

Winchester District Local Plan Review

Analysis of Representations on the Deposit Plan

CHAPTER 1: INTRODUCTION

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

Issue 1.1 **Paragraph 1.3 / Figure 1**

Representation:

GOSE (261/4)

Paragraph 1.3 does not include reference to a further round of proposed modifications and Figure 1 does not include reference to the possibility of a further public inquiry following the proposed modification stage.

Change sought - not specified.

City Council's Response to Representation

It is accepted that the possible stages referred to in the representation are not fully addressed in the deposit Plan. Paragraph 1.3 and Figure 1 should be amended to highlight the possibility of a further round of modifications occurring after representations on initial modifications after the public inquiry and the possibility of a further public inquiry following the proposed modification stage.

In addition, paragraphs 1.1 and 1.3 should be updated to reflect the fact that the next published version of the Local Plan will be the 'Revised Deposit' Plan.

Change Proposed - paragraph 1.1:

This Local Plan contains the City Council's ~~initial~~ proposals for guiding the use and development of land and buildings in its administrative area.

Change Proposed - paragraph 1.3:

- *Deposit Local Plan - first draft of the Plan "placed on deposit" for formal representations of support or objection (~~this stage already carried out~~);*
- *Revised Deposit Local Plan - Plan revised in response to objections and in advance of public inquiry (~~this stage~~);*
- *Modifications - any modifications proposed in response to the Inspector's Report or for other reasons are published (there is the possibility of a further public inquiry at this stage and/or further proposed modifications);*

Change Proposed - Figure 1:

*Add new box after 'Public Representations' on modifications:
Possible further PUBLIC INQUIRY and INSPECTOR'S REPORT.*

Issue 1.2 **Paragraph 1.3**

Representation:

J G Hurcom (1214/1)

Paragraph 1.3 states that the Plan will replace the current Winchester District Local Plan once statutory procedures have been completed. This safeguard of local democracy needs to be strengthened since developers and local planners are already overlooking the current Plan. ***Change sought - additional sentence saying that all development proposals will be considered in relation to both the spirit and practice of the existing 1998 Plan until the new Plan is formally adopted.***

City Council's Response to Representation

Planning Policy Guidance 3 (PPG3) was published in March 2000. In paragraph 38, it clearly states that "In considering planning applications for housing development in the interim, before development plans can be reviewed, local authorities should have regard to the policy contained in this PPG as material considerations which may supersede the policies in their plan (see paragraph 54 of PPG1)"

Government planning guidance becomes a material consideration as soon as it is issued and is not reliant on adoption by the Council. PPG3 is explicit about this. The current (1998) Local Plan must therefore be operated to take account of the provisions of PPG 3 (where relevant).

The Local Plan Review's proposals will not be operated as the Council's development control policy until the Revised Deposit stage. The weight that can be accorded to them will depend on whether there are outstanding objections and will increase as the remaining procedures are completed. It will therefore become a material consideration in planning decisions before the formal

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P E Jones (887/3), I W L Jones (888/5)

Object to PPG3 and the WDLPR proposals being used as the basis of decisions on planning applications. This makes a mockery of the consultation process and subsequent planning approvals may not be legal. Planning decisions should not be based on PPG3 or WDLPR proposals until formal adoption.

Change sought - decisions on planning applications should not be based on PPG3 and the new Plan until it is adopted.

adoption of the Plan and this approach is normal practice and in accordance with Government advice (PPG1, paragraph 48).

It is concluded that to fail to give appropriate weight to PPG3 or the emerging Local Plan in development control decisions would not be practical nor accord with Government advice. No change to the Plan should, therefore, be made.

Change Proposed – none.

Issue 1.3 **Paragraph 1.10**

Representation:

Estates Practice, HCC (1434/4)

Object to the apparent failure to consult the Estates Practice of HCC as part of the Local Plan Review's "Pre Deposit Consultation".

Change sought - not specified.

City Council's Response to Representation

County Council officers have been part of the Local Plan Officer Group and County Councillors are invited to the Local Plan Members' Panel meetings. The County Council has therefore been fully represented and involved in the pre-deposit stages of the Plan. There is no reason to consult every part of the County Council when it is already represented and no change to the Plan should, therefore, be made.

However, a new bullet point should be added to the list in paragraph 1.10 to reflect the fact that the Deposit Local Plan has been published for public comment and that these comments have been taken into account in formulating the Revised Deposit version.

Change Proposed - paragraph 1.10:

Add new bullet point at the end of the list:

- The publication of the Deposit Winchester District Local Plan Review for public consultation in October 2001, when there was wide publicity of the Plan, including a series of public exhibitions.

Issue 1.4 **Paragraphs 1.12-1.22**

Representation:

None, but various changes are needed for updating purposes, to reflect the fact that the Plan adoption process is moving on to the 'Revised Deposit' stage.

Change Proposed - paragraph 1.12:

Before a Local Plan is adopted as a statutory document there must be formal public consultation (see paragraph 1.3 above) to give people the chance to influence the future planning of the area. The publication of the Deposit Plan marked the start of this formal consultation process and the Revised Deposit Plan shows how the Council proposes, in deciding whether and how to change the Plan, will take into account of the all-representations made. Changes are shown in green type, with additions shown in bold and deleted text struck through. At this stage representations may be made only to those parts of the Local Plan that have been changed. Unresolved objections to the original Deposit Local Plan will be considered by an independent Inspector at the Local Plan Inquiry, along with new representations on the changes in the Revised Deposit version.

Change Proposed - paragraph 1.13:

Replace with new paragraph outlining public consultation

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arrangements for the Revised Deposit Plan.

Change Proposed - paragraph 1.14:

Replace closing date for representations with the new closing date for the Revised Deposit version of the Plan.

Change Proposed - paragraph 1.15:

Objections and representations in support of the Revised Deposit Plan must relate only to the revisions proposed (shown in green and in bold type or struck through or on the revised Proposals Map). Representations on those parts of the Plan that have not changed will not be accepted by the Council as will consider all the duly made. There is no opportunity at the Revised Deposit stage to make objections raising alternative site allocations or objecting to the omission of proposals or explanatory text, representations and decide what changes to put forward in response. These will be set out in a revised deposit Plan. Comments will be invited on the changes, but new representations will not be accepted on the original Plan. Any objections that are not resolved, either on the Deposit Plan or the Revised Deposit version, will be considered by an independent Inspector, who will be appointed to hold a public inquiry. The Inspector will make recommendations to the Council about whether and how it should change the Plan in response to objections.

Change Proposed - paragraph 1.16:

Add new text at the end of the paragraph explaining the documents placed on 'Revised Deposit':

The Revised Deposit version of the Plan includes the full text of the Deposit Plan (October 2001), with all revisions shown in green (additions shown in bold and deletions struck through). The full set of Proposals/Inset Maps from the Deposit Plan is reproduced and additional amended maps are included where changes are proposed. A list of all the proposed revisions is also included.

Change Proposed - paragraph 1.22:

~~In conjunction with the publication of this Plan, several new background documents have been produced. These provide more detailed information about certain aspects of the Plan. Some form part of the statutory requirements associated with producing the Plan.~~

- ~~• Statement of conformity with Hampshire County Structure Plan 1996-2011 (Review);~~
- ~~• Statement of Consultation and Publicity;~~
- ~~• Winchester District Urban Capacity Study;~~

Copies of background documents and other related publications (see Appendix 1 for full list) can be purchased from or inspected at the Planning Department (see address at paragraph 1.14 above).