

Littleton, Littleton Lane, Winchester

Written Representation

Winchester District Local Plan Part One – Joint Core Strategy Examination in Public Policy MTRA 3

Prepared on behalf of Holmes and Sons

October 2012

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Littleton, Littleton Lane Planning 1270 Issue 01

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Date: October 2012

Checked by:

Signed:

Date:

PV Projects

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Introduction and context

- 1.1 Holmes and Sons own and occupy land on the western edge of Littleton the extent and location of which is shown edged red on the attached plan. The site extends in total to about 2.8 ha and includes polytunnels, storage buildings and associated hard standing. In 2008 a Certificate of Lawfulness was issued for B8 use. The site is therefore previously developed land, located on the edge of Littleton; a third tier settlement in the Core Strategy's settlement hierarchy. It is proposed to redevelop the site for a mixed use scheme comprising up to 30 dwellings (including affordable housing) together with employment, open space and landscaping.
- 1.2 Holmes and Sons made representations at the pre-submission stage of the preparation of the Core Strategy (copy attached). Those representations sought amendments to Policy MTRA3 so that the policy was more flexible and positively framed to allow for appropriate levels of housing growth in the third tier settlements. The submission draft of the joint Core Strategy was not amended in response to those representations
- 1.3 Holmes and Sons are particularly concerned that the wording of Policy MTRA3 could frustrate or limit the development potential of their site either in the context of a potential allocation (or review of the settlement policy boundary) in the Local Plan Part 2 (Development Management and Allocations Document) or in the context of determination of a planning application.

Consistency with NPPF

1.4 The redevelopment of the Holmes and Sons site is entirely consistent with the policies and provisions of the National Planning Policy Framework. The redevelopment of previously developed land on the edge of a highly accessible village to provide a small scale mixed use development (including affordable housing and the local employment opportunities) and which would secure the landscape including an environmental enhancements as a result of removing the existing operations, is clearly a form of sustainable development. The Core Strategy should therefore in principle allow for such a redevelopment scheme, which would make a useful contribution to meeting the District's overall housing requirements. Detailed suitability of the site and the development proposals could then be considered in the context of the Local Plan Part 2 or potentially in a Neighbourhood Plan.

Littleton

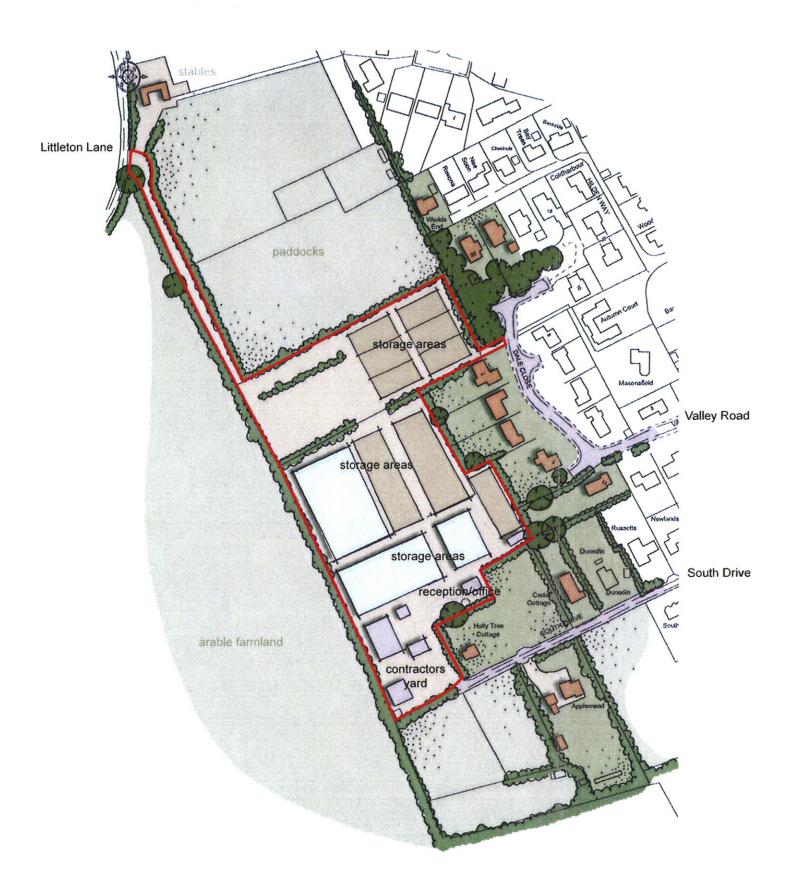
- 1.5 Littleton is a thriving village of about 450 dwellings on the northern edge of Winchester. It is a highly accessible settlement within walking and cycling distance of local services at Harestock and Weeke (convenient store, primary school, secondary school, post office) and linked to the higher order services and facilities available in Winchester City Centre by a high frequency bus service. The village is a thriving community with a good range of local services and facilities including church, village hall, public house, sports and recreation ground, pre-school group and a range of local clubs and societies.
- 1.6 Whilst we have not suggested that Littleton should be elevated to an MTRA2 settlement, given its relatively small size, it is nevertheless clear that it represents a highly sustainable location. We do however recognize that the scale of further growth would necessarily be limited and proportionate to the size of the village to ensure that it is well integrated and does not harm the nature and character of the village.

1.6 Littleton has successfully assimilated new development through infilling, redevelopment and intensification of sites within the defined Settlement Policy Boundary. But as the SHLAA map illustrates (see attached) there are no identified further opportunities within the tightly drawn Settlement Policy Boundary. It is therefore unlikely that any further significant development would come forward from these sources within the Plan period to enhance and maintain the vitaility of the existing community. The Holmes and Sons site (1925) is the only site outside the existing settlement boundary identified in the SHLAA which is previously developed land. It is not of high environmental value. The Core Strategy should therefore encourage the effective use of such sites particularly in locations which are sustainable (as is the case with Littleton).

Modifications sought to policy MTRA3

- 1.7 As currently drafted MTRA3 is inconsistent with the National Planning Policy Framework for the following reasons:
 - 1. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that guide how the presumption should be applied locally. Policy DS1 confirms that the use of previously developed land in accessible locations will be prioritised. But that priorty is limited to sites within existing defined settlement policy boundaries by virtue of policy MTRA3. It is not reasonable to restrict sustainable development in other settlements where there may be opportunities to redevelop brownfield sites adjacent to existing settlement boundaries as is the case at Littleton. We therefore propose that MTRA3 should be amended to allow for redevelopment opportunities within or adjoining existing settlement boundaries.
 - 2. The NPPF requires that Local Planning Authorities should boost significantly the supply of housing. To promote sustainable development in rural areas, housing should be located where it will enhance and maintain the vitality of rural communities. By restricting development to within existing defined boundaries, the Core Strategy will restrict development which could make a contribution to meeting the wider area's houding requirements, help sustain existing settlements and put to beneficial use brownfield sites.





Holmes & Son Nursery Site

CLIENT.

Holmes & Son

PROJECT:

Holmes Nursery, Littleton

DRAWING:

Site Plan - as existing

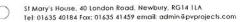
SCALE: 1/2500 @ A3 DWG NO 1270/PREO1

DATE: August 2012 REV: #





Grosvenor Court, Winchester Road, Ampfield, Winchester, SO51 98D Tel: 01794 368 698 Fax: 01794 368 637 email: admin@pvprojects.com





Winchester District Local Plan Part 1 – Joint Core Strategy

Pre-Submission Stage Representation Form

Ref:

(For official use only)

Name of the DPD to which this representation relates:

Winchester District Local Plan Part 1-Joint Core Strategy Pre-Submission

Please return to: Head of Strategic Planning, Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire SO23 9LJ or email ldf@winchester.gov.uk no later than 5pm Monday 12 March 2012

This form has two parts -

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate Part B for each representation you wish to make.

