

**Winchester District Local Plan Part 1**

**Joint Core Strategy**

**EXAMINATION IN PUBLIC**

**EXAMINATION STATEMENT**

**GRAINGER PLC**

**Submitted 12 October 2012**

**Matter – Policy SH2 West of Waterlooville**

GRAINGER EXAMINATION STATEMENT  
**GRAINGER REF: 03204**

**Matter – Policy SH2 West of Waterlooville****Introduction**

This Examination Statement has been submitted by Grainger plc as part of the Examination in Public on the Winchester District Local Plan Part 1 – Joint Core Strategy. The Statement highlights and where necessary expands upon representations submitted by Grainger plc at the Submission (Regulation 20) stage of the process. It does not repeat representations.

The following Grainger representations are relevant to this statement:

<b>Ref</b>	
SH1/CP1 Ref 03204	Par 2.20/3.48
SH2 and Map 6 Ref 03204	West of Waterlooville

**Abbreviations / Glossary**

- WCC – Winchester City Council
- HBC - Havant Borough Council
- HCC – Hampshire County Council
- Savills – Planning Consultant
- SEP – South East Plan
- WDLP – Winchester District Local Plan – Part 1
- NPPF – National Planning Policy Framework

**Session/ Issue 5****i) Are the policies and proposals for growth and change in this area appropriate and justified, including in relation to the NPPF, and in terms of environmental, economic and social impact?**

1. Grainger supports the proposals for growth in this area and that the Local Planning Authority has a clear understanding on the housing needs of their area (para 159 NPPF). The allocation is supported by up-to-date relevant evidence and reflects the PUSH development strategy for South Hampshire. Para 3.48 (Modification 50) of the WDLP acknowledges that West of Waterlooville has extant planning consents.
2. Planning Permission was granted for the remaining 2,550 units in early 2012. This permission also included the detailed consent for Phase 1 of the development consisting of 194 units. Enabling infrastructure has already been completed on site and the recently selected Phase 1 developer (Bloor Homes) is currently in the process of discharging pre-commencement conditions with a November construction date programmed. Grainger supports the Council's updated housing trajectory reported in Supplement to Background Paper 1. This shows completions being delivered post March 2013.
3. Grainger supports Modifications 51 and 54 altering the number of homes to 600 in Havant Borough which is now consistent with the Havant Borough Core Strategy (March 2011). Following this modification it is unclear why Modification 55 then amends Policy SH2 to "of which about 2,350 will be within Winchester". Grainger would assume this should be 2,400 homes with 600 homes in Havant making up the total of 3,000.

**ii) Are they clear and deliverable, including in respect of the associated infrastructure requirements?**

4. To be clear and deliverable it is fundamental that policies are Effective as defined in para 182 of the NPPF. Grainger made previous representations to this effect at the Pre Submission stage. The two main concerns which have not been acknowledged by WCC in the Proposed Modifications relate to Affordable Housing and employment requirements for West of Waterlooville.
5. Policy SH1 bullet point 2 states "a new community to the West of Waterlooville consisting of about 3,000 homes of which 40% *will be* (our emphasis) affordable". This requirement

is inflexible and clearly fails the test of soundness rendering the policy ineffective. The Legal Agreement tied to the existing planning consent includes a cascade mechanism which would alter the affordable housing provision if triggered, where it would not be possible for future phases to be economically viable. This is subject to a viability assessment. This approach was endorsed by the Inspector reporting on the West of Waterlooville MDA within the Havant Borough Core Strategy which was subsequently modified to state a target of 40% affordable housing. It therefore also fails the test as it is not consistent with an adjoining strategic policy material to the implementation and delivery of the MDA.

- 6 **Proposed Change to Policy SH1: “of which a target of 40% will be affordable..”**
- 7 With regard to Policy SH2, WCC has retained the reference to “*at least*” (our emphasis) in bullet point 3. This wording also fails the Effective test of soundness as it is inflexible and could risk the delivery of the MDA over the plan period, as it does not allow for any changing circumstances. Our reasoning is set out clearly in Grainger’s representation to Policy SH2 and this statement does not repeat this.
- 8 The importance of being able to respond to a changing market and needs is demonstrated by WCC allowing planning permission for two care homes with the employment areas identified in the northern part of MDA (known as Old Park Farm). The justification for both these consents was twofold; that the marketing of the employment land had generated little interest from traditional B class uses and secondly, that the Care Homes would generate some employment themselves.
- 9 **The proposed change to Policy SH2 is to replace “at least” with “a target of 23ha” of employment land.**
- 10 Bullet point 5 sets out the education requirements to mitigate the impact of the MDA. In Grainger’s representations it was reported that this wording does not accurately reflect the education strategy for the site. The signed legal agreement with the Education Authority has a strategy that two primary schools will only be provided if the future capacity of existing school demands it. There is a strategy in place where the first primary school can be extended by 1FE if child yield does not justify a full additional 2FE primary school. The policy should be amended to reflect that agreement and aid future implementation/ delivery.

- 11 **Proposed change to Policy SH2 last bullet point: “provide onsite primary school provision and contributions to off site improvements to secondary education if future need is demonstrated during the delivery of the MDA.”**
  
- 12 Grainger supports the changes made to Map 6 refining the Green Infrastructure boundary as detailed in Modification 50.

**END OF STATEMENT**