

WINCHESTER DISTRICT LOCAL PLAN PART 1 – JOINT CORE STRATEGY **RESPONSE TO THE SCHEDULE OF FURTHER PROPOSED** **MODIFICATIONS**

NOVEMBER 2012

Introduction

This is the response to the Schedule of Further Proposed Modifications on behalf of the clients of Bryan Jezeph Consultancy Ltd.

Modification 2.4

Policy DS1

My clients support the insertion of the word “about”, in principle, but it still leaves uncertainty. It could be argued that this could mean more but equally, it could also be interpreted as less. It would be much clearer if the words “a minimum of” replaced the word “about.”

In addition, the development strategy for the Market Towns and Rural Areas as set in the same Further Proposed Modification should be corrected to state that “a minimum of 1700 dwellings” should be provided for the MTRA. The range should read “the range of 1700-2500 dwellings” not 1500.

This would lead logically to the increase in the overall figure for the District to 11,200.

Modification 2.27

Policy WT

It follows that the word “about” should be replaced by the words “a minimum of 4000 dwellings” for Winchester Town.

Modification 2.20

Policy MTRA2

A similar point is made with regard to Policy MTRA2 which should also state that “a minimum of” xxx dwellings should be provided.

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Modification 2.18

Paragraph 3.84

This modification refers to the amendment to correct the status of Denmead now as a local centre. However, it also confirms the status of Wickham as a District Centre in the same higher level as New Alresford and Bishops Waltham.

Hierarchy

With regard to retailing, Wickham has been identified as a District Centre. It follows that the village has a higher status than other settlements in the MTRA2 policy area and this should be reflected in its housing provision. The upper figure should be raised to 300 dwellings for this exceptionally sustainable settlement.

Modification 2.21

Policy MTRA3

This modification is supported. It reflects the fact that settlement boundaries may be amended.

Modification 2.43

Paragraph 8.5

The additional wording in this Modification is supported.

OTHER COMMENTS

Infrastructure

The Hearing was advised that there is a significant existing infrastructure issue with regard to both surface water and foul drainage in Wickham. Flooding regularly occurs in parts of the village. The Council's Responses No 8 noted the issue of the Waste Water Treatment Works. There is also an issue of the

overloaded pumping station. The resolution of these problems requires significant works and consequently expensive investment.

This will require significant development to make the necessary financial contributions.

Timing of Development

It is recognised that the role of the Local Plan Part 2 is to identify potential sites to meet the housing requirements of MTRA1 and 2 together with the relevant development management policies. The delay in the preparation of the Plan and the consequent set back in the timetable for the consideration of issues to be considered in Local Plan Part 2 should not prevent appropriate development proceeding in advance of the conclusion of this process. This will cause unnecessary delay in cases where sustainable development should be permitted in accordance with the guidance in the National Planning Policy Framework.

The Plan Part 1 should be modified to permit development to proceed in the case where all of the relevant investigations have been undertaken. The local community in Wickham, for example, have been consulted on alternative development proposals and have identified the preferred location should development proceed. Presentations have been made and an Exhibition held and the views of local residents received. The response of the community to the Blueprint Consultation also supported development.

It simply cannot be reasonable to delay development for 18 months to 2 years while the Council assesses all sites. Developers are willing to assist the Council, Parish Councils and local residents to make decisions at an earlier time. Most relevant assessments have been undertaken already. This will avoid the need to consider lodging appeals.