

1. INTRODUCTION



About this Plan

- 1.1 This Local Plan contains the City Council's initial proposals for guiding the use and development of land and buildings in its administrative area. The Plan shows local people, businesses, landowners and developers how the Local Planning Authority intends to guide development within its area, up to the year 2011.
- 1.2 The Local Plan covers the whole of Winchester District, including Winchester itself, the main settlements of Bishop's Waltham, Denmead, New Alresford, Whiteley and Wickham, many smaller settlements, and large areas of countryside.
- 1.3 The Plan will replace the current Winchester District Local Plan, adopted as a statutory Local Plan in 1998, once statutory procedures* have been completed. Figure 1 shows the key stages and consultation procedures that will be followed before the Plan is formally adopted as Council policy.
 - Pre-Deposit Consultation - consultation on issues in advance of producing the first draft of the Plan (already carried out);
 - Deposit Local Plan - first draft of the Plan "placed on deposit" for formal representations of support or objection (this stage);
 - Revised Deposit Local Plan - Plan revised in response to objections and in advance of public inquiry;
 - Public Inquiry - an independent Inspector is appointed to consider and make recommendations on any remaining objections;
 - Inspector's Report - the Inspector's Report is published, containing recommendations on each remaining objection;
 - Modifications - any modifications proposed in response to the Inspector's Report or for other reasons are published (there is the possibility of a further public inquiry at this stage);
 - Adoption of the Local Plan - following publication of statutory notices.

* Details of these procedures are set out in a free booklet "Local Plans and Unitary Development Plans - A Guide to Procedures" published by the Department of Transport, Local Government and the Regions. Copies are available from DTLR, Government Offices or the Council's Planning Department.

- 1.4 County Councils are required to prepare county-wide structure plans and District Councils to prepare district-wide local plans. In Hampshire, the Hampshire County Structure Plan (1996-2011) Review has been prepared and adopted jointly by three strategic planning authorities (Hampshire County Council, Southampton City Council and Portsmouth City Council) under a voluntary arrangement. The Local Plan sets out in detail how the strategic policies of the Structure Plan Review will be applied to meet the needs of the District. The Plan is required to conform generally with the Structure Plan.
- 1.5 The Local Plan and the Structure Plan (and the Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan 1998) will form the Development Plan for the area in the period to 2011. The process of adopting these as statutory plans requires full public consultation.
- 1.6 The provisions of the Development Plan provide an essential framework for guiding future development and enable everyone to understand the objective criteria against which decisions will be taken. The Council will expect development to comply with these provisions unless material considerations justify an exception being made. Accordingly, the proposals do not include the word "normally" so as to avoid uncertainty, although this does not preclude exceptions being made to the Plan in abnormal cases where material considerations justify them, as anticipated by Section 54A of the Town and Country Planning Act 1990.

Functions of the Local Plan

- 1.7 The Local Plan has four main functions:
 - To apply the strategic policies of the Structure Plan and relate them to precise areas of land;
 - To provide detailed proposals for controlling development;
 - To co-ordinate the development and use of land;
 - To bring detailed planning issues before the public and promote participation and discussion.
- 1.8 The Plan guides the preparation of planning briefs for sites with complex constraints and is amplified through supplementary planning guidance where complex issues require it.



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- 1.9 The Plan contains proposals that can broadly be grouped into:
- Positive Proposals: Promoting development of a particular kind or in a particular location, which is necessary or desirable and likely to be financed and implemented during the life of the Plan;
 - Enabling Proposals: These enable certain developments in appropriate locations;
 - Conditional Proposals: These provide a guiding framework to ensure that, where development takes place, it is well-sited and carried out in sympathy with its surroundings;
 - Restrictive Proposals: These aim to prevent development that would be undesirable or harmful to the public interest.

Public Comments

- 1.10 In preparing the Plan, the Council has undertaken a great deal of consultation, both on general issues and on specific matters. This has included:
- The “Help Shape Winchester District” consultation exercise, involving the distribution of leaflets to all households in the District and a series of public workshops. This consultation was concerned mainly with identifying key issues and options;
 - The “Future of Winchester Study”, which identified the most important features of Winchester and how they should be protected and enhanced in planning for the future (drawing on the “Winchester City and Its Setting” report);
 - Several “Community Workshops” have been held as part of the planning of the West of Waterlooville Major Development Area and a Newsletter is distributed on a regular basis in the local area;
 - A survey of the needs and views of businesses in Winchester District (“Employment Land Requirements in Winchester District”);
 - Various meetings, workshops and consultations have been undertaken with key “stakeholders” in relation to specific issues, including housing, employment, and the Winchester City (North) potential Major Development Area.

