

STRATEGY/VISION/SUSTAINABILITY - Policy DS1

Session/Issue 1:

iii) Will the strategy satisfactorily and sustainably deliver the new development needed to meet the objectives over the plan period and, if not, why not and what needs to be changed?

1. It is of critical importance that the Plan's objectives are sound. There is little merit in determining whether the strategy will satisfactorily and sustainably deliver the development needs identified in the objectives if the objectives are themselves unsound. In the case of Winchester's JCS both the objectives and the strategy are unsound as we set out below.
2. The second bullet point under the 'Active Communities' objectives heading states that the Plan will make "provision of 11,000 new homes across the District by 2031". This is unsound as this level of housing does not support the quantum of jobs required in the District to meet the employment projections for the District over the Plan period. This objective should be changed, as justified by our *Open House Assessment*, to read:

"provision of ~~11,000~~ **at least 14,800** new homes across the District by 2031".

3. The final bullet point under 'Active Communities' states:

"encourage sustainable transport alternatives that reduce the use of the private car and enable people to live close to where they work or participate in activities".
4. The strategy will not deliver this objective as the Plan's economic strategy is not clear and does not provide the appropriate level of housing to ensure there is sufficient growth in the local labour force. The likely result of this is an increased level of in-commuting as workers from outside of the District commute in or there is a deterioration in the commercial attractiveness of Winchester District due to a lack of skilled and available labour. In addition, there is likely to be increased pressure on the local housing market, which will be most keenly felt by those on low incomes. Therefore, the Strategy will not ensure that people will be able to live close to where they work and will need to look further afield for work and in most cases necessitating reliance on the private car.
5. An additional bullet point is therefore required under the 'Active Communities' objective heading addressing the need to ensure there is an appropriate level of housing to ensure sufficient growth in the local labour force.
6. The 'Prosperous Economy' objectives are not particularly ambitious despite Government's economic growth agenda that makes economic growth its number one priority. The LPA has not grasped the critical role house building plays in not only supplying housing for local labour force but the jobs that are created through house building itself. Much stronger and clearer economic objectives are required if the Plan is to deliver the District's true

economic potential and ensure that jobs are created locally. On this basis we suggest that the following objectives be added to Plan:

- “deliver at least 8,750 new jobs across the District by 2031”
- “harness the economic development potential of house building to create more jobs and improve the skills base of the local labour force “

- 7. Notwithstanding our suggested revised wording, in our opinion, the JCS is clearly unsound and cannot be rectified by merely revising text or policies. Rather, the JCS needs to be reconsidered in light of the evidence we have submitted and a revised Plan brought forward that reflects the housing and economic needs of the area, complies with the duty to cooperate and fully meets the requirements of the NPPF.**