

# Winchester District Local Plan Part 2: Development Management and Site Allocations

## **Submission Statement**

(Regulation 22(1)(c) of the Town and Country Planning (Local  
Planning) (England) Regulations 2012

Winchester City Council

March 2016



**Winchester**  
City Council



# Winchester District Local Plan Part 2: Development Management and Site Allocations

## Statement of Representations Made and Key Issues Raised (March 2016)

### 1.0 Introduction

- 1.1 This statement sets out which bodies and persons were invited to make representations on Local Plan Part 2, (LPP2) how they were invited to comment and a summary of the main issues raised in accordance with Regulation 22 (1)(c) of the Town and Country Planning (Local Planning) (England) Regulations 2012. Various documents are appended to this statement to illustrate how the Council has complied with these requirements
- 1.2 Regulation 22(1)(c) of The Town and Country Planning (Local Planning (England) Regulations 2012, requires a local planning authority, when submitting a development plan document, to also submit a statement setting out the following:
- (i) which bodies and persons the local planning authority invited to make representations under regulation 18,
  - (ii) how those bodies and person were invited to make representations under regulation 18
  - (iii) a summary of the main issues raised by the representations made pursuant to regulation 18,
  - (iv) how any representations made pursuant to regulation 18 have been taken into account;
  - (v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations.
- 1.3 This document is therefore set out in two parts, the first covering those matters in para 1.2 parts (i) – (iv) – known as draft plan stage under Regulation 18 and the second summarising the key issues raised under the publication consultation (Regulation 19) as per point (v) above.

## Part 1

### 2.0 Consultation under Regulation 18

- 2.1 The Council published a [Regulation 18 Consultation Statement](#) when it published its draft plan during October to December 2014. The statement sets out all the stages and methods of public engagement up until the draft plan was issued for a six week consultation period on 24 October 2014.
- 2.2 During 2015 a series of reports were made to the [Council's Cabinet \(Local Plan\) Committee](#), detailing the nature and range of comments received to draft LPP2. These reports also included recommended changes to be made to the plan both in light of representations and other matters such as changes in Government policy or updated evidence.
- 2.3 The following briefly summaries the key issues raised at draft plan stage and how LPP2 has been changed in response, links are included direct to the relevant committee reports which include a tracked changed version of the chapter, to provide a comparison with the draft plan text.

#### **Key Issues raised through Regulation 18 publication consultation undertaken during October to December 2014.**

##### Chapters 1 & 2 - Introduction & Background and Meeting Development Needs.

- 2.4 These [chapters](#) set out the context for the Plan, explaining the LPP2's relationship with the LPP1 and other plans (the Denmead Neighbourhood Plan and the Hampshire Minerals and Waste Plan) which together form the 'development plan'. Chapter 2 explains the plan making process. A number of comments were received raising general issues regarding the Local Plan as a whole, these focused on the level of housing, provision of infrastructure and the sustainability appraisal.
- 2.5 Given, the development strategy and development needs are set out in LPP1, adopted in March 2013, changes to this part of LPP2 included matters of clarification and updating.

##### Chapter 3 – Winchester Town.

- 2.6 This [Chapter](#) sets out the proposed development strategy for Winchester, based on the 'Vision for Winchester' and the spatial strategy in LPP1. The policies add detail to the policies expressed in LPP1, and set out both general policies and site-specific proposals. Comments were received on all of the policies requesting these should be more prescriptive and include reference to heritage and culture.

2.7 Representations were also received on the scale and location of housing in and around Winchester, including omission sites being promoted by developers and landowners. The report included reference to the various components of housing supply to meet provision set in LPP1 and confirmed that no further site allocations outside of the settlement boundary are needed. A few representations raised issues in relation to employment and retail provision suggesting further sites should be identified. Requests were also made to include reference to the published walking and cycling strategies. The issue of the need to designate a green belt around Winchester Town was also raised. This matter was considered during the LPP1 examination where the Inspector concluded that this was not needed given the current suite of policies and guidance in the NPPF. Other issues focussed on the detailed of each of the policies and requests for elements to be included/excluded. Key changes to the policies in this part of the plan include:-

- Policies WIN1 and WIN2 - strengthened with regard to references in relation to economic prosperity, creativity and culture, promotion of the town centre, and heritage.
- Policy WIN3 - edited to be more comprehensive.
- Policy WIN4 - Silver Hill - amended to provide the necessary guidance to ensure the implementation of a high quality scheme.
- Policy WIN5 – Station Approach Area – amended to refer to cultural uses in the range of use classes specified, to include reference to a landscape framework, and to clarify matters to be addressed through the preparation of development proposals covered by the policy
- Policy WIN6 – Carfax – amended to refer to the need to retain key buildings and spaces, and to respect the scale of adjacent properties.
- Policy WIN7 – Cattlemarket – add reference in the supporting text to the archaeological interest of the site.
- Policy WIN8 and WIN 9 – changes to clarify the status of the Planning Frameworks.
- Policy WIN10 – Houses in Multiple Occupation –move policy and text to follow WIN8.
- Policy WIN11 –new policy with supporting text, to reflect the Winnall Planning Framework.

#### Chapter 4 – Market Towns and Rural Area.

2.8 [Chapter 4](#), covers the site allocations in the smaller settlements. Each of the 8 larger rural settlements has a separate section,- key issues raised are set out below and changes can be viewed by clicking on the links. Changes predominantly focus on matters of clarification to ensure the policies are expressed positively and provide certainty to both the development industry and local communities.

2.9 [Bishop's Waltham](#). Four housing sites are proposed along the southern edge of the settlement and an employment site to the west. The representations focused on the allocation of these sites for development,

with regard to access; landscape impact; impact on open space and wildlife sites and lack of supporting infrastructure. Changes to policies relate to clarification of the provision of green infrastructure to protect biodiversity interests and safeguarding of the Park Lug, a local heritage feature.

- 2.10 [Colden Common](#). Two policies were included allocating sites for development at Colden Common. The representations predominantly related to the proposal to allocate a site on Main Road for permanent occupation by gypsies and travellers. This site is no longer available for such purposes and the proposed allocation has been removed from the Plan. Other representations concentrated on the housing allocation at the former Sandyfields Nurseries, with particular reference to the capacity of the site and impact on the adjoining woodland which lies in the South Downs National Park. Changes to this part of the plan include a new policy to cover proposals at Clayfields and adjoining Avondale on Main Road. Changes to the settlement boundary, were included in response to representations.
- 2.11 [Kings Worthy](#). One site is allocated for housing and open space purposes and representations were received both in support of the allocation and raising objections in relation to access and traffic, impact on the adjacent recreation area and on the settlement gap. Changes were made to the policy to clarify the development requirements. A number of alternative sites were also promoted for development.
- 2.12 [New Alresford](#) – is one of the larger settlements in the District and consequently includes a number of proposals, this section of the Plan received the most representations, challenging the proposed allocations and promoting an alternative development strategy. The large ‘Sun Lane’ site (Policy NA3) has proved controversial throughout the Plan preparation period with a competing ‘alternative plan’ for a range of smaller sites being proposed by the local community. However, following consideration of the representations, and in the light of the outcome of further studies on viability, transport and access, the proposed Local Plan allocations are still considered to be the best way to provide for development needs, as the most suitable, viable and deliverable option. Changes to the draft policies therefore focused on matters of clarification.
- 2.13 [Swanmore](#). Representations received related to the scale of development proposed at Swanmore and its impact, especially when combined with that proposed at Waltham Chase and Bishop’s Waltham. Issues raised included: encroachment into the gap between settlements; impact on the adjacent countryside; comments relating access and transport, flooding and drainage, and impact on nature conservation sites. Changes included strengthening the policy and supporting text regarding these matters issues. A number of alternative sites were also promoted for development. This section now includes two policies rather than three, as one of the schemes promoted through the draft Plan has been implemented.

- 2.14 [Waltham Chase](#). Four policies propose five site allocations, including one on previously developed land within the existing settlement boundary. Representations challenge the scale of development proposed; access for the allocated sites; impact on wildlife and drainage. The sites were reassessed, where it was concluded that the only changes considered necessary, were those in relation to drainage, and clarification of the requirement for employment uses at Morgan's Yard (Policy WC1), to be subject to viability testing. In addition, alternative sites were promoted, including one for extra care accommodation.
- 2.15 [Wickham](#). this section of the plan includes three policies; one concerning drainage infrastructure due to previous flooding issues and two allocating land for housing and open space. Many comments raise objection to the two housing sites proposed, with alternatives suggested. There are also representations relating to transport, drainage and flooding issues, including the cumulative impact of the Welborne development, to the south of the settlement. The Wickham Flood Investigation Report, commissioned by Hampshire County Council, has informed changes to the drainage infrastructure policy (WK1) including the need for a flood mitigation and management strategy. The housing allocation policies have been clarified to refer to specific transport requirements and the need for archaeological investigation (Policy WK3).
- 2.16 [Denmead](#). LPP2 does not make any development allocations for Denmead as housing requirements and other issues are set out in the Denmead Neighbourhood Plan, which was adopted as part of the 'development plan' on 1 April 2015. A few representations were submitted in relation to Denmead, primarily relating to alternative sites for development, but these are not an issue for the LPP2. The text in this section has been updated to reflect the making of the Denmead Neighbourhood Plan.
- 2.17 [Smaller villages and rural area](#). Representations to this section of LPP2, were mainly concerned with promoting sites for development and / or questioning the lack of review of settlement boundaries and settlement gap boundaries to allow more development in some locations. This section explains that there are no development allocations required in the smaller settlements, hence no need to review boundaries where these exist, and policies already allow for development to meet local needs where identified and supported by communities. Representations requesting the inclusion of Botley Bypass in LPP2 are considered under Chapter 5 - South Hampshire Urban Areas.
- 2.18 [Chapter 5 – South Hampshire Urban Areas](#). Most of the development proposed in this spatial area is already committed through the LPP1 strategic allocations at West of Waterlooville (permitted) and North Whiteley (permitted), hence no further policies on these developments are needed and few representations were received. Of the issues that were raised, a key concern was the need for employment land to be protected and/or more to be allocated. Policies therefore cover areas

and proposals remaining undeveloped from the 2006 Local Plan Review including two new policies safeguarding the Solent 1 and Solent 2 Business Parks, as key employment areas and an amendment to the Whiteley Green site regarding access. A policy safeguarding the route for the Botley Bypass is also added in this section of the Plan following representations from Eastleigh Borough Council and advice from Hampshire County Council as Highway Authority, arising from changed circumstances. Representations were also received for land to be allocated for development adjoining the bypass route, but it is not accepted that this is needed and no changes were made to the Plan in response.

- 2.19 [Chapter 6 – Development Management](#). This Chapter contains various policies to provide the future basis for determining planning applications, in addition to those already adopted in LPP1. The policies are grouped by the 3 Community Strategy themes, in the same way as LPP1, as follows:
- 2.20 [Active Communities](#) – these policies cover matters such as dwelling sizes (policy DM2 and DM3) and details of open space protection (policy DM5 and DM6). As the Government revised Planning Policy in relation to travellers sites during August 2015, a key change to LPP2, was the deletion of draft Policy DM4 (Gypsies, Travellers and Travelling Showpersons) and the recognition of the need to prepare a separate development plan document on this matter.
- 2.21 A number of policies were amended in response to the comments received in particular Policy DM2 (Dwelling Sizes) this was updated to reflect new national technical standards, including internal space, accessibility and adaptability. The Council commissioned further evidence work on this matter and the study entitled [“Standards in New Homes in Winchester District”](#), provides the local justification to adopt such standards. Changes to the explanatory text of Policy DM5 were made to clarify the reason for the protection of some open spaces within settlement boundaries, even though they may not be publicly accessible (because they make a substantial contribution to the character, visual amenity and appearance of the locality). Policy DM5 was also removed from those open spaces outside settlement boundaries as countryside policies will protect these from inappropriate development.
- 2.22 [Prosperous Economy](#) –Town centre policies (DM7-DM9) largely replace policies of the 2006 Local Plan, having regard to current Government advice and the updated Retail Study (2014). Changes to the explanatory text and details of Policy DM7 – Town, District and Local Centres were made to clarify the definition of town centre uses. Only minor editorial changes were made to Policies DM10-DM13, covering replacement dwellings, agricultural workers’ housing, equestrian development, and leisure/recreation development.
- 2.23 [High Quality Environment](#) – this section includes the bulk of the development management policies given the variety of environmental

assets present in the District. Design and access issues are dealt with by policies DM14-DM18, covering masterplans for large landholdings, local distinctiveness, site design criteria, development principles, and access/parking. With the adoption of the Council's [High Quality Places SPD](#) in July 2015, various minor updates were made to this part of the plan. Policy DM17 was amended to refer to the provision of high speed broadband connection to new residential and business properties. Policy DM18 was changed to refer to "relevant standards" and cycle parking.

