

Winchester District Local Plan Review
Analysis of Representations on the Revised Deposit Plan

Issue: 5.1 (Deposit 5.12)

RD05.04

Proposal HE.5

Representation:

Support/resolved/withdrawn:

GOSE (261/21)

Support the changes in RD05.04.

Change sought-none.

Objection:

English Heritage (250/1)

With regard to Proposal HE.5 as proposed to be modified, we suggest the policy could be strengthened by appropriate reference to the role of adopted SPG, referred to at paragraph 5.16, and to the use of Article 4 powers in controlling the unsympathetic alterations referred to in the last paragraph of the Proposal.

It is not clear from paragraph 5.16 whether the Conservation Area Strategy is included in the 'documents' referred to in the last sentence of paragraph 5.16.

Change sought – *Strengthen policy by referring to the role of adopted SPG.*

City Council's response to representation

Winchester Conservation Area Project does contain adopted Supplementary Planning Guidance in the final Strategy Section, which is outlined in bold. It is an intention to consider introducing Article 4 Directions in Winchester Conservation Area and these could be extended to other Conservation Areas. The published Conservation Guidance Notes have not been formally adopted as Supplementary Planning Guidance, but it is recommended that they are.

There is no need to refer to the Environmental Capital Matrix here as it is mentioned in Chapter 11 and is intended as an appraisal tool rather than SPG.

I would recommend omitting the second sentence in Para 5.16 which refers to the Environmental Capital Matrix and replacing it with the following

Change Proposed – paragraph 5.16

The Council has produced a number of Conservation Area Technical Assessments, along with a Conservation Strategy for Winchester Conservation Area. The Winchester Conservation Area Project has resulted in an environmental capital matrix to assist in the assessment of development proposals within the Winchester Conservation Area (~~See Chapter 11: Winchester~~) and contains Supplementary Planning Guidance in the final Strategy Section.

Issue: 5.2 (Deposit 5.15)

RD05.05

Proposal HE.6

Representation:

Objection:

Kingfisher Housing Association (2312/16)

The revisions to the policy are ambiguous and unnecessary. It is evident that Conservation Area Statements will have already served to identify those features including hedges that are of importance. Therefore, it is inappropriate to seek to require applicants to undertake such an assessment.

Change sought - *amend wording in reflection of this objection.*

City Council's response to representation

The proposed changes to Proposal HE.6 are intended to strengthen the importance of submitting adequate site characteristic information within Conservation Areas. The revisions are not considered unnecessary.

Change Proposed – none.

Issue: 5.3 (Deposit 5.20)

RD05.07 and RD05.09

Proposals HE.10-HE.11

Representations:

Support/withdrawn/resolved:

GOSE (261/20 and 261/22)

City Council's response to representation

The support is welcomed.

Change Proposed – none.

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Support the changes in RD05.07 and RD05.09).

Change sought-none.

Issue: 5.4 (Deposit 5.22)
RD05.11
(Proposal HE.13)

Representations:

Support/withdrawn/resolved:

Bishop's Waltham Society (212/2)

Withdraw objection and / or support proposed changes.

Change sought - none

Objection:

Bryan Jezeph Consultancy (373/9)

The policy does not make it clear that it relates to shops and buildings in Winchester City. It is also difficult to see how upper floors can be put to greater use and use of cellars can be controlled in domestic buildings.

Change sought-none specified.

City Council's response to representation

The support is welcomed.

Proposal HE.13 relates to all listed buildings within the District of Winchester and not specifically to any type of building or the built-up area of Winchester itself. The Proposal seeks, where the opportunity arises through a proposed conversion, that the upper floor space and cellar space be utilised in a manner fitting to the character of the listed building. The proposal does not seek to control the use of cellars in domestic buildings, but promotes their use, should the building ever come forward for conversion.

The conversion of a listed building affords the opportunity to rejuvenate the structure and it is considered appropriate to seek to avoid the under use of upper floors and cellars in such buildings.

Change Proposed – none