion**

A sufficiently flexible approach is needed to ensure that development viability is not unduly undermined. In redrafting Policy CP13 it will be necessary to consider whether the hierarchy in the first part of CP14 needs to be retained, either within the Policy or the explanatory text. It is, however concluded that the second part of the Policy is important and should be retained.

### **Recommended Approach:**

That Policy CP14 is reviewed and reworded in the light of the recommendations made in the Winchester Viability Study, especially whether the hierarchy points 1-4 should be retained. The Policy should continue to promoting renewable and decentralised energy technologies (second part of the Policy).

## **Chapter 13: Inclusive Society**

Comments were reported to [LDF \(Cabinet\) Committee on 12 March 2010](#). For summary of comments submitted and WCC response see [Appendix F – CAB1983\(LDF\)](#)

### Comments on **CP15: Housing Provision**

Several respondents referred to the need to update the figures to reflect the adopted SE Plan and this is accepted. Others challenged whether the SE Plan's requirements should be followed, but current guidance indicates that compliance with the regional spatial strategy is a 'legal requirement' for the Core Strategy. Failure of the Core Strategy to plan for these requirements would, therefore, prevent it from being examined or adopted as a Development Plan Document.

Many respondents have questioned various components of the expected land supply, in particular the 'small sites allowance', the contribution of Strategic Housing Land Availability Assessment (SHLAA) sites, and the number of 'non-strategic' allocations which may be needed in the Development Management and Allocations DPD.

### **WCC Response**

The Planning Inspectorate advisory note is clear that the small sites allowance would be regarded as a 'windfall' allowance, which PPS3 advises should not be taken the basis for housing supply. The Leader of the Council has written to the relevant Government Minister to query the applicability of this advice in Winchester, but the Government's response maintains the view that specific, deliverable sites need to be identified rather than relying on unidentified windfall sites.

The SHLAA was published for consultation separately from the Core Strategy and a report on the responses and recommended changes was presented to Cabinet in October 2009 (see report CAB1901). Cabinet did not wish to endorse the further work until potential greenfield sites had been assessed and reported back. That work is in progress and the SHLAA will be finalised prior to the publication of the next stage of the Core Strategy, enabling its results to be taken into account. These will influence the amount of greenfield land that needs to be provided, either through the Core Strategy's strategic allocations, or through smaller-scale allocations in the Development Management and Allocations DPD. It will, therefore, be possible to update the sources of land supply (Table 3 of the Preferred Option document) and Policy CP.15 as necessary to ensure the South East Plan's requirements are met, in advance of the next stage of the Core Strategy being finalised.

### **Conclusion**

There is legal requirement currently for the Core Strategy to generally accord with the provisions of the Regional Spatial Strategy (the South East Plan). Policy CP15 must, therefore, give a commitment to meet those requirements and the Core Strategy needs to show how the required housing will be delivered. Policy CP15 and the accompanying Table 3 should be updated to do this. Work also needs to continue to publish the SHLAA (and to update it

regularly), as this is a key element of the evidence base and will help to determine the level of brownfield/greenfield development needed.

### **Recommended Approach:**

1. Update Policy CP15 and its explanatory text to reflect the housing requirements of the approved South East Plan, or any changes which may be made prior to the publication of the next stage of the Core Strategy, and to clarify the coverage of the Housing Market Assessment.
2. Publish work on the SHLAA, including removing the 'broad locations' and small sites allowance from the SHLAA, and adjust the Core Strategy accordingly. Update the 'other greenfield allocations' line in Table 3 of the Core Strategy in the light of the revised SHLAA and housing requirements at the time.
3. Ensure that references to development in the rural settlements (including Table 3) are consistent with the revised Policy MTRA2 and clarify that the 'urban areas' are at the top of the 'settlement hierarchy'.
4. Clarify and update references to Local Reserve Sites as necessary, but continue to state that they would be reviewed in the Development Management and Allocations DPD (if not already released), along with other non-strategic allocations.
5. Reconsider whether references to the previous Structure Plan requirements in paragraph 13.14 remain necessary.

### **Comments on CP16: Housing Priorities**

Some respondents considered Policy CP16 could be better expressed as an objective rather than a policy. Others thought specific reference should be made to specific populations, e.g. students and older persons (particularly in terms of extra care needs). Comments were also made on the priority given to affordable housing and the need to refer to, and ability to, deliver Lifetime Homes.

### **Conclusion**

Some respondents considered Policy CP16 could be better expressed as an objective rather than a policy and this can be taken on board. There is benefit in combining this with an amended CP.18 to create a consolidated set of housing policy objectives. Others thought specific reference should be made to particular populations, e.g. students and older persons (particularly in terms of extra care needs). While it would not be advisable to try to draw up an exclusive list of populations whose needs and demands could be addressed under CP16, it would be reasonable to refer to these specific groups in the explanatory text of this section and reword policies elsewhere in the Core Strategy. In terms of Lifetime Homes it is accepted that this is one way, albeit the Government's currently preferred way, of delivering adaptable, flexible housing, and the policy should be reworded to reflect this.

### **Recommended Approach**

1. Delete Policy CP16 and instead express issues as objectives (combined with Policy CP18) that encompasses the principles set out in the currently proposed policies. Include reference in text to refer to needs of particular populations such as older people and students. The objective should refer to ‘...flexible, adaptable accommodation, such as Lifetime Homes’.
2. Incorporate reference to extra care housing in Strategic Site Allocation Policies.
3. Incorporate reference to student housing in policy WT1 (first bullet) – Strategy for Winchester Town.

### **Comments on CP17: Housing Mix**

Policy CP17 sets out the approach to overall housing mix, placing greater emphasis on family houses. Despite some respondents suggesting to the contrary, the approach is intended to be flexible in order to respond to changing needs, demands and economic circumstances. It is considered important for the policy to give some priority to the provision of modest (2 and 3 bed) family houses while not being overly prescriptive.

### **Conclusion**

Changes are proposed to Policy CP17 to remove uncertainty about a lack of a flexible approach, to refer to affordable and other specific types of housing within an overall approach of meeting a wide range of community needs and to development economics. It is also proposed that reference to Table 5 in the policy itself is deleted to avoid any misinterpretation that the figures in that table are prescriptive, although the Table should be retained and referred to in the explanatory text.

### **Recommended Approach**

Delete reference to Table 5 in policy CP17 and refer to it in explanatory text indicating that this gives guidance on current and future demand.

Amend Policy CP17 and explanatory text to refer to providing meeting a wide range of community needs (including those referred to in the objective that will replace CP.16), maximising affordable housing, in particular family houses for social rent (having regard to sustainability, housing need and the economics of development), providing flexible, adaptable homes, such as Lifetime Homes and allowing for specialised accommodation.

### **Comments on CP18: Affordable Housing**

Some respondents have said that targets should be higher. Wickham Parish Council, and others, have made representations that local circumstances should mean an alternative approach is taken for that Parish.

### **Conclusion**

The targets are considered to be challenging but realistic, taking account of past supply during the plan period and development economics.

As with CP16, it is considered policy CP18 would be better expressed as a set of objectives, and combined with CP16. Minor amendments are proposed to pick up on responses, including ensuring that local circumstances are taken into account in decision making.

### **Recommended Approach**

1. Delete policy and instead express issues as objectives (combined with Policy CP16) that encompasses the principles set out in the currently proposed policy.
2. Make clear that 35% is an overall target, not a quota for market sites.
3. Amend bullet *b* to include reference to the proportion of social rented housing to be approximately 70% (with the remainder to be intermediate affordable housing)
4. Amend bullet *d* to include reference to extra care, flexible adaptable accommodation, such as Lifetime Homes, and those with disabilities and support needs.
5. Amend bullet *f* to refer to *other relevant local circumstances*.
6. Refer to mixed and balanced communities and to cross reference to CP20.
7. Review the Local Connection target in the light of the viability study and the CLG sponsored Rural Masterplanning project.
8. Amend text to make clear affordable housing should be available in perpetuity.

### **Comments on CP19: Housing Mix**

Some respondents suggest the target for social rent is too high. Other respondents suggest that the 40% affordable homes target is too high, others too low.. Again, comments relating to Wickham were received that reflect those covered in relation on CP.18 (more details are provided below).

### **WCC Response and Conclusion**

The affordable housing target is insufficient to meet need, however (as evidenced by the viability studies) a higher target would render sites unviable. A further viability study on small sites carried out by the Council since the Preferred Options were published indicates that a financial contribution should usually be taken on sites of 1-4 homes

The Council's Small Sites Viability Study allows more clarity to be given to the definition of small sites (from which a financial contribution may be accepted in lieu of on-site affordable housing provision) in CP19 and it is proposed

these be categorised as sites of 1-4 dwellings. It is proposed emphasis be given to the economics of provision in this policy.

### **Recommended Approach**

1. Policy CP19 to be amended to reflect the findings of the Small Sites Viability Study to make clear that a financial contribution would be an appropriate alternative in lieu of on-site provision on sites of 1-4 units.
2. Amend Policy CP19 to make it clear that economics of provision are material considerations and to make clear that (other than set out above) provision should normally be on-site.
3. Change policy title and make clear that the intention of the policy is to create affordable housing on market led housing sites.

### **Comments on CP20: Affordable Housing – ‘Local Connection Homes’**

While some respondents welcomed the attention given to rural housing, some felt that enabling development should be extended to other settlement levels. Others expressed concern about the conformity with national and regional policy of the proposal for enabling development on windfall sites.

### **WCC Reponse and Conclusion**

The recent research into the likely success of the Policy CP20 is ongoing, but suggests that the policy needs substantial amendment. Since the publication of the Preferred Options the Council has commissioned research into the potential of this policy to deliver additional affordable housing. Early findings suggest that in its current form the policy is likely to be counter-productive by compromising the development of affordable housing on rural exception land related to higher order settlements.

The policy has also been the subject of an objection from GOSE. It may be that an approach that allows enabling development on sites which have particular viability issues would be more appropriate, although this is unlikely to need a Core Strategy policy. The work is suggesting that the allocation of sites for affordable housing only (through the Development Management and Allocations DPD), along with the more traditional rural exception site approach, would be a more fruitful approach. Such sites would need to be on land where other residential development would not be permitted and would be likely to involve the release of greenfield sites. The Council has recently been awarded CLG funding to undertake further work around settlement hierarchies and would help define the scale, nature and form of development which would be most appropriate for the various rural settlements. This work will help support the detailed revision of this policy.

### **Recommended Approach**

1. Subject to the final findings of the Council's current rural housing study and the outcome of the CLG funded Rural Masterplanning project, the policy should be redrafted to allow for sites to be allocated for rural affordable housing to meet identified local needs, (possibly with a modest market element), adjoining appropriate settlements. Enabling development should not be promoted on windfall exception sites.
2. Subject to the results of the same study the target for 600 Local Connection Homes should be revisited.
3. The Policy wording should be redrafted to make it clear that 100% rural exception housing sites would still be permissible.
4. The explanatory text/glossary should be updated to define housing need by reference to households assessed as in housing need by the local housing authority

(In the interests of clarity, there may be benefit in combining some or elements of housing policies into consolidated policies in final drafting).

### **Comments on CP21: Sites for Gypsies, Travellers and Travelling Showpeople**

There were a limited number of comments on this Policy, and a mix of comments in support and objection. The main issues of concern were whether the Policy was sufficiently detailed in various respects.

### **Conclusion**

Given that the Examination in Public into the South East Plan's 'Partial Review' of Gypsy and Traveller Accommodation needs has only recently been held, it may be some months before the Review is adopted, resulting in final allocations for new pitch requirements for individual authorities. If this is done in time to inform the next stage of the Core Strategy, the Policy and explanatory text should be amended to refer to the District's pitch allocation and to update the situation regarding the Partial Review. In addition, a minor alteration to Policy CP21's explanatory text is needed, to clarify the distinctive site requirements of Travelling Showpeople.