- 2.24 Environmental protection policies DM19-DM22 cover pollution, noise, contaminated land and utilities carrying forward similar policies from the 2006 Local Plan. Policies DM23-DM24 cover landscape and trees. Policies DM25-DM34 relate to various heritage aspects and these have been amended to include additional criteria, with updates and clarification to the supporting text and detail policy expression. Policy DM31 provides the basis for the development of a 'local list' of heritage assets, however, as the criteria for local listing are already included in an Appendix to the Plan these have been removed from the policy. Policies DM33 –DM34 provide guidance for shops fronts and signage.
- 2.25 [Chapter 7 - Implementation and Monitoring](#). This brief Chapter refers to the Monitoring Framework, which is included in the appendices to the Plan. This part of the plan was amended to update references to the Solent Disturbance Mitigation Project and the need for developer contributions.
- 2.26 Local Plan Appendices: A series of appendices accompanied the draft Local Plan, changes involved updating and corrections. The main change being the deletion of Appendix B (listing 'saved' policies that LPP2 will replace) and renumbering of the remainder.
- 2.27 Maps:. The Policies Map consists of an overall District map with inset maps at a larger scale for those settlements with settlement boundaries and site allocations. Changes required involve corrections and updates to reflect policy changes detailed above.

## Part 2

### 3.0 Publication under Regulation 19

- 3.1 The Local Plan Part 2 was subsequently, approved for publication under Regulation 19, by Full Council on 21 October 2015. The 6 week consultation for LPP2, including changes to the Proposals Map was held from 6 November 2015 to 21 December 2015.

#### **Who was invited and how were they invited to be involved at this stage?**

- 3.2 All 'statutory' and 'general' consultees, as listed at Appendix A, together with everyone who had previously commented on LPP2 and all those who had registered to receive the LDF e-newsletter were notified of the consultation.
- 3.3 All consultees were notified by email or letter, which included a link to the Council's [LPP2 Publication](#) web pages, and where the documents could be inspected, including details of how to comment and a statement of the representations procedure. All pre-submission documents were also listed :-

[Regulation 19 Public Notice](#)

[Regulation 18 Consultation Statement Part 2 2015](#)

[Duty to Cooperate Statement \(Part 2\) 2015](#)

[Equalities Impact Assessment 2015](#)

[Settlement Boundary Review Addendum 2015](#)

[Sustainability Appraisal/SEA and Habitats Regulations Assessment Update 2015](#)

[Local Development Scheme](#)

[Statement of Community Involvement](#)

- 3.4 A sample of the letter/email issued is set out at Appendix B, together with the comment form and guidance note. In total 1848 emails/letters were issued inviting representations at the Publication stage of LPP2.
- 3.5 [E-newsletters](#) were issued during the autumn of 2015, informing people of the pending publication, when LPP2 was actually published and a reminder nearer the closing of the consultation period. Prior to this e-newsletters were issued on a regular basis to provide updates of the Plan preparation process, responses received under Regulation 18 and how these were being considered through a series of Council

meetings, comprising of Cabinet Local Plan Committees (9 February 2015; 12 March 2015; 30 March 2015; 16 September 2015; 6 October 2015) and Full Council 21 October 2015. Appendix C includes all the e-newsletters circulated during 2015/2016, the circulation figures were:

February 2015 – **1,590**  
May 2015 – **1,791**  
September 2015 – **1,751**  
November 2015 - **1,738**  
December 2015 – **1,716**  
February 2016 – **1,289**

### **Regulation 19 Notice**

- 3.6 A public notice was published in the Mid Hampshire Observer for 2 weeks on 4 and 11 November 2015, (Appendix D).

A press release was issued on 3 November 2015, (Appendix E).

### **Where to view the documents**

- 3.7 A paper copy of the LPP2 and non-technical summary of the SA/SEA were available to view at the following locations, together with an explanation that all documentation could be viewed on the Councils website:

Winchester City Council's City Offices, Colebrook Street,  
Winchester, SO23 9LJ  
Monday to Thursday 8.30am - 5.00pm and Friday 8.30am -  
4.30pm.

The following libraries:-  
Winchester Discovery Centre, Jewry Street, Winchester  
Stanmore Community Library, Carroll Centre, Somers Close  
Alresford Library, Broad Street, New Alresford  
Bishops Waltham Library, Free Street, Bishops Waltham  
Waterlooville Library, The Precinct, Waterlooville  
Eastleigh Library, The Swan Centre, Eastleigh  
Fareham Library, Osborn Road, Fareham

With a note to advise that opening times can be viewed on [Hampshire County Council](#) website.

- 3.8 Copies of the representation form and guidance note were also available at these locations, (Appendix F)..

## **Winchester City Council's Website**

- 3.9 The Local Plan Part 2 publication version, supporting documents and evidence base studies were published on the Council's website:  
<http://www.winchester.gov.uk/planning-policy/local-plan-part-2/lpp2-pre-submission-plan/>
- 3.10 The website stated that representations could be made by post, email or using the Council's online consultation form.

## **Key Issues raised through Regulation 19 publication consultation undertaken during November to December 2015.**

- 3.11 In total 371 responses were received to the publication consultation plan. An assessment of the Publication consultation responses reveals that there are a few recurring themes, one being based around the delivery of sites allocated. These are primarily from the development industry challenging the sites and delivery requirements, whilst suggesting alternative sites are available. Other comments state that the Plan lacks flexibility and this, when considered together with a five year land supply, provides an argument for the release of more land for development. To respond to some of the issues raised the Council has prepared a number of Background papers covering the following matters:-
1. Housing Requirements and Supply
  2. Gypsy and Traveller Accommodation
  3. Silver Hill, Winchester
- 3.12 A particular issue for some respondents is the suggestion that the evidence base is out of date and it would be more appropriate to reassess the Districts objectively assessed needs and start again in the plan making process.
- 3.13 The Sustainability Appraisal also receives some criticism on the basis of an alleged lack of detail, with vague conclusions. The Council has however, prepared and consulted on its Sustainability Appraisal throughout the Plan making process as required by the Regulations.
- 3.14 The following provides a summary of the key matters raised on a chapter by chapter basis of LPP2:
- 3.15 **Chapter 1 – Introduction & Background**
- General
- Out of date evidence base / population estimates require a review of LPP1; refer to the devolution proposals and need to accelerate house building
  - Policies lack flexibility;
  - Lack of traffic assessment of development proposed across the District;

### Sustainability Appraisal & Habitat Regulations Assessment

- The SA lacks local detail / is inaccurate / reaches vague conclusions / is too subjective / should include SEA / should be undertaken at various stages of plan making / is based on out of date evidence / should assess reasonable alternatives;
- HRA must recognise the need to mitigate recreational disturbance on the New Forest SPA.

### Duty to Co-operate

- Lack of assessment of proposals in neighbouring authorities;
- Consultation process flawed – start again;
- Identify land for gypsies and travellers (5 yr supply);
- Planning frameworks should be part of LPP2 and subject to scrutiny;
- Need to promote support for minority communities

## **3.16 Chapter 2 – Meeting Development Needs**

### General

- Support references to heritage and historic characteristics
- Development will have detrimental effect on transport infrastructure / consider traffic impact from development outside of WCC
- Evidence base is out of date and further housing is needed / lack of 5 year housing supply / should be full review of LPP1 rather than LPP2 / need to allocate more sites;
- LPP2 does not consider reduction of carbon footprint by reducing travel distances, traffic generated pollution, density of housing and other development and alternative green energy issues;
- No LPP2 policies to support wind, solar, biomass, waste recovery, geothermal and any other technologies that may emerge;
- WCC has failed in its duty to allocate site for gypsies and travellers;
- Lack of policies on mix of dwelling sizes, types, tenures; affordable social and public housing, supporting extra care in the home, self build and homes for former armed forces as required by NPPF; sites for extra care provision;
- Lack of transparency as to how sites were chosen;
- Landscape impact of sites close to SDNP needs to be addressed;
- Policies are not flexible to respond to changing circumstances;
- Need quantitative and qualitative assessment of needs;
- Housing allocations refer to 'about' –should be treated as a minimum;

## **3.17 Chapter 3 – Winchester Town**

### Introduction

- Windfall allowance in Winchester is too high therefore allocate more sites;
- Lack of rigorous process for Winchester site selection; various sites promoted for development; disagree with residual housing requirement specified – a number of sites have delivery issues – need to allocate more greenfield sites

- Refer to roles of Universities and establish positive strategy for their development / provide additional student accommodation; also refer to plans for education given historical shortage of primary school places.
- Support references to heritage and historical environment;
- Lack of reference to the future of the Garrison Ground / support use of Bar End for a new leisure centre;
- Lack of policies to promote Winchester and its economic potential based on its heritage, land and waterscape assets;
- Need stronger policies to reduce carbon footprint rather than just mitigate;
- SA does not include an assessment of reasonable alternatives for WT;
- Question status of planning frameworks / including these as a source of housing supply / double counting with SHLAA/windfall?
- Policies / parking strategy contradict LPP1 and Winchester Town Access Plan to reduce town centre parking by 500 spaces / lack of action on WTAP;
- Correct references to Highways Agency (now Highways England) and update references to schemes on strategic road network;
- Limitations on Bushfield Camp (WT3 LPP1) development due to nature conservation;
- 

#### Policy WIN 1 – Winchester Town

- Welcome reference to protect / enhance Winchester's special character;
- Elements are unclear / cannot be monitored;
- Delivering the right type and quantity of development should be given more weight / should identify more land for housing;
- Phrase 'encourage sustainable transport options' is meaningless;
- Should refer to role of universities and improved campus facilities.

#### Policy WIN 2 – Town Centre

- Support (iv)
- Policy not shown on the policies map
- Merge WIN1 and WIN2 / WIN2 repeats CP20;
- 'Contribute' and 'effectively' lack clarity; item (iii) cannot be delivered;
- Should refer to transport; parking; mitigating transport impacts; sustainable transport modes;
- Needs more emphasis on green spaces and being a place to live.

#### Policy WIN 3 – Views & Roofscape

- Support but needs to be more specific / needs robust evidence base;
- Policy not required, covered by legislation and High Quality Places SPD;
- Contradicts WIN1;
- Lists elements outside District boundary;
- Contrary to the aims of carbon reduction; unnecessarily restrictive;

- ‘Local character and distinctiveness’ too vague.

#### Policy WIN 4 – Silver Hill

- Support criteria (ii), (iii) and (viii) / (ix)
- Lacks detail of uses and floorspace, include residential, bus station;
- Policy cannot be delivered;
- Will contribute to carbon emissions and pollution and increase traffic;
- Town centre parking spaces support rural communities / review parking requirement / reduce provision;
- Retail provision in Winchester has changed, the policy is no longer appropriate / will have a negative impact on the High Street.

#### Policy WIN 5 – Station Approach Area – Development Principles

- Should be more specific with land uses and set minimum quantities;
- Delivery is uncertain;
- 3.7.13 to 3.7.23 is confusing and applies in whole or part to WIN5, WIN6 and WIN7;
- Changes to GDO has resulted in a reduction of office floorspace which is not referred to in LPP2 / additional allocations needed;
- Refer to community in list of possible uses;
- Lack of supporting SA/SEA / alternative sites have not been examined;
- Suitable for high density; low carbon development to reduce commuting.

#### Policy WIN 6 – The Carfax Mixed Use Site

- Should be more specific with land uses and set quantities;
- Delivery is uncertain;
- Proposals are based on out of date data;
- Should focus on developing a public transport interchange and sustainable transport;
- Refer to community in list of possible uses / retain Registry Office for other uses.