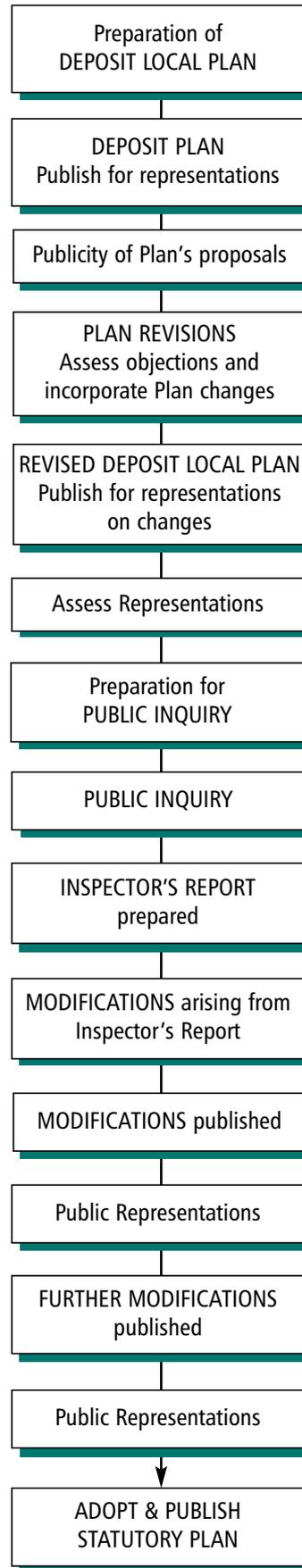


Figure 1. The Local Plan Process

- 1.11 In addition, a Local Plan Members Panel has been established to guide the preparation of the Plan. This meets in public and has encouraged public speaking and debate throughout the preparation of the deposit Local Plan. A series of Local Plan Review Newsletters have been produced to report on the outcome of the Members Panels and to update progress on the Plan. Each recent Newsletter has been distributed to almost 2000 people and organisations, who have asked to be included on the mailing list.
- 1.12 Before a Local Plan is adopted as a statutory document there must be formal public consultation (see paragraph 1.3 above) to give people the chance to influence the future planning of the area. The publication of the deposit Plan marks the start of this formal consultation process and the Council, in deciding whether and how to change the Plan, will take all representations made into account.
- 1.13 A series of exhibitions has been arranged to publicise the Plan and give people the chance to discuss its proposals with Planning Officers. Parish Councils in the area have also distributed leaflets about the Plan to households in their areas. The exhibitions will be held at various venues throughout the District, including Winchester, Bishop's Waltham, Denmead, Kings Worthy and New Alresford.
- 1.14 A form for making representations is included at the back of the Plan. In order to process your comments as effectively as possible, please use a separate copy of this form for each representation (the form can be photocopied or please contact the Planning Department if you require further copies). All representations must be sent in writing to the address below by 26th November 2001. Comments received after this date will not count as "duly made" representations and will not be taken into account.

- Director of Development Services
Winchester City Council
Avalon House
Chesil Street
Winchester
SO23 0HU

Tel: 01962 848177 / 848293
Fax: 01962 849101

- 1.15 The Council will consider all the duly made representations and decide what changes to put forward in response. These will be set out in a revised deposit Plan. Comments will be invited on the changes, but new representations will not be accepted on the original Plan. Any objections that are not resolved, either on the deposit Plan or the revised version, will be considered by an independent Inspector, who will be appointed to hold a public inquiry. The Inspector will make recommendations to the Council about whether and how it should change the Plan in response to objections.

Format of the Plan

- 1.16 The Local Plan consists of:
- The Written Statement, which sets out the proposals and their reasoned justification;
 - The Proposals Map, drawn on an Ordnance Survey base at a scale of 1:50,000. The Proposals Map identifies the location of various Inset Maps, which show the settlements in more detail at a scale of 1:5,000.
- 1.17 The Written Statement is in four main parts:
- The Local Plan strategy (Chapter 2). The objectives which guide the Plan's approach to new development, within the strategic context of the County Structure Plan;
 - The proposals dealing with particular topics (Chapters 3-10). These Chapters contain detailed proposals for design and development requirements, countryside, historic environment, housing, employment, town centres and shopping, recreation and tourism, and transport;
 - The proposals for specific settlements and sites. The strategy and proposals for Winchester are dealt with separately because of the size and complexity of Winchester and the planning issues facing it (Chapter 11). The future planning of the "new communities" of Knowle, West of Waterlooville and possibly Winchester City (North) is addressed in Chapter 12. The remaining settlements are addressed in Chapter 13;
 - An analysis of how and when the Plan's proposals will be implemented and how its progress and effects will be monitored (Chapter 14).



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- 1.18 Appendices to the Plan set out useful background information, for example on the status of existing policies. A Glossary of the main technical terms used in the Plan, and an Index, can be found at the back of the document.
- 1.19 The Proposals Map and its accompanying Inset Maps show the areas to which the proposals apply. The Maps are cross-referenced to the proposal numbers in the Written Statement. Some proposals are site-specific, while others apply to larger areas, or the whole Plan area. The Proposals Map and Inset Maps list proposals that apply to the Plan area generally, or large parts of it. Proposