

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

CHAPTER 14: IMPLEMENTATION

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

Issue 14.1 **Chapter 14 – Implementation**

Representation:

CPRE, Winchester and Havant District Group (1387/1)

Agree with paragraph 14.22, but enforcement action in Winchester District has been, and continues to be inadequately followed through.

***Change sought** – this important and integral part of the planning process be exercised more rigorously.*

A Rich (254/5), St Giles Hill Residents Association (313/4 & 1245/7), T Stephenson (343/7), W Pollock (1251/6), J Hurcom (1376/4)

There are no quantified milestones or hurdles for monitoring urban capacity, only a single global objective for the District of 5,135 additional dwellings. Provided sufficient sites are coming forward there should be no need "to maximise urban capacity" (paragraph 14.27), which is a means towards the end and not an end in itself.

***Change sought** – reword paragraphs 14.24–14.27 to include:*

'A system will be established to monitor the realisation of the target number of dwellings for each village or townscape area within the district towards their share of the total, using the Urban Capacity Study of October 2001 as the base reference. The strictness of the design criteria to be applied may be varied, tightened or loosened, in response to significant over or under achievement in the rate of development required.'

GOSE (261/95)

Government advice states that developers should not be expected to pay for facilities which are required to resolve existing deficiencies. The interpretation of paragraph 14.11 does not appear to fully accord with this advice

***Change sought** – not specified.*

GOSE (261/96)

City Council's Response to Representation

All development undertaken within the District should take place in accordance with a relevant consent, where required, including compliance with any conditions attached. The Local Plan confirms this and sets out the way in which it will approach breaches of planning control, in accordance with Government advice. The importance of enforcement is fully recognised, but the way in which enforcement is undertaken is not a land-use matter for inclusion in the Local Plan. The respondent does not propose a change to the Plan and none is proposed.

Those respondents that are concerned about the monitoring of the Urban Capacity Study imply that it sets development targets for each village and neighbourhood in the District. However, this is not the purpose of the UCS, nor of the Local Plan. The strategic requirement is a District-wide requirement and the Urban Capacity Study is a way of investigating how much of the requirement can be expected to come forward within existing settlement boundaries, and whether these need to be extended.

There is no guarantee that the amount of development in any locality will equate to what is contained in the UCS. Some sites identified within the UCS may not come forward, whereas sites not identified in the Study are coming forward and may be acceptable for development. The objective of the Study is not to cram the urban areas with development but to measure the potential of the areas within the settlement boundaries to meet the District's Structure Plan requirements. In view of this, it is accepted that the term 'maximising urban capacity' should be qualified.

With regard to monitoring, a housing monitoring report will be produced annually, with a comprehensive re-survey of the Urban Capacity Study undertaken every 5 years, to retain an accurate reflection of the development potential within each settlement. The annual updates will provide an update on all residential permissions and completions within the District, as well as monitoring other housing trends in the District.

The monitoring may show that remedial action needs to be taken to address particular issues, where this is within the scope of the Plan and in accordance with its strategy and proposals. However, this should not involve 'tightening or loosening design criteria' in response to whether various areas are perceived to be under or over-performing in relation to urban capacity. To adopt this approach would result in inconsistent decisions across the District and fail to achieve the clarity that it is one of the main purposes of a local plan to secure. It is proposed that paragraph 14.27 be expanded to be more specific about the monitoring of the Urban Capacity Study and other key areas of monitoring.

Paragraph 14.11 refers to the Open Space Funding System. The intention of the paragraph is to clarify that developer contributions will only be sought where there is a deficiency of open space (quantitative or qualitative). However, it is not intended to suggest that developers

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Paragraph 14.21 does not fully reflect the advice in circular 1/97. Planning obligations should be sought and not required.

Change sought – *not specified.*

House Builders Federation (266/8)

Paragraph 14.18 refers to “market analysis undertaken when preparing the plan”. There is no evidence from the plan or the urban capacity study that any such market analysis has been carried out.

Change sought – *delete the sentence, or further clarify the meaning of the term “market analysis”.*

HCC Estates Practice (1434/39)

HCC's Early Years Development and Childcare Plan covers the provision of pre-school education and childcare in Hampshire. The County has a duty to ensure a nursery place for every four year-old, which is likely to fall to 3 year-olds within the Local Plan Period. To assist in meeting this target consideration is being given to the provision of additional nursery accommodation on school sites, by extensions to school buildings or by making land available. In most cases the nursery places will be provided by the private or voluntary sector.

Change sought – *not specified.*

should make good the deficiencies. It is, therefore, not considered necessary to amend this paragraph.

It is accepted that planning obligations should be sought and not required. A change to paragraph 14.21 is proposed to clarify this.

Market analysis was carried out in preparing the Local Plan, particularly in relation to urban capacity. The ‘Chesterton Report’ was produced by a consultancy team that specifically included housing market advisors, as required by the Council’s brief. The details are provided in the Urban Capacity Study and it is not considered necessary to repeat them, or go into further detail in paragraph 14.18 of the Plan.

The County Council's comments about nursery provision are noted, but it has not suggested any changes to the Plan. The Local Plan already contains relevant proposals concerning the provision of facilities and services, including education provision, as well as criteria for new development. It is not, therefore, considered necessary to amend the Plan in the light of this representation.

Change Proposed - paragraph 14.21:

In co-ordinating development, the Local Planning Authority may ~~require developers to enter~~ seek planning obligations to secure, or to make contributions towards, the provision and maintenance of services and amenities....

Change Proposed - paragraph 14.27:

....One of the main changes between this and previous Plans is the emphasis on ~~maximising urban capacity~~ making better use of land within existing built-up areas, especially to meet housing requirements.... ~~....The Urban Capacity Study, published as a background document to this Plan, provides details of the proposed arrangements for monitoring the supply of housing from urban capacity sites.~~

Change Proposed – new paragraph:

Add new paragraph after existing paragraph 14.27.

The Urban Capacity Study was published as a background document to the Deposit Local Plan, providing details of the proposed arrangements for monitoring the supply of housing from urban capacity sites. A ‘Housing Monitoring Report’ will be published annually, which will update the Urban Capacity Study by incorporating information on new planning approvals and housing completions, as well as monitoring key trends in housing provision, affordable housing and housing mix (the first is a background document to the Revised Deposit Plan). In addition to the annual updates, a full update of the Urban Capacity Study, including a re-survey of the settlements, will be carried out every 5 years, with the first by 2006.