#### Policy WIN 7 – The Cattlemarket Mixed Use Site

- This is a key gateway car park that needs to be retained / will serve residents in Barton Farm coming into Winchester;
- Should be more specific with land uses and quantities;
- Concern about traffic impact; increased pollution; loss of car parking; pressure on surrounding residential area for displaced parking; refer to public transport; proposals should promote public transport use;
- Proposals are based on out of date data;
- Clarify what is meant by ‘creative design response’;
- Lack of infrastructure to support the site;
- Develop the site comprehensively not piecemeal;
- Retain this area of open space which has community benefit;
- Should refer to the retention of view of the Cathedral from Andover Road or within the development;

- Refer to community in list of possible uses.

#### Policy WIN 8 – Stanmore

- status of the Planning Frameworks is unclear, they allocate land for development and should have been a Development Plan Document;
- Refer to public transport, better links into the town, improved footpaths;
- Higher density housing may be appropriate, cross refer to WIN9.

#### Policy WIN 9 – Houses in Multiple Occupation

- Should not just focus on existing housing but promote high density new developments / lack of policy on housing density in LPP1 and 2;
- HMOs should be properly regulated;
- Need to identify sites for student accommodation / LPP2 does not fully reflect local needs.

#### Policy WIN10 – Abbotts Barton

- status of the Planning Frameworks is unclear, they allocate land for development and should have been a Development Plan Document;
- Contradicts other policies by building on open space, contrary to NPPF / 2013/14 Open Space Strategy identifies a shortfall of open space;
- Alternative sites are available in the locality for development;
- Conflict of interest as WCC is landowner/developer and LPA;
- Site in close proximity to internationally designated site and SDNP.

#### Policy WIN 11 – Winnall

- Support enhancement of cycle and pedestrian links / refer to walking and cycling strategies;
- Support proposed flexible approach to employment generating uses outside of Classes B1, B2 and B8 uses in sub-area 2;
- Lack of comprehensive transport plan for this area;
- Policy is not shown on Map 26 / map is unclear;
- Should be more prescriptive on building design / flexibility for alternative uses;
- Site in close proximity to internationally designated site and SDNP.
- LPP1 Policy CP9 resists loss of employment land, the intended flexibility of WIN11 cannot be applied / amend WIN11 to include an exception to CP9;
- Too onerous to refer to 'all' development in sub area 2, including minor alterations and extensions;
- Policy lacks clarity – 'tangible' needs to be determined; 'active frontage' not appropriate; no need to apply a sequential approach;

- Should allow for residential/mixed use development particularly near to town centre / comprehensive redevelopment and reconfiguration;
- Policy is too vague / does not provide a planning vision / contrary to NPPF / does not reflect changes being introduced by Government.

### 3.18 **Chapter 4 – Market Towns and Rural Area**

#### Introduction

- Need to comply with NPPF requirement to use previously developed land.

### 3.19 **Bishop’s Waltham**

#### Introduction

- Plan contradicts own policies in allocating sites adjacent to protected sites;
- Support recognition of the history of Bishops Waltham;
- Given the location of BW it is not possible to reduce carbon emissions;
- Lack of policies for further retail / GP surgery / car parking / self-build / small business units / elderly persons accommodation;
- Need to address the Abbey Mill site;
- Traffic impact has not been assessed / flaws in the SA – transport impacts;
- Level of housing provision inflexible due to specific with housing allocations.

#### Policy BW1 – Coppice Hill Housing Allocation

- Support reference to historic impact;
- Delete policy as site has been implemented;
- Correct reference to River Hamble (para 4.2.22);
- Policy requirements not justified (access);
- Location of the site within the settlement gap will restrict capacity.

#### Policy BW2 – Martin Street Housing Allocation

- Support the allocation
- Need to protect Park Lug, SA fails to recognise importance of this feature;
- Question capacity of site due to sensitive location;
- Access not deliverable.

#### Policy BW3 – The Vineyard/Tangier Lane Housing Allocation

- Question capacity of site due to sensitive location and site constraints;
- Access not deliverable;
- Site should be deleted as not deliverable.

#### Policy BW4 – Albany Farm Housing and Open Space Allocation

- Support recognition of the need to protect Park Lug but use of term 'recording' suggests part will be lost;
- Site has capacity for 200 dwellings, the increase will provide flexibility;
- Lack of justification for additional open space provision.

#### Policy BW5 – Tollgate Sawmill Employment Allocation

- Site will not necessarily delivery 250 jobs;
- Concern about traffic impact; junction capacity;
- Policy needs to refer to the site's proximity to SDNP / ensure no negative impact on SDNP;
- Support recognition of the need to protect Park Lug but use of term 'recording' suggests part will be lost;
- Impact on wildlife on southern part of the site;
- Proposal contradicts MTRA1 as is not in scale with the locality;
- Alternative sites for employment are available (Jefferies Yard).

### 3.20 **Colden Common**

#### Introduction

- Alternative sites should be considered – land off Church Lane (SHLAA ref 1871 and 2561) / Glen Park (SHLAA ref 2389) / land east of Lower Moors Road and land East of Main Road;
- Object to the land at Upper Moors Road being excluded from the settlement boundary;
- Given proximity of CC1 to SDNP precautionary principle should be applied.

#### Policy CC1 – Sandyfields Housing Allocation

- Support allocation as density and layout respects SDNP;
- Site on wrong side of busy road and adjacent to SDNP;
- Alternative sites are available – land east of Highbridge Road (SHLAA ref 1874) / land off Church Lane (SHLAA ref 1871 and 2561);
- Archaeological assessment should be a specific requirement of the policy.

#### Policy CC2 – Clayfield Park Housing Allocation

- Alternative sites are available – land east of Highbridge Road (SHLAA ref 1874) / land off Church Lane (SHLAA ref 1871 and 2561);
- Support principles of the policy but should refer to 'mixed use'.

### 3.21 **Kings Worthy**

#### Introduction

- Consider impact of KW1 on SDNP and traffic impact.

#### Policy KW1 – Lovedon Lane Housing and Open Space Allocation

- Question open space requirements / justification for loss of playing pitch;
- Windfall and SHLAA provision is over-estimated;
- Over reliance on one site to deliver;
- Location within an area of high archaeological potential needs to be addressed;
- Additional / alternative sites are available – land at Top Field (SHLAA ref 2506) / land at Kings Worthy House (SHLAA ref 2508) / land at Springvale Road.

### 3.22 **New Alresford**

#### Introduction

- No assessment of objectively assessed needs and infrastructure requirements;
- Plan not justified and has not complied with Duty to Cooperate;
- Should refer to the alternative plan proposed;
- Lack of transparency with consultation process. Support the proposals for Alresford
- Purpose built industrial area is much needed/ No demand for employment land at Sun Lane;
- Lack of consultation with businesses / residents opinions ignored;
- Site selection process flawed / lack of objective process / lack of consideration of alternative plan prepared by the community / sites excluded from SA process / allocated sites not subject to viability testing or considered against reasonable alternatives ;
- No justification for allocations / alternatives are available – land off New Farm Road (SHLAA 2553) / land adj to Arlebury Park (SHLAA 2552);
- Terminology used is open to interpretation and misleading;
- Lack of infrastructure to support this level of growth / lack of parking;
- Object to use of prime agricultural land for housing;
- Perins campus should have a policy to allow educational development;
- One large development not necessary – plan period runs to 2031;
- Refer to the conservation area.

#### Policy NA1 – Car Park Provision

- Support extra parking at The Dean;
- More parking is required in the centre of Alresford;
- Provision of more car parking will encourage car use;
- Where will the extra 50-100 spaces be located;
- Proposals not deliverable due to land ownerships;
- Does not address parking needs for 500 new households;
- Lack of reference to on-street parking and Car Parking Strategy;
- Impact on junction of West Street and Jacklyns Lane/Pound Hill / proximity to Perins School / install traffic lights.

### Policy NA2 – The Dean Housing Allocation

- Support allocation for mixed use development;
- Proposals not deliverable due to land ownerships;
- Lack of clarity in policy use of ‘may’;
- Need to safeguard office space in this location / lack of consultation with businesses;
- No justification for policy, should seek to provide sustainable economic development / Sun Lane site not suitable;
- Site is contaminated due to previous use which will impact on viability;
- Impact on junction of West Street and Jacklyns Lane/Pound Hill / proximity to Perins School / install traffic lights;
- Flaws in SA / evidence base – lack of justification / contradicts NPPF / not a SHLAA site;
- Contrary to LPP1 policy CP9 / detrimental to the local economy / need for new industrial site not tested / available premises in Winchester and Alton;
- Alternative sites available (Arlebury Park).

### Policy NA3 – Sun Lane Mixed Use Allocation

- Support the proposals;
- Question landscape appraisal and definition of least and most sensitive / will ruin environment and landscape setting of Alresford;
- Office space should be in the town centre / no demand for manufacturing units / lack of justification for relocation of employment from town centre;
- Object to loss of high quality agricultural land;
- Traffic impact has not been considered / site has poor access to town centre / site not served by public transport / lack of strategic transport assessment to justify access onto the bypass;
- Impact on local schools has not been considered;
- Plan not based on objectively assessed needs / evidence base out of date;
- Should allow for windfall sites and reduce number of allocations;
- Alternatives have not been considered / support the alternative plan;
- Disagree with SA results and justification for allocation of this site;
- Need to consider Arlebury Park;
- Who will fund and maintain the 15 ha of open space included;
- Site not deliverable / question delivery/viability of junction onto A31;
- Detrimental impact on public rights of way and surrounding countryside.

## **3.23 Swanmore**

### Introduction

- Question delivery of the sites allocated – more sites are available (Dodds Lane (SHLAA ref 2548) / Singleton Farm / Sandy Lane).

### Policy SW1 – The Lakes Housing Allocation

- Impact on SINC needs further investigation / policy should not refer to retention and maintenance of SINC;
- Site has potential to flood / lies within flood zone 3;
- Site could accommodate more than 140;
- Site has archaeological potential.

#### Policy SW2 – Lower Chase Road Open Space Allocation

- Need to consider sites in SDNP as these are part of Swanmore.

### 3.24 **Waltham Chase**

#### Introduction

- Need to balance new homes with provision of local employment;
- Lack of provision for small scale sites for self build;
- Object due to impact of building on water meadows / impact on residents;
- Consultation flawed as planning permissions already granted on the sites;
- Demand for specialist accommodation has not been planned for;
- Additional sites available – land at Solomons Lane / Ludwells Farm / Pennyfarthing site.

#### Policy WC1 – Morgan’s Yard Mixed Use Allocation

- Need to specify floorspace and uses;
- No other sites can be delivered until this site is decided as the school needs more land;
- The site is not viable / will not be made available, need to extend the site;
- Land adjacent to the site promoted for development.

#### Policy WC2 – Clewers Lane Housing Allocation

- Lack of employment allocation in WC to create balanced community and reduce greenhouse gases.

#### Policy WC3 – Sandy Lane Housing Allocation

- Support allocation
- Proposal lacks safe and accessible routes to the school / facilities;
- Not an appropriate site to develop;
- Trees on the site should be retained (old orchard).

#### Policy WC4 – Forest Road (North and South) Housing Allocations

- Welcome recognition of Lower Chase Stream on the site.

### 3.25 **Wickham**

#### Introduction

- Welcome reference to history, should also refer to the conservation area;
- Paragraph 4.8.15 is consistent with the Welborne Plan;

- Policy should refer to expansion of the town centre;
- Should include a non-implementation allowance given the uncertainty of capacities of the sites allocated / land off Tanfield Park (Golf Club) is available;
- About 250 dwellings is taken as a ceiling – needs more flexibility.

#### Policy WK1 – Drainage Infrastructure

- Support (from Environment Agency / Southern Water);
- Policy should apply to all surfaces used for car parking / by pedestrians;
- Policy too prescriptive / inadequate justification/evidence base / delete 'multi agency' from policy.

#### Policy WK2 – Winchester Road Housing Allocation

- Concerns about the allocation;
- Object to the need to provide allotments;
- Not clear how access from the housing allocation to the sports site can be delivered / should be via land at Mill Lane (SHLAA site 1908);
- Site does not have capacity for 125 units – allocate adjacent land in addition.

#### Policy WK3 – The Glebe Housing Allocation

- Support allocation;
- Welcome references to protection of archaeology;
- Question access proposed in policy;
- Access road falls outside the settlement boundary – amend allocation / settlement boundary;
- Promoting site at Mill Lane, Wickham (SHLAA site 1908) as an alternative.