### **Recommended Approach**

1. If the Partial Review of the South East Plan is completed in time, revise Policy CP21 and its explanatory text to refer to the District's pitch requirements contained in it.
2. Amend Policy CP21's explanatory text to clarify the distinctive site requirements of Travelling Showpeople.

### **Comments on CP22: Retention of local services and facilities**

The purpose of Policy CP22 is to ensure that local facilities are retained given the rural nature of the District and the need to reduce unnecessary trips by

car. It is intended that the Policy is applied to a range of both social and community facilities and it is this 'list' that a number of the respondents comment on.

### **Conclusion**

The policy needs to be updated and reviewed to ensure that it follows the PINS advice in terms of 'what, where, when and how'. New provision of local facilities is not a strategic issue and will be covered in the development management and allocations DPD rather than the Core Strategy.

### **Recommend Approach**

To review the policy and supporting text in light of the PINS advice 'what, where, when and how' to ensure that all matters are covered by the policy

## **Chapter 14: Infrastructure and Developer's Contributions**

Comments were reported to [LDF \(Cabinet\) Committee on 12 March 2010](#). For summary of comments submitted and WCC response see [Appendix G – CAB1983\(LDF\)](#)

### **Comments on CP23: Infrastructure and Community Benefit**

- The policy needs to take of the Community Infrastructure Levy
- Need infrastructure improvements ahead of new development
- The policy must all include all aspects of infrastructure sufficiently
- The policy should be linked to the strategic sites and the infrastructure delivery plan.

### **WCC Response and Conclusion**

The implications of the recently-published CIL regulations need careful consideration prior to determining which course of action to follow. However, the Core Strategy policy should be worded so as to be applicable whether the Council decides to follow the CIL route or not. What is evident is that it will be necessary to have a full understanding of all infrastructure requirements for the Core Strategy including the strategic allocations. On this basis a logical approach would be to merge this part of the Core Strategy with the delivery chapter (Chapter 16), this will enable infrastructure requirements to be set out together with policy guidance on developer contributions and the mechanisms for receiving these. This will allow both elements to be examined and tested together at the appropriate time.

### **Recommended Approach**

1. That any future re-wording of Policy CP23 should not prejudice or undermine future Council decisions about whether to introduce CIL in the District.
2. To merge this part of the plan with the content of Chapter 16 on infrastructure planning, to produce a comprehensive delivery and implementation plan to accompany the Core Strategy.

## **Chapter 15: Implementation and Monitoring / Appendix C Monitoring Framework**

Comments were reported to [LDF \(Cabinet\) Committee on 12 March 2010](#). For summary of comments submitted and WCC response see [Appendix H – CAB1983\(LDF\)](#)

Comments;

More clarity is required as to how the indicators will be monitored.

### **Recommended Approach:**

1. To update Appendix C to include targets and indicators for all policies in the Core Strategy and to comply with the guidance in PPS 12 and the Local Development Framework Monitoring: A Good Practice Guide.
2. To ensure that all policies are written with a view to how they will be monitored effectively

## **Chapter 16 Core Strategy Delivery Plan**

Comments were reported to [LDF \(Cabinet\) Committee on 12 March 2010](#). For summary of comments submitted and WCC response see [Appendix I – CAB1983\(LDF\)](#)

### **Appendix A: Glossary**

No comments were received to this appendix.

### **Appendix B: Evidence Base**

Comments were reported to [LDF \(Cabinet\) Committee on 12 March 2010](#). For summary of comments submitted and WCC response see [Appendix J – CAB1983\(LDF\)](#)

The purpose of this appendix is to provide the reader of the Core Strategy with a list of the key pieces of information that have been used to inform the preparation of the Core Strategy to date. However, it is acknowledged that this list is not comprehensive and there are further documents that have contributed to preparation of the Core Strategy. On this basis and given the emphasis on having a joint evidence base with the LSP, it is suggested that it will be more practical to maintain and update the evidence base on the Council's website and delete it from the next version of the Core Strategy.

### **Recommended approach:**

To remove the evidence base section (appendix B) from the Core Strategy and ensure that an up-to-date evidence web page is maintained on the Council's website.