Part A

Fait A		
	ase complete only the Title, Name and Organisation e full contact details of the agent in 2.	2. Agent's Details (if applicable)
Title		Mr
First Name		Steven
Last Name		Smallman
Job Title		
(where relevant) Organisation (where relevant)	Holmes & Sons	Garter Jonas
Address Line 1	C/O Agent	Mayfield House
Line 2		256 Banbury Road
Line 3		Oxford
Line 4		Ģ.
Post Code		OX2 7DE
Telephone Number		01865 404442
E-mail Address (where relevant)		steven.smallman@carterjonas.co.uk
Office use only		
Date received:	Consultee ID:	Rep number:

	sation :	Holmes & So	ns		
3. To which part	of the Local Pla	n Part 1 does	this representation re	late? Please state	which when the
Paragraph number		Policy number	CP1 – Housing Provision	Key Diagram/ Proposals Map)
4. Do you consid	der the Core Stra	ategy is:			
1.(1) Legally con	mpliant	Yes	X	No	
4.(2) Sound		Yes		No	Х
If you have ent	ered No to 4.(2)	, please contin	ue to Q5. In all other	circumstances, pl	lease go to Q6.
i. Do you consid1) Justified2) Effective	der the Local Pla	in Part 1 is uns	sound because it is r	o <u>ot</u> :	College of the September of the College of the Coll
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Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the invitation of the Inspector, based on the matters and issues he/she identifies for examination.

	s seeking a change, do you camination? (tick as appropriate		essary to attend and	d give evidence at
	h to communicate through presentations	х	Yes, I wish to speat the hearing se	eak to the Inspector ssions
9. If you wish to participa be necessary:	te at the hearing part of the e	xamination, p	lease outline why y	ou consider this to
	or will determine the most app o participate at the hearing pa			ar those who have
	ified of any of the following? In above unless you specify ar			Il contact you using
(1) when the Local Plan	Part 1 has been submitted for	independent	examination	X
(2) when the Inspector's	(2) when the Inspector's Report is published X			
(3) when the Local Plan Part 1 is adopted				X
(Local Development) (Er to be made publically av- on its website but will no addresses. By submitting	be treated in confidence. Reg agland) Regulation 2004, as a ailable. The Council will also p t publish personal information g a representation on the Pre- cept responsibility for your cor	mended, requorovide names such as telep Submission Le	ires copies of all re and associated rep hone numbers, em	presentations presentations ails or private
Signature:			Date:	09/03/2012

Consultee ID:

Rep number:

Date received:

Part B	– Please use	e a separa	ate sheet fo	r each rep	resentation
Name or Or	ganisation :	Holmes & Sons	3		
3. To which	part of the Local Pla	n Part 1 does th	is representation re	elate? Please state	e which
Paragraph number		Policy number	Policy MTRA 3	Key Diagram/ Proposals Map)
4. Do you co	onsider the Core Stra	itegy is:			
4.(1) Legally	compliant	Yes	X	No	
4.(2) Sound		Yes		No	Х
	e entered No to 4.(2) onsider the Local Pla				lease go to Q6.
(2) Effective					
(3) Consiste	(3) Consistent with national policy X				
Please be a If you wish t	ve details of why you s precise as possible o support the legal c ut your comments.) .			
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Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the invitation of the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination? (tick as appropriate)

No, I wish to communicate through written representations

Yes, I wish to speak to the Inspector at the hearing sessions

9. If you wish to participate at the hearing part of the examination, please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing part of the examination.

- 10. Do you wish to be notified of any of the following? Please mark all that apply. We will contact you using the details you have given above unless you specify an alternative address.
- (1) when the Local Plan Part 1 has been submitted for independent examination

(2) when the Inspector's Report is published

(3) when the Local Plan Part 1 is adopted

X

Data Protection Act 1998 and Freedom of Information Act 2000

Representations cannot be treated in confidence. Regulation 30 of the Town and Country Planning (Local Development) (England) Regulation 2004, as amended, requires copies of all representations to be made publically available. The Council will also provide names and associated representations on its website but will not publish personal information such as telephone numbers, emails or private addresses. By submitting a representation on the Pre-Submission Local Plan Part 1 you confirm that you agree to this and accept responsibility for your comments.

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Signature:		Date:	09/03/2012
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Office use only		
Date received:	Consultee ID:	Rep number:

MAP 15 - LITTLETON