### 3.26 **Denmead**

No responses were received to the Denmead section of LPP2, although land is promoted for development under other policies.

### 3.27 **The Smaller Villages & Rural Area**

- Support the provision to not adjust boundaries for MTRA3 settlements unless there is a community need;
- Hursley settlement boundary should be amended to allow for some development;
- Section 4.10.1 offers no encouragement for development of "previously developed land" whether outside or inside of the Development Boundary – contrary to NPPF;
- Support 4.10.4 reference to improvement to rural rights of way network;
- Sites promoted for development – land at Southdowns, Old Alresford / land at Portsdown / Holmes and Sons Nursery Site,

Littleton / land off Waterworks Road, Otterbourne / Compton Nursery frontage, Otterbourne / Boorley Fields, Durley.

### 3.28 Chapter 5 – South Hampshire Urban Areas

#### Background

- Concern about impact of new development on local communities;
- Loss of opportunity to safeguard land for railway station at North Whiteley;
- Lack of focus on economic development and PUSH strategy / Solent Strategic Economic Plan / Plan fails to provide for businesses displaced by North Whiteley development / evidence base is out of date / need to allocate land for commercial development.

#### Policy SHUA1 – Whiteley Green Housing Allocation

- Policy refers to landscaping adjoining the M27, this will need to take account of the M27 Smart Motorways scheme in this location.

#### Policy SHUA2 – Solent 1 Employment Allocation

- Lack of reference to total commercial floorspace requirements within the District, or how this allocation will contribute to overall requirements.

#### Policy SHUA3 – Solent 2 Employment Allocation

- Lack of reference to total commercial floorspace requirements within the District, or how this allocation will contribute to overall requirements.

#### Policy SHUA4 – Little Park Farm Employment Allocation

- Support allocation of the site which could also be used for housing;
- Develop site comprehensively with proposals in Fareham Borough.

#### Policy SHUA5 – Botley Bypass Safeguarding

- Welcome inclusion of policy SHUA5.

### 3.29 Chapter 6 – Development Management

#### **Active Communities**

#### Policy DM1 – Location of New Development

- Various alternative sites promoted (listed under the relevant settlements);
- Policy places artificial restriction on development in sustainable locations;
- Lack of consistency with MTRA3/MTRA4/MTRA5 in LPP1- support for limited infilling / positive consideration of proposals which

receive community support / appropriate development in the countryside;

- Lack of allocation for new leisure centre in Winchester;
- Lack of 5 year land supply – allocate additional sites (listed under the relevant settlements);
- Amend policy to allow development in the countryside provided that the impacts do not significantly outweigh the benefits.

#### Policy DM2 – Dwelling Sizes

- Unreasonable to require all affordable housing to conform with Building Regulation M4(2) category of accessibility and adaptability;
- Inappropriate to liken M4(2) with previous Lifetime Homes standards;
- Not consistent with NPPF for mix of dwelling sizes, types, tenures and location to meet demographic needs;
- No justification to artificially limit dwelling sizes within the District / no evidence this will have any material impact on housing affordability;
- Policy is overly restrictive and could impact on viability.

#### Policy DM3 – Small Dwellings in the Countryside

- Policy not positively prepared and justified / lacks logic / fails to provide protection for the retention of small dwellings;
- Extend policy application to smaller villages;
- Conflicts with CP2 of LPP1 and contrary to government policy to allow larger extensions under permitted development rights;
- Original dwelling size should be increased to link with DM2.

#### Policy DM4 – Protecting Open Areas

- Welcome reference potential heritage value of open spaces;
- Policy contrary to NPPF para 74 / Open Space Strategy justifies retaining open spaces;
- Policy should apply to all open spaces within and outside settlement boundaries / some outside the boundary are proposed for development;
- Object to inclusion of private sports ground/open space within settlement boundary / object to removal of DM4 from Winchester Football Club and countryside;
- Request The Garrison Ground is protected as open space for community use / sports, not allocated in the Local Plan for any development.

#### Policy DM5 – Open Space Provision for New Developments

- Policy is not based on sound evidence.

### **Economic Prosperity**

#### Policy DM6 – Town, District and Local Centres

- Not consistent with NPPF para 23;

- Policy is contradicted by policies for development in town centres (NA2).

#### Policy DM7 – Primary Shopping Frontage

- Winchester has an excess of A3 provision which is having a negative effect on businesses.

#### Policy DM8 – Secondary Shopping Frontage

- Winchester has an excess of A3 provision which is having a negative effect on businesses / include criteria to retain A1 in secondary frontage.

#### Policy DM9 – Essential Facilities & Services in the Countryside

- Support reference to 'sense of place'.

#### Policy DM10 – Housing for Essential Rural Workers

- Support reference to local distinctiveness;
- Criteria are open to interpretation and abuse.

#### Policy DM11 – Equestrian Development

- No responses received to this policy.

#### Policy DM12 – Leisure and Recreation in the Countryside

- Policy does not comply with NPPF as it fails to express positively opportunities for sustainable rural tourism;
- Contrary to para 173/4 of NPPF / should apply to all recreational activities.

### **High Quality Environment**

#### Policy DM13 – Masterplans

- Policy is ambiguous and therefore contrary to NPPF;
- Policy misplaced under 'high quality environment';
- Policy should include reference to walking, cycling, and public transport as primary transport modes within masterplans.

#### Policy DM14 – Local Distinctiveness

- Support for criteria (ii) and (iv);
- Policy focuses on visual impact and should include reference to reducing carbon emissions;
- Local design statements not taken into consideration in development management / strengthen policy.

#### Policy DM15 – Site Design Criteria

- Policy should include reference to reducing carbon emissions and to future proof developments to optimise new technologies;
- Policy should not exclude development with high levels of sustainability;
- Request 'and their settings' is added to para 6.4.25;

- Criterion (i) should say “appearance, variety and any historic significance”.

#### Policy DM16 – Site Development Principles

- DM16 (i) change to "Meet 'Safe by Design' and accessible by all" –
- Terms ‘Unacceptable’, "adequate" etc are too vague for consistent application
- support criterion (ii)

#### Policy DM17 – Access and Parking

- Policy should be consistent with "Safe by Design" and "accessible to all";
- Policy fails to tackle design for transport sustainability / limits itself to providing for “the needs of pedestrians and cyclists” / encourages carbon emissions;
- Policy gives undue emphasis to design for the needs of vehicles.

#### Policy DM18 – Development and Pollution

- Support criteria (iv) & (v), water pollution and contaminated land;
- Policy should be more prescriptive in relation to light pollution;
- Include reference to implementing the Water Framework Directive.

#### Policy DM19 – Development and Noise

- No responses received to this policy.

#### Policy DM20 – Contaminated Land

- Support reference to groundwater and surface water in the policy.

#### Policy DM21 – Telecommunications, Services and Utilities

- Policy should refer to waste water / sewerage and water supply capacity;
- Include reference in criterion (ii) to registered historic parks and gardens and registered historic battlefields.

#### Policy DM22 – Rural Character

- Support reference to “locally characteristic rural assets”, “sense of place” and “heritage assets” / suggest detailed wording changes;
- Hedgerows are a key feature and should be protected / retained;
- Policy is overly restrictive and will prevent sustainable proposals from going ahead / need a more permissive criteria based policy.

#### Policy DM23 – Special Trees, Important Hedgerows and Ancient Woodlands

- Support the references to heritage value, historic events and trees and hedgerows of significant archaeological or historical value;
- Policy needs to be flexible to allow change and the wider benefits of planning proposals to be achieved.

#### Policy DM24 – Historic Parks and Gardens

- Support policy, minor wording changes suggested.

#### Policy DM25 – Archaeology

- Support policy, minor wording changes suggested.

#### Policy DM26 – Development in Conservation Areas

- Support Policy, suggest detailed wording changes in (d);
- Policy is contrary to CP20 in LPP1.

#### Policy DM27 – Demolition in Conservation Areas

- Support policy.

#### Policy DM28 – Heritage Assets

- DM 28 "Heritage Assets" overlaps DM26 and is also contrary to CP20
- Support policy but details need clarification

#### Policy DM29 – Changes of Use of Listed Buildings

- Support policy, but (iii) needs clarification.

#### Policy DM30 – Locally Listed Heritage Assets

- Support policy;
- Clarify policy and links with Article 4 directions.

#### Policy DM31 – Undesignated Rural and Industrial Heritage Assets

- Clarify whether policy is to be applied countryside, settlements or both.

#### Policy DM32 – Shopfronts

- Policy only enforceable in Conservation Areas, as otherwise PD.

#### Policy DM33 – Signage

- Welcome policy;
- Policy should include reference to signage for tourism facilities.

### 3.30 **Chapter 7 Implementation and Monitoring**

- Purpose at para 7.1 is not consistent with NPPF;
- Some allocated sites are partially or wholly within Solent Recreation Mitigation charging zone – needs to be clear in relevant policies / contributions should be in addition to other mitigation charges;
- Inconsistent with Habitats Regulations, does not make provision for contributions towards necessary avoidance/mitigation measures in relation to the New Forest SPA / housing development within 20km of the New Forest SPA may not be deliverable.

### 3.31 **Policy Maps**

#### General

- Mineral and Waste allocated sites and Safeguarding Areas are not identified on the policy maps;

#### Winchester Maps

- Promote land for development in the following locations:
  - Northern part of the Tesco land, Bar End;
  - Kilham Lane and Old Sarum Road (40 dwellings, SHLAA ref 2444);
  - Old Orchard and the former Old Manor Nursery, Kilham Lane;
  - Pitt Vale;
  - South of Oliver's Battery (new garden suburb, SHLAA ref 2540);
  - Texas Drive, Olivers Battery;
  - Winchester College land at Blackbridge Yard and Pilgrim's Piece (SHLAA ref 1951);
  - Salters Lane;
  - Down House, Harestock (SHLAA 423, 424, 2489);
  - Land off Courtney Road.
- Amend settlement boundary at Hospital of St Cross;
- Lack of key to Winchester maps;
- Sites protected by DM4 – inconsistent approach with other settlements.

#### South Hampshire Urban Areas

- Promote land for development adj Lodge Green, Whiteley Lane.

#### Colden Common

- Promote land for development at rear garden areas northeast of Main Road (SHLAA Site 2497) / land adj to Glen Park / land at Trellissick, Upper Moors Road.

#### New Alresford

- Retain land to r/o 58-72 The Dean in the countryside;
- Support NA3 and suggest inclusion of land south of the Alresford Bypass to deliver the new junction proposed in policy NA3;
- Promote land for development at New Farm Road (SHLAA 2553) / Arlebury Park (SHLAA 2552).

#### Waltham Chase

- Allocations shown on Map 19 would result in an over-provision of 82 dwellings (32%) / WC4 would intrude into the Gap between Waltham Chase and Swanmore;
- Promote land for development in the following locations:
  - North of Lower Chase Road (SHLAA Site 2504)
  - Pennyfarthing Homes site
  - Ludwells Farm
  - Land adj Morgans Yard

### Wickham

- Settlement boundary should include the school, community centre, doctors' surgery, affordable housing, etc to the north of the village;
- Promote land for development at Mill Lane (SHLAA 1908) / Tanfield Park (Golf Club)..

### Denmead

- Anomalies and inconsistencies to the settlement boundary (Bunkers Hill).

### Other settlements

- Promote land for development in the following locations:
  - George Beckett Nurseries, Otterbourne / land off Waterworks Road;
  - Southdowns, Old Alresford;
  - Land off Grindelwald, South Wonston;
  - Portsdown
  - Littleton (Holmes and Sons nursery)
  - Boorley Fields, Durley.

## 3.32 **Conclusion**

The Council remains of the view that LPP2 as published under Regulation 19 is sound and therefore submits the plan without further modifications for examination. The Council intends to prepare a schedule of minor modifications where these will be accepted in response to matters raised by the Inspector.

## **Appendices**

Appendix A : list of specific and general consultees invited to make representations

Appendix B ; sample letter/email issued inviting representations

Appendix C : e- newsletter published Feb 15 – Feb 16

Appendix D ; notice published in local press

Appendix E : press release

Appendix F ; Representation form and guidance note.

**Appendix A : list of specific and general consultees invited to make representations**

## **Specific consultation bodies and relevant authorities notified of the Publication LPP2**

- Albion Water
- Ampfield Parish Council
- Badger Farm Parish Council
- Barton Stacey Parish Council
- Basingstoke & Deane Borough Council
- Beauworth Parish Meeting
- Bighton Parish Council
- Bishops Sutton Parish Council
- Bishops Waltham Parish Council
- Bishopstoke Parish Council
- Boarhunt Parish Council
- Botley Parish Council
- Braishfield Parish Council
- Bramdean and Hinton Ampner Parish Council
- BT Openreach
- Bullington Parish Council
- Candovers Parish Council
- Centrica Plc
- Cheriton Parish Council
- Chilbolton Parish Council
- Chilcomb Parish Meeting
- Clanfield Parish Council
- Colden Common Parish Council
- Compton and Shawford Parish Council
- Corhampton and Meonstoke Parish Council
- Crawley Parish Council
- Curdridge Parish Council
- Denmead Parish Council
- Droxford Parish Council
- Durley Parish Council
- E.on Energy

- East Hampshire District Council
- East Meon Parish Council
- Eastleigh Borough Council
- EDF Energy Networks
- English Heritage
- English Welsh and Scottish Railway Ltd
- Environment Agency
- Exton Parish Meeting
- Fair Oak and Horton Heath Parish Council
- Fareham Borough Council
- Froxfield Parish Council
- Hambledon Parish Council
- Hampshire & IOW Local Nature Partnership
- Hampshire Constabulary
- Hampshire County Council
- Hampshire Fire and Rescue
- Hampshire Police Liaison
- Havant Borough Council
- Headbourne Worthy Parish Council
- Highways Agency
- Homes and Communities Agency
- Hordean Parish Council
- Hursley Parish Council
- Hurstbourne Priors Parish Council
- Itchen Stoke and Ovington Parish Council
- Itchen Valley Parish Council
- Kilmeston Parish Council
- Kings Somborne Parish Council
- Kingsworthy Parish Council
- Laverstoke Parish Council
- Leckford and Longstock Parish Council
- Little Somborne Parish Council
- Littleton and Harestock Parish Council
- M3 Enterprise LEP

- Marine Management Organisation
- Medstead Parish Council
- Micheldever Parish Council
- Mobile Operators Association
- NATS
- National Grid
- Natural England
- Network Rail
- New Alresford Town Council
- NHS England (Wessex)
- NHS South East Hampshire CCG
- NHS West Hampshire CCG
- Northington Parish Council
- Npower
- Office of the Rail Regulator
- Old Alresford Parish Council
- Olivers Battery Parish Council
- Otterbourne Parish Council
- Overton Parish Council
- Owslebury Parish Council
- Police and Crime Commissioner
- Popham Parish Council
- Portsmouth City Council
- Portsmouth Water Company
- PUSH
- Railtrack Plc - Southern Zone
- Ropley Parish Council
- Shedfield Parish Council
- Soberton Parish Council
- Solent LEP
- South Downs National Park Authority
- South East Water
- South West Defence Estates
- South West Trains

- South Wonston Parish Council
- South Central Ambulance Service NHS Trust
- Southern Electric Plc
- Southern Electricity Plc
- Southern Gas Networks
- Southern Water
- Southwick and Widley Parish Council
- Sparsholt Parish Council
- Steventon Parish Council
- Swanmore Parish Council
- Test Valley Borough Council
- Thames Water
- The Coal Authority
- The Planning Inspectorate (PINS)
- Tichborne Parish Council
- Transco
- Twyford Parish Council
- Upham Parish Council
- Warnford Parish Meeting
- West Meon Parish Council
- West Tisted Parish Meeting
- Whitchurch Town Council
- Whiteley Town Council
- Wickham Parish Council
- Wield Parish Council
- Winchester and Eastleigh NHS Trust
- Wonston Parish Council

**General consultation bodies notified of the Publication LPP2**

- A2 Dominion Housing
- Adjutant General Corps
- Age UK
- Alresford and District Partnership
- Alresford Chamber of Commerce

- Alresford Professional Group
- Alresford Society
- Army Training Regiment
- BAA Southampton
- Badger Farm and Olivers Battery Residents Association
- Bishops Waltham Residents Association
- Bishops Waltham Society
- City of Winchester Trust
- Civil Aviation Authority
- Community Action Hampshire
- CPRE
- Curbridge Preservation Society
- Defence Science and Technology Laboratory (DSTL)
- Denmead Village Association
- Equality and Human Rights Commission
- First Wessex
- Forestry Commission
- Funtley Village Society
- Hampshire and Isle of White Wildlife Trust
- Hampshire Chamber of Commerce
- Hampshire Probation Trust
- Health and Safety Executive
- Hyde Housing Association
- Kilmeston Village Hall Management Committee
- M25 Group
- National Federation of Gypsy Liaison Groups (NFGLG)
- Peter Symonds College
- Radian Group
- Residents of Forest Close, Waltham Chase
- Royal Mail Group
- RSPB
- Sentinel Housing Association
- Shawford Village Residents Association
- Shedfield Parish Residents' Group

- Sleepers Hill Association
- South Downs Society
- Sovereign Housing Association
- Sovereign Kingfisher
- Sport England (South East Region)
- St Giles Hill Residents Association
- St Swithun St and Symonds St Residents Association
- Stanmore and District Community Centre
- Sun Hill and Tichborne Residents
- Teg Down Residents Association
- The Alresford Surgery
- The Dever Society
- The Lawn Tennis Association
- The National Trust - London & South East Region
- The Nursery Road Residents Group
- Theatres Trust
- Twyford Residents Association
- University of Winchester
- Waltham Chase Women's Institute
- Wickham Community Land Trust
- Wickham Society
- Winchester Action On Climate Change
- Winchester and District Mencap Society
- Winchester Area Community Action (WACA)
- Winchester Business Improvement District
- Winchester Chambers
- Winchester City Residents Association
- Winchester Fit for the Future Campaign
- Winchester Friends of the Earth
- Winchester Meadows Conservation Alliance
- Winchester Town Forum

## Appendix B: letter/email issued to consultees,

Enq to: Steve Opacic  
Direct Line: 01962 848101  
Email: LPP2@winchester.gov.uk

5 November 2015

Dear Sir/Madam

### **Public Consultation on the draft Winchester District Local Plan Part 2: Development Management and Site Allocations Notification under the Town and Country Planning (Local Planning) (England) Regulations 2012**

Winchester City Council has now progressed to the next stage of preparation of its Local Plan Part 2 - Development Management and Site Allocations. The Local Plan Part 2 (LPP2) follows the development strategy set out in [Local Plan Part 1 – Joint Core Strategy \(2013\)](#), allocates sites for development and includes a comprehensive set of development management policies that will replace the remaining “saved” policies from the Winchester District Local Plan Review (2006).

Local Plan Part 2 covers the part of the District that lies outside the South Downs National Park. The National Park Authority has commenced preparation of its own local plan with a view to adoption by 2017.

The Plan, which includes the written statement and policies map, together with the Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) and the Habitats Regulations Assessment (HRA), is available for comment for a period of 6 weeks from **6<sup>th</sup> November until noon Monday 21st December 2015**.

These and other supporting documents can be viewed online on the City Council's website [www.winchester.gov.uk/planning-policy/local-plan-part-2](http://www.winchester.gov.uk/planning-policy/local-plan-part-2)

[A paper copy of The Plan](#) and non-technical summary of the SA/SEA can be inspected at:

- Winchester City Council's City Offices, Colebrook Street, Winchester, SO23 9LJ Monday to Thursday 8.30am - 5.00pm and Friday 8.30am - 4.30pm.
- the following libraries:-
  - Winchester Discovery Centre, Jewry Street, Winchester
  - Stanmore Community Library, Carroll Centre, Somers Close
  - Alresford Library, Broad Street, New Alresford
  - Bishops Waltham Library, Free Street, Bishops Waltham
  - Waterlooville Library, The Precinct, Waterlooville
  - Eastleigh Library, The Swan Centre, Eastleigh
  - Fareham Library, Osborn Road, Fareham

Please check [Hampshire County Council](#) website for up to date opening times.

Your comments should be sent using the form provided on the website and be submitted online or by email to [LPP2@winchester.gov.uk](mailto:LPP2@winchester.gov.uk). Completed paper forms, which are available at the places where the Plan can be inspected should be returned to City Offices, at the above address, all responses must be received **no later than noon 21st December 2015**.

Please be aware that all comments we receive will be publicly available and will be included on our website.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'S. Opacic', with a stylized flourish at the end.

Steve Opacic  
Head of Strategic Planning

## **Appendix C: E-newsletters**



## Live for the Future...

Local Development Framework Newsletter | February 2015 Issue 39

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### Local Plan Part 2 Consultation

Public consultation on Local Plan Part 2 - Development Management & Site Allocations (LPP2) - closed on 5 December 2014. LPP2 allocates sites for development and sets out detailed 'development management' policies. Thank you to the large number of people who took the time to attend one of the exhibitions arranged or to respond to the draft Plan.

Over 1000 individuals and organisations have submitted representations, many making multiple comments. These are currently being processed and will be uploaded to the Council's website as soon as practical. The Council's [Cabinet \(Local Plan\) Committee](#) will be presented with an update on progress at its meeting on Monday 9 February 2015. This meeting will not be deciding how the Council responds to the comments made, but during March and May further meetings will be held to consider the comments in detail and any necessary changes to the Local Plan.

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### High Quality Places Supplementary Planning Document (SPD)

A Draft 'High Quality Places' Supplementary Planning Document (SPD) was published for consultation alongside the LPP2. It encourages high quality design which takes into account local distinctiveness and sustainable design principles. Nine representations have been received, these will be reported direct to Cabinet in March together with any proposed changes required to the document, prior to its adoption by the Council.

For further details please contact the Council's Urban Designer, John Hearn, by email at [jhearn@winchester.gov.uk](mailto:jhearn@winchester.gov.uk)

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### Denmead Neighbourhood Plan - Moves towards Referendum

Denmead has reached a critical stage of the preparation of its [Neighbourhood Plan](#) following consideration of the representations on the draft Plan by an Independent Examiner during October-December 2014. The independent Examiner, Mr C Collison, considered whether the plan met the 'basic conditions' as required by legislation. The Council received the [Examiner's report](#) on 18 December 2014 and it recommended that the Denmead Neighbourhood Plan for the period up to 2031 should, subject to the modifications put forward, be submitted to referendum.

The Council considered the Examiner's report and recommended modifications at its meeting on 14 January 2015 ([CAB 2641](#) refers) and the Referendum has been set for 5 March 2015. Details can be found on the [election](#) pages of the Council's website.

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### Annual Monitoring Report 2014

The 2104 [Annual Monitoring Report \(AMR\)](#) for the Winchester District covers the monitoring period

April 2013 to March 2014. The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce monitoring reports on at least a yearly basis to monitor the progress of its planning policy documents.

The AMR details how the policies of the adopted Local Plan Part 1 have been implemented, in particular those relating to housing delivery. A critical element of the AMR is assessing whether the Council can demonstrate a five year supply of available and deliverable housing sites. The AMR is required to be forward looking and examines housing land supply for the 5-year periods from April 2014 and April 2015 respectively and concludes that there is ample land supply, for both the 2014 – 2019 and 2015 – 2020 monitoring periods.

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## Consultation on Station Approach, Winchester

We would like your ideas on how we can take forward the development principles set out in local plan part 2 for the Station Approach Area in Winchester. The City Council wants to improve and revitalise this area to develop the town's economy and make the best use of these key sites for sustainable development. To find out more about this project and to take part in our consultation, please visit our webpages: <http://www.winchester.gov.uk/planning/major-sites/station-approach/>

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## Customer Service - How well are we doing?

Delivery of excellent customer service is a key corporate priority for Winchester City Council. The Strategic Planning Team deals with many enquiries and holds consultation events on a regular basis. We have created a short questionnaire based on how well you think we perform when we communicate with you and how well we respond to your specific enquiries. This questionnaire will be forwarded to you in the next week or so, it will take less than 10 minutes to complete and your feedback is very valuable to us.

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Strategic Planning Team, Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ  
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## Live for the Future...

Local Development Framework Newsletter | May 2015 Issue 40

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### Draft Local Plan Part 2 - update

Following the close of consultation on the [draft Local Plan Part 2](#) in December 2014, summaries of all the comments received were reported to two [Local Plan Committee](#) meetings on 12 and 30 March respectively. These did not include responses to most of the comments and the Strategic Planning team are in the process of following up the many detailed points made on the draft Local Plan Part 2. It was intended that responses to the issues raised and any proposed amendments to the Plan would be reported to a Local Plan Committee scheduled for 1 June 2015. However, given the number and nature of representations, and the need to engage with specialists both within and outside the Council, it is necessary to **cancel the 1 June meeting** and it is anticipated this will now be held during September.

The intention is that the next stage of the Local Plan (the 'Pre-Submission' Plan) will be published in autumn 2015 for a 6-week consultation on its 'soundness' followed by submission for examination by an Inspector in early 2016, examination hearings in spring 2016, and adoption in mid/late 2016. A detailed programme for the next stages of the Local Plan work and its consideration by Councillors will be published soon.

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### High Quality Places Supplementary Planning Document (SPD)

The [SPD](#) was adopted in March 2015 following consultation during late 2014. It provides detailed guidance to encourage high-quality design which takes into account local distinctiveness and sustainable design principles.

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### Denmead Neighbourhood Plan

Denmead's [Neighbourhood Plan](#) was formally 'made' by Winchester City Council on 1 April 2015. This followed a successful [referendum](#) held on 5 March 2015. This means that the Denmead Neighbourhood Plan, along with Local Plan Part 1 adopted in March 2013, saved policies from Winchester District Local Plan Review 2006. The National Planning Policy Framework will be used to determine planning applications in the area covered by the Denmead Neighbourhood Plan.

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### South Hampshire Strategy - update

Winchester City Council is one of 12 local authorities that work together as the 'Partnership for Urban South Hampshire' (PUSH). [PUSH](#) developed the South Hampshire Strategy in 2012 and is now working on updating and rolling forward plans for the sub-region to the year 2036. PUSH will be holding a consultation on the broad strategic options for the future development of South Hampshire from July to September 2015. Once details of the consultation are available they can be viewed on the PUSH website and the City Council will help to publicise them.

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## Customer Service - How well are we doing?

Delivery of excellent customer service is a key corporate priority for Winchester City Council. The Strategic Planning Team deals with many enquiries and holds consultation events on a regular basis. We have created a short questionnaire based on how well you think we communicate with you and how well we respond to your specific enquiries. Your feedback is very valuable to us. You can access the questionnaire using the following link:

[https://www.surveymonkey.com/r/StratPlan\\_Customer\\_Feedback\\_Survey](https://www.surveymonkey.com/r/StratPlan_Customer_Feedback_Survey)

This survey will stay live until 30 June 2015. Afterwards, we will look at all the responses and provide an update in our Local Plan e-newsletter.

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### Draft Local Plan Part 2 - next stages

Following the consultation on the draft Local Plan in December 2104, officers have now completed additional work to be able to respond to the matters raised, so that the Plan can proceed to its next stage. Consequently, a number of changes are proposed to the Plan which will be reported to two Cabinet (Local Plan) Committees scheduled for 16 September and 6 October 2015. Papers for these meetings will be published on the [committee pages](#) of the Council's website in w/c 7 September and w/c 28 September respectively.

Once the changes have been approved, the whole Plan will need to be finally agreed by Council at a special meeting on 21 October 2015.

Given the size of LPP2, the two Cabinet (Local Plan) Committee meetings will cover the following chapters:-

16 September 2015	6 October 2015
<b>Chapter 1</b> Introduction and Background	<b>Chapter 3</b> Winchester Town
<b>Chapter 2</b> Meeting Development Needs	<b>Chapter 4</b> Market Towns and Rural Area
<b>Chapter 4</b> Market Towns and Rural Area	New Alresford
Bishops Waltham	<b>Chapter 6</b> Development Management
Colden Common	
Kings Worthy	
Swanmore	
Waltham Chase	
Wickham	
Denmead	
Smaller villages and rural area	
<b>Chapter 5</b> South Hampshire Urban Areas	
<b>Chapter 7</b> Implementation and Monitoring	

The amended Plan will then be published in early November 2015 for six weeks consultation. This will be the 'Pre-Submission' consultation, which will focus on the 'soundness' of the Plan, prior to 'submission' for examination during spring 2016. Planning legislation states that the purpose of an independent examination is to determine in respect of the Local Plan:

a) whether it satisfies the necessary legal requirements and

b) whether it is 'sound'. To be determined as 'sound' the Local Plan must be:-

- i) Positively prepared
  - ii) Justified
  - iii) Effective
  - iv) Consistent with national policy
- 

## Revised Local Development Scheme

The Local Development Scheme (LDS) is the project plan to set out the development plan documents to be produced and their timescales for preparation. It is now appropriate for this to be updated, particularly as LPP2 will be published during November for consultation on its soundness. The revised LDS will set out a timescale for the remainder of its production stages, including submission, examination and final adoption.

The revised LDS will also include reference to the preparation of a Gypsy and Traveller development plan document (DPD). Government guidance requires Local Authorities to plan for gypsy and traveller accommodation needs. It was originally intended that this would form part of LPP2, however the assessment of potential sites has been delayed and it is therefore necessary to pursue the allocation of sites for travellers as a separate DPD.

The 2015 LDS will be reported to [Cabinet \(Local Plan\) Committee](#) on 16 September.

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## Local Plan Evidence Base

The Council has commissioned a number of specific additional studies to help respond to matters raised through the consultation on the draft LPP2 and these will be uploaded to the [evidence pages](#) of the Council's website as soon as they are finalised. To date, additional reports cover:-Wickham Flood Investigation Report; Older Persons Accommodation and Housing Space Standards; Transport Reports covering New Alresford Land Allocations and B2177/B3354 Corridor Cumulative Traffic Impacts

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## SDNP - Local Plan Consultation

The South Downs National Park Authority will be consulting on the 'preferred option' stage of its Local Plan from 2 September to 28 October 2015, details are on the SDNP website <https://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/>

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## Customer Service - How well are we doing?

Thank you to those who responded to our customer service questionnaire included in the last edition of this newsletter.

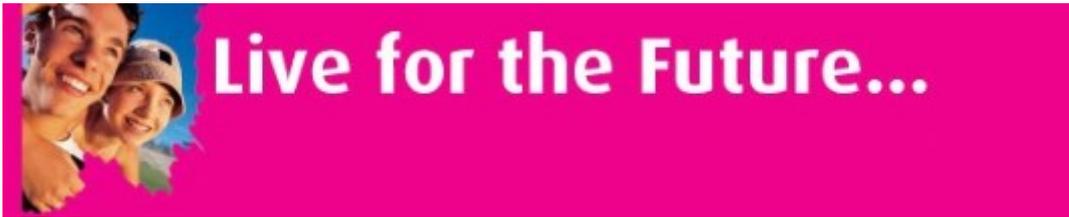
Although we only had a few responses, the following summarises the comments received and this useful feedback will enable us to develop our web pages and consultation processes:

<b>Topic</b>	<b>Comments</b>
Local Plan E-newsletter	<p>Frequency of publication is about right and items included are sufficient to keep up to date with the Local Plan.</p> <p>One comment questioning the relevance of the Local Plan.</p>
Planning policy web pages	<p>Generally respondents found the information provided about right, but suggested the need for less jargon and more explanation of terms. One comment indicated that the pages were not that easy to find and others suggested improvements could include interactive maps and email alerts for updates.</p>
Consultation methods	<p>Public meetings and manned exhibitions were the preferred consultation methods, with e-mail forms the preferred mechanism by which to submit comments to us. Workshops and questionnaires were not favoured by some respondents</p>
General enquiries to Strategic Planning Team	<p>Email was the preferred method of communication with the Team, with responses being quick and generally satisfactory. Some responses commented that notice was required to discuss issues.</p>

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Strategic Planning Team, Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ  
**Tel:** 01962 840 222 - **email:** [ldf@winchester.gov.uk](mailto:ldf@winchester.gov.uk)

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## Publication of Local Plan Part 2 - Development Management and Site Allocations

On [21 October 2015](#), Winchester City Council agreed changes to Local Plan Part 2 so that it can now be published for formal consultation on 'soundness' matters. This follows many months of preparation with extensive community consultation and technical assessments. The Council's Local Plan Committee was presented with a series of reports, summarising the comments received to the draft Plan and changes proposed in response to both representations received and in light of updated evidence.

The [next round of consultation](#) commences on 6 November 2015 and runs through to midday on 21 December 2015. At this stage, in line with Government regulations, the Council is required to focus the consultation on the matters of 'soundness' which require the Plan to be:-

- Positively prepared
- Justified
- Effective
- Consistent with national policy

The Plan must also comply with both legal and procedural requirements and have been prepared in accordance with the Duty to Cooperate. Therefore, the comment forms have been designed to reflect these requirements and to help you direct your responses to these matters.

The Plan and other supporting information can be viewed online on the City Council's website – [www.winchester.gov.uk/planning-policy/local-plan-part-2](http://www.winchester.gov.uk/planning-policy/local-plan-part-2)

A paper copy of the Local Plan and the non-technical summary of the sustainability appraisal can be inspected at:

- Winchester City Council's City Offices, Colebrook Street, Winchester, SO23 9LJ Monday to Thursday 8.30am - 5.00pm and Friday 8.30am - 4.30pm.
- the following libraries:-
  - Winchester Discovery Centre, Jewry Street, Winchester
  - Stanmore Community Library, Carroll Centre, Somers Cloe
  - Alresford Library, Broad Street, New Alresford
  - Bishops Waltham Library, Free Street, Bishops Waltham

- Waterlooville Library, The Precinct, Waterlooville
- Eastleigh Library, The Swan Centre, Eastleigh
- Fareham Library, Osborn Road, Fareham

Please check [Hampshire County Council](#) website for up to date opening times.

Comments should be sent using the form provided on the website and be submitted online or by email to [LPP2@winchester.gov.uk](mailto:LPP2@winchester.gov.uk). Completed paper forms should be returned to City Offices, at the above address, all responses must be received **no later than 12 noon on 21st December 2015**.

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## Revised Local Development Scheme 2015

The [Local Development Scheme](#) (LDS) is the project plan that sets out the development plan documents to be produced and their timescales for preparation. This has now been updated and agreed by Council's Cabinet (Local Plan) Committee.

The revised LDS sets a timescale for the remainder of the stages for the preparation of Local Plan Part 2, including

- Publication – consultation to commence 6 November for 6 weeks;
- Submission – anticipated March 2016
- Examination hearings – June/July 2016
- Adoption - November 2016.

The revised LDS also includes reference to the preparation of a Gypsy and Traveller development plan document (DPD). Government guidance requires Local Authorities to plan for gypsy and traveller accommodation needs. It was originally intended that this would form part of LPP2, however the assessment of potential sites has been delayed and the definition of travellers has recently been changed by the Government. It is therefore necessary to pursue the allocation of sites for travellers as a separate DPD.

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## Village Design Statements

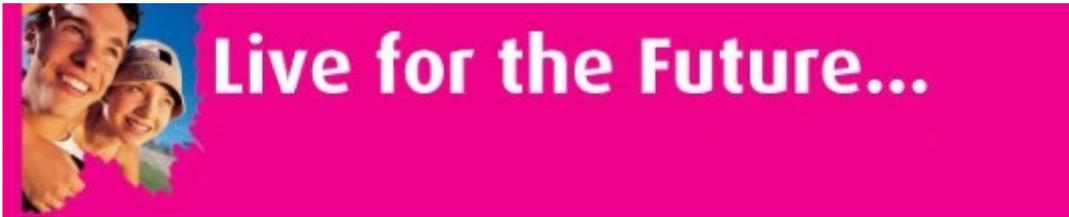
Both Bishops Waltham and Shedfield Parish Councils have prepared draft Village Design Statements (VDS), that have now been submitted to the City Council for formal consultation, prior to their adoption.

The Draft VDSs and supporting documentation, can be viewed on the above pages of the Council's website, each has a slightly different consultation timescale and depending on the number and range of comments received it is anticipated these will be able to be adopted as Supplementary Planning Documents early in 2016.

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Strategic Planning Team, Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ  
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## REMINDER Local Plan Part 2 - Development Management and Site Allocations

### Consultation closes midday 21 December 2015

On [21 October 2015](#), Winchester City Council agreed changes to Local Plan Part 2 so that it can be published for formal consultation on 'soundness' matters. The [consultation](#) commenced on 6 November 2015 and runs through to midday on 21 December 2015. At this stage, in line with Government regulations, the Council is required to focus the consultation on the matters of 'soundness' which require the Plan to be:-

- Positively prepared
- Justified
- Effective
- Consistent with national policy

The Plan must also comply with both legal and procedural requirements and have been prepared in accordance with the Duty to Cooperate. Therefore, the comment forms have been designed to reflect these requirements and to help you direct your responses to these matters.

The Plan and other supporting information can be viewed online on the City Council's website – [www.winchester.gov.uk/planning-policy/local-plan-part-2](http://www.winchester.gov.uk/planning-policy/local-plan-part-2)

A paper copy of the Local Plan and the non-technical summary of the sustainability appraisal can be inspected at:

- Winchester City Council's City Offices, Colebrook Street, Winchester, SO23 9LJ Monday to Thursday 8.30am - 5.00pm and Friday 8.30am - 4.30pm.
- the following libraries:- Winchester Discovery Centre, Jewry Street, Winchester
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  - Waterlooville Library, The Precinct, Waterlooville
  - Eastleigh Library, The Swan Centre, Eastleigh
  - Fareham Library, Osborn Road, Fareham

Please check [Hampshire County Council](#) website for up to date opening times.

Comments should be sent in writing, preferably using the form provided on the website, and be submitted online or by email to [LPP2@winchester.gov.uk](mailto:LPP2@winchester.gov.uk) Completed paper forms should be returned to City Offices, at the above address, all responses must be received **no later than 12 noon on 21 December 2015**.

---

## Denmead Village Design Statement

Denmead Parish Council has prepared a draft [Village Design Statement](#), and submitted it to the City Council for formal consultation, prior to its adoption. The consultation period will close midday on 29 January 2016, the Draft VDS and supporting documentation, can be viewed on the above pages of the Council's website. Depending on the number and range of comments received, it is anticipated this will be able to be adopted as Supplementary Planning Document early in 2016.

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Local Development Framework Newsletter | February 2016 Issue 44

Strategic Planning Team, Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ Tel: 01962 840 222 - email: [ldf@winchester.gov.uk](mailto:ldf@winchester.gov.uk)

[To unsubscribe](#)

## Local Plan Part 2 Update

Consultation on the 'Publication' (Pre-Submission) version of the Local Plan Part 2 was undertaken between 6 November 2015 and 21 December 2015. The consultation focused on the matters of 'soundness' which require the Plan to be:-

Positively prepared

Justified

Effective

Consistent with national policy

The Plan must also comply with both legal and procedural requirements and have been prepared in accordance with the Duty to Cooperate ('legal compliance'). The [Publication Plan](#) and other supporting information can be viewed online on the City Council's website.

Comments and representations on the Publication Plan have been received from 368 people and organisations, covering many aspects of the Plan. All of the comments have now been uploaded and can be viewed on the [Local Plan Part 2](#) web page.

The [Cabinet \(Local Plan\) Committee](#) will next meet at 10.00 on 29 February 2016, when it will receive a report updating the situation on the Local Plan and the comments received. This will provide a broad summary of the comments made and issues raised.

The next stage of the Local Plan process is the Submission of the Local Plan and all the comments received at the Publication stage to the Secretary of State, for examination by an independent planning Inspector. The Plan will be submitted for examination in late March 2016 and the appointed Inspector will then start to examine its soundness and legal compliance. The Inspector will produce a list of the questions to be examined at the public hearings, which are expected to take place in late June/early July 2016. Further details will be included in future eNewsletters once known and there will be an opportunity for people who commented on the Plan to make further submissions in response to the questions posed by the Inspector.

## New Village Design Statement

The City Council has recently consulted on three draft Village Design Statements for:

[Shedfield](#)

[Bishops Waltham](#)

[Denmead](#)

The comments received on each of these Village Design Statements will be reported to the [Cabinet \(Local Plan\) Committee](#) on 29 February 2016, when it is expected that they will be adopted as Supplementary Planning Documents. This will be the culmination of much hard work by the communities concerned to put in place guidance to ensure a high quality of design in new development.

Strategic Planning Team, Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ

Tel: 01962 840 222 - email: [ldf@winchester.gov.uk](mailto:ldf@winchester.gov.uk)

## Dog walkers views wanted

People who walk dogs on the Solent coast are being urged to take part in an on-line survey to ensure their views and needs are considered.

The survey is being undertaken by the Solent Recreation Mitigation Partnership, which was established a year ago by the area's local authorities and conservation bodies including Winchester City Council. The Partnership's aim is to enable people to enjoy recreational activities at the coast without disturbing the thousands of birds which feed and roost there.

Research has shown that dog walking is the largest single recreational activity along the Solent shores, accounting for 41 per cent of all visits. This new survey will find out what attracts dog walkers to the coast and what they look for in the places they choose to walk their dogs, so that their needs and views can be taken into account.

The Partnership wants to hear from everyone who dog walks on the Solent coast - between Hurst Castle near Lymington and West Wittering, including Chichester, Portsmouth and Langstone Harbours and on the Isle of Wight coast between Colwell (near Freshwater) and Bembridge. The questionnaire is available until 31 March at: [www.solentdogsurvey.co.uk](http://www.solentdogsurvey.co.uk)

More information about the Partnership can be seen at:

<https://www.portsmouth.gov.uk/ext/community-and-environment/environment/solent-recreation-mitigation-strategy.aspx>

## Appendix D : Notice of Publication (Reg 19)



### WINCHESTER CITY COUNCIL PUBLIC NOTICE

#### The Town and Country Planning (Local Planning) (England) Regulations 2012: Publication of a Local Plan (Regulation 19)

#### Consultation on the Winchester District Local Plan Part 2: Development Management and Site Allocations

Winchester City Council is consulting on the second part of its local plan following from the Core Strategy (Local Plan Part 1, 2013) for a period of 6 weeks from **6<sup>th</sup> November until midday 21st December 2015**. The Local Plan Part 2 (LPP2) allocates sites for development in Winchester, the market towns and larger villages and sets out detailed development management policies for the district outside of the South Downs National Park.

The Local Plan, Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA), the Habitats Regulations Assessment (HRA) Screening Report and other supporting documents can be viewed at the City Council's website :

[www.winchester.gov.uk/planning-policy/local-plan-part-2](http://www.winchester.gov.uk/planning-policy/local-plan-part-2)

A paper copy of the Local Plan and non-technical summary of the SA/SEA can be inspected at:

- Winchester City Council's City Offices, Colebrook Street, Winchester, SO23 9LJ  
Monday to Thursday 8.30am - 5.00pm and Friday 8.30am - 4.30pm.
- The following libraries:-
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  - Waterlooville Library, The Precinct, Waterlooville
  - Eastleigh Library, The Swan Centre, Eastleigh
  - Fareham Library, Osborn Road, Fareham

Opening times can be found at [Hampshire County Council](http://Hampshire County Council website) website.

Comments should be sent using the form provided on the website and be submitted online or by email to [LPP2@winchester.gov.uk](mailto:LPP2@winchester.gov.uk). Completed paper forms, which are available at the places where the Plan can be inspected should be returned to City Offices, at the above address, all responses must be received **no later than 12 noon on 21st December 2015**.

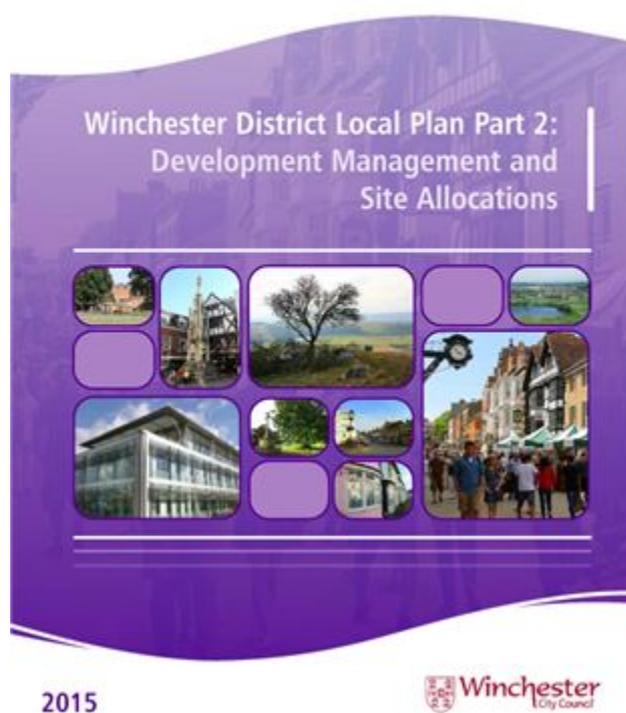
Please be aware that all comments we receive will be publicly available and will be included on our website.

Head of Strategic Planning, 4 November 2015

## Appendix E : Press Release issued 3 November 2015

# Publication of Winchester Local Plan Part 2 – consultation starts

### Publication (Pre-Submission) Local Plan



Consultation on Winchester's Local Plan Part 2 starts on Friday 6 November and runs for six weeks until midday Monday 21 December 2015.

There has been much work with Parish Councils, communities and other organisations to develop the Local Plan which allocates sites for development and sets out detailed 'development management' policies.

Cllr Mike Read, Winchester City Council's Portfolio Holder for the Built Environment, said :

*With the publication of Local Plan Part 2, the Winchester District has taken a major step towards complete local plan coverage to provide guidance and certainty as to where development will happen and the type of development to take place. This is a critical stage during the plan preparation process and those wishing to make comments are advised to read the background information on the Council's website before making any representations, which will be considered by an independent inspector during 2016.*

This stage of consultation focuses on the matters of 'soundness' which require the Plan to be: positively prepared; justified; effective and consistent with national policy.

The comment forms have therefore been designed to reflect these requirements. An online comment form is available at: [www.winchester.gov.uk/planning-policy/local-plan-part-2](http://www.winchester.gov.uk/planning-policy/local-plan-part-2) or you can comment by email or letter to: Head of Strategic Planning, Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ [lpp2@winchester.gov.uk](mailto:lpp2@winchester.gov.uk) .

The Plan and other supporting information can be viewed online on the City Council's website: [www.winchester.gov.uk/planning-policy/local-plan-part-2](http://www.winchester.gov.uk/planning-policy/local-plan-part-2),

Alternatively a paper copy of the Local Plan and the non-technical summary of the sustainability appraisal can be inspected at:

- Winchester City Council's City Offices, Colebrook Street, Winchester, SO23 9LJ Monday to Thursday 8.30am - 5.00pm and Friday 8.30am - 4.30pm.

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- Bishops Waltham Library, Free Street, Bishop's Waltham
- Waterloooville Library, The Precinct, Waterloooville
- Eastleigh Library, The Swan Centre, Eastleigh
- Fareham Library, Osborn Road, Fareham

Please check Hampshire County Council website for up to date opening times. Parish Councils within the Winchester District have also been supplied with a copy.

## **Appendix F: Representation form and guidance note**

Publication (Pre-Submission) Local Plan Part 2:  
 Development Management and Site Allocations  
**Comment Form**

**Please return to:** Head of Strategic Planning, Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire SO23 9LJ or email: [LPP2@winchester.gov.uk](mailto:LPP2@winchester.gov.uk)

**No later than 12 noon, Monday 21st December 2015**

The comment form has five parts:-

- Part A – Personal Details
- Part B – Legal Compliance and Duty to Cooperate (questions about the whole Plan)
- Part C – Soundness (fill in a separate Part C for each part of the Plan you wish to comment on)
- Part D – Future Involvement
- Data Protection Act 1998 and Freedom of Information Act 2000

We recommend that you read the ‘Comment Form Guidance Notes’ before filling in the form, as this will explain the process and terms used.

Your representation should succinctly cover all the information, evidence and supporting information necessary to support/justify your representation and any suggested changes. There is not normally another opportunity to make further representations. **After this stage, further submissions will only be at the invitation of the Inspector, based on the matters they identify during the examination.**

**We cannot accept anonymous representations. Therefore please fill in Part A and sign the Data Protection Act section at the end of the form, before sending it to us.**

## Part A

1.	Personal Details*	Agent’s Details (if applicable)
----	-------------------	------------------------------------

*\*If an agent is appointed, please complete only the Name and Organisation boxes for the client in Personal Details, but complete the full contact details of the agent.*

Name	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>
Organisation (where relevant)	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>
Address	<input style="width: 95%; height: 60px;" type="text"/>	<input style="width: 95%; height: 60px;" type="text"/>
Post Code	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>
Telephone Number	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>
E-mail Address	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

## Part B – Legal Compliance and ‘Duty to Cooperate’

**2a. Do you consider the Plan is legally compliant?**

Yes

No

**2b. If you answered 'No' please give details of why you consider the Plan is not legally compliant.**

(Continue on a separate sheet /expand box if necessary)

**2c. What change(s) do you consider necessary to make the Plan legally compliant? *It would be helpful if you are able to put forward suggested revised wording of any policy or text.***

(Continue on a separate sheet /expand box if necessary)

**3a. Do you think the Plan complies with the 'Duty to Cooperate'?**

Yes

No

**3b. If you answered 'No' please give details of why you consider the Plan fails to comply with the 'Duty to Cooperate'. *NB Please note that any non-compliance with the 'Duty to Cooperate' cannot be corrected at the Examination.***

(Continue on a separate sheet /expand box if necessary)

**Part C – ‘Soundness’** *Please use a separate sheet for each representation*

**4a. On which area, policy, paragraph or map you are commenting?** *Use a separate sheet for each comment. You can find the references in the Plan online, or in the Council’s main offices: <http://www.winchester.gov.uk/planning-policy/local-plan-part-2>*

Paragraph  Policy  Policies Map  Whole Plan /area

**4b. Do you consider the Plan is sound?** *See guidance note for information on definitions*

Yes  No

**4c. If you selected 'No', please indicate which 'test(s) of soundness' it does not meet.**

Positively Prepared.....   
 Justified .....   
 Effective .....   
 Consistent with national policy.....

**4d. Please give details of why you consider that this part of the Plan has not met the tests of 'soundness'. If you wish to support the 'soundness' of this part of the Plan, please also use this box to set out your comments.** *Please be as precise as possible in your response, and refer to the relevant policy, paragraph etc. you are commenting on.*

(Continue on a separate sheet /expand box if necessary)

**4e. What change(s) do you consider necessary to make this part of the Plan 'sound'? You need to say why this change will make the Plan 'sound'. It would be helpful if you are able to put forward your suggested revised wording of any policy or text.**

(Continue on a separate sheet /expand box if necessary)

**Part D – Future involvement**

**5a. If your representation is seeking a change, do you wish to participate by speaking at the hearing sessions of the examination? The Inspector will determine who will be invited to speak at the hearing sessions.**

**Yes**, I wish to speak at the hearing sessions. 
                         
 **No**, I do not wish to speak at the hearing sessions. I will rely on my written representations

**5b. If you wish to speak at the hearing sessions of the examination, say why you consider this is necessary.**

**5c. We will keep you informed of subsequent stages towards adoption of the plan. Please tick in the box on the right if you do not wish to be kept informed.**
                                                                 
 I do not wish to be kept informed

**Data Protection Act 1998 and Freedom of Information Act 2000**

Representations cannot be treated in confidence. The Town and Country Planning (Local Planning) (England) Regulations 2012, requires copies of all representations to be made publically available. The Council will also publish names and associated representations on its website but will not publish personal information such as telephone numbers, or email addresses. By submitting a representation on Local Plan Part 2 you confirm that you agree to this and accept responsibility for your comments.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

## Local Plan Part 2 – Publication (Pre-Submission) Comment Form Guidance Notes

If you (or someone you know) would like the information contained in this document in an alternative format, please contact the Council's Customer Service team on telephone number: 01962 840 222.

### Introduction

Before making your representation on the Publication (Pre-Submission) Local Plan Part 2 we would encourage you to read the following guidance, as it explains where you can view the documents, how you can make representations, and the type of representations which can be considered at this stage.

### About this consultation

This consultation is on the Publication version of the Winchester District Local Plan Part 2: Development Management and Site Allocations (the Plan). This is the document that the local authority considers ready for examination and this is your opportunity to comment on the Plan's "soundness", legal compliance and compliance with the Duty to Cooperate before it is submitted to an independent Inspector to be examined.

The strategic planning framework and development requirements are set out in the Winchester District Local Plan Part 1 – Joint Core Strategy (LPP1). The Plan will complement the LPP1 by allocating sites for development and providing detailed development management policies to replace the remaining policies saved from the Local Plan Review 2006. The Plan will form part of the Development Plan for the part of the District outside the South Downs National Park.

### Why we are consulting

Regulations require that before submitting a Plan for examination, the local planning authority must make a copy of the Plan and other supporting documents available for inspection and invite representations for a period of not less than 6 weeks.

Representations made at this stage must relate to the Plan's "soundness", compliance with legal requirements, and the Duty to Cooperate.

These terms are explained more fully later in this guidance note. The Plan is accompanied by a number of documents that demonstrate soundness, legal compliance, and compliance with the Duty to Cooperate.

### How you can comment

The consultation period runs from **6 November to 12 noon on 21 December 2015**.

Your representations **should**:

- Be submitted preferably using our online consultation system or on the proper form and,
- Be submitted before the closing date. **We will not be able to accept representations received after 12 noon on 21 December 2015.**

The on-line form includes extracts from the Plan and maps to assist you in responding. You can also upload documents to this form if you wish to send in further evidence (you

can upload one document per question, but you do not need to repeat or upload published documents such as the NPPF).

This form is available on the following web page:-

<http://www.winchester.gov.uk/planning-policy/local-plan-part-2>

The Plan can be downloaded from the above address and paper copies of the Plan are available to view at main libraries. You can also download a paper version of the comment form from the above web page. If you are unable to fill in the on-line or paper form, you can send in your response via email or post to the following address:-

Strategic Planning, Winchester City Council  
City Council Offices, Colebrook Street  
Winchester, SO23 9LJ

Email: [LPP2@winchester.gov.uk](mailto:LPP2@winchester.gov.uk)

For any enquiries, please phone our customer service centre and ask for Strategic Planning: **01962 840 222**

## Confidentiality

**Please note:** Representations cannot be treated in confidence. The Town and Country Planning (Local Planning) (England) Regulations 2012, requires copies of all representations to be made publically available. The Council will also publish names and associated representations on its website but will not publish personal information such as telephone numbers, or email addresses. By submitting a representation on the Plan you confirm that you agree to this and accept responsibility for your comments.

## What happens next

Once the consultation has closed, the Council will summarise the main issues raised and submit the Plan for examination by an independent Planning Inspector appointed by the Government. The Council will also send all the representations it has received during the consultation to the Inspector, together with a number of supporting documents. We can not accept anonymous responses and all comments will be published on the Council's website and submitted to the Inspector.

The examination Inspector will assess whether the Plan meets the relevant legal requirements, complies with the Duty to Cooperate, and is sound. The examination will include public hearing sessions where interested parties may be invited by the Inspector to discuss the Plan. The Comment Forms ask whether you would like to participate in these, if invited.

After the hearings, the Inspector will produce a report setting out their findings and recommendations. The Council may publish modifications to the Plan before this and there will be consultations on these.

If the Inspector finds the Plan to be sound and legally compliant, with or without modifications, the Council can proceed to adopt the Plan.

The expected programme for the key stages is;

- Submission of the Plan to the Secretary of State for examination – March 2016
- Examination Hearings - June - July 2016
- Inspector's Report – November 2016
- Adoption and publication of Local Plan Part 2 – December 2016

## Scope of representations made on the Publication Plan

Representations should relate to **legal compliance**, **Duty to Cooperate** or **soundness** (soundness is broken down further into four areas, explained later on).

As a guide:

- If you are making representations on how we prepared or consulted on the Plan then the issue will be one of **legal compliance**
- If you want to comment on how the Council has worked with other public bodies in developing the policies, then your comments should be made under **Duty to Cooperate**
- If it is the policies or supporting text you wish to make a representation on or object to, then this relates to **soundness**.

### Legal Compliance

The Inspector will first check that the Plan meets all the necessary legal requirements and compliance with the Duty to Cooperate before considering the tests of soundness.

If you think your representation is about legal compliance you need to consider answering the following questions:

1. Is the Plan consistent with the Council's production timetable known as the Local Development Scheme (LDS)?  
The Council should have complied with the key stages set out in the LDS. You can find a copy of the LDS on our website at:-  
<http://www.winchester.gov.uk/n/planning-policy/core-strategy-timetable-lds/>
2. How has the community been involved in the process and has the Council met its Statement of Community Involvement (SCI)?  
The SCI sets out Winchester City Council's strategy for involving the community in the preparation of planning policies. You can find this on our website by visiting:-  
<http://www.winchester.gov.uk/planning-policy/statement-community-involvement/>
3. Does the Plan comply with the relevant regulations such as the Town and Country Planning (Local Planning) (England) Regulations 2012)?  
You can view Town and Country Planning Regulations 2012 by visiting:-  
<http://www.legislation.gov.uk/ukxi/2012/767/contents/made>

The Local Planning Authority must publish the documents prescribed in the regulations, and make them available at their principal offices and on their website. The Local Planning Authority must also place local advertisements and notify the 'Development Plan Document' (DPD) bodies (as set out in the regulations) and any persons who have requested to be notified.

4. Was a Sustainability Appraisal (SA) Report produced and how it has been carried out?  
Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental and economic factors. The local planning authority is required to carry out a Sustainability Appraisal alongside the development of the Plan. The Sustainability Appraisal Report should identify the process by which the Sustainability

Appraisal has been carried out, the baseline information used to inform the process and the outcomes of the process.

You can view the Sustainability Appraisal documents on our website at:-

<http://www.winchester.gov.uk/planning-policy/sustainability-appraisals/sa-hra-lpp2-publication/>

**5. Does the Plan reflect the Community Strategy?**

The Plan must have regard to the Community Strategy. The Community Strategy is subject to consultation but not to an independent examination. The Community Strategy can be found at:-

<http://www.winchester.gov.uk/about/council-structure/community-strategy/adoption-winchester-district-community-strategy-po/>

## **Duty to cooperate**

The duty to cooperate is a legal test that requires cooperation (not agreement) between public bodies (set out in S33A Planning and Compulsory Purchase Act 2004 (local development)) with the aim of delivering effective, strategic policies to deliver growth. If the duty has not been complied with, the Inspector will not be able to recommend that the Plan is adopted and the examination will not proceed any further.

We have produced a Duty to Cooperate Statement which demonstrates how Winchester City Council had complied with the duty. This can be viewed on the following webpage:-

<http://www.winchester.gov.uk/planning-policy/local-plan-part-2/lpp2-pre-submission-plan/>

## **Soundness**

There are four areas to consider when looking at whether or not the Plan is sound. To be sound the Plan should be:

1. Positively Prepared;
2. Justified;
3. Effective; and
4. Consistent with national policy

Soundness is explained fully in paragraph 182 of the National Planning Policy Framework.

### **“ Examining Local Plans**

The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.”

We have also produced a number of evidence studies as background papers on the different policy areas, which should help you understand the reasons for our choices, along with the Sustainability Appraisal report. You can find the background papers along with any associated studies that we have used to guide us in our decision-making by visiting the following webpage:-

<http://www.winchester.gov.uk/planning-policy/local-plan-part-2/>

## General Advice

The Council considers that the Plan satisfies all the above tests of soundness and is the most appropriate strategy for the future development of Winchester District. If you wish to make a representation, you should make clear in what way the Plan is not sound (stating which of the four tests of soundness you consider the Plan does not meet), and/or whether you consider the Plan is legally compliant and meets the requirements of the duty to cooperate.

You should try to support your representation by evidence showing why the Plan should be changed. It would be helpful if you also say precisely how you think the Plan should be changed. Representations 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 submissions. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

## Group Response

The Planning Inspectorate normally ask that where you are a group with a common view, then it would be helpful if the group could submit a single representation outlining its concerns, rather than for a large number of individuals to send in separate representations which repeat the same points. The group should also make it clear how many people it is representing and how it has been authorised.

## Appearing at the examination

The comment form asks you to indicate whether or not you would like to participate at the hearing sessions of the examination. Please remember it is the Inspector that decides who can speak at the examination. You may feel that your written submission is enough, as all the representations will be submitted to, and examined by the Inspector and carry equal weight.

## Further Information

Further guidance on the preparation, publication and examination of Local Plans can be found in the National Planning Policy Framework and in Planning Practice Guidance which can be viewed on the following webpage: <http://planningguidance.planningportal.gov.uk/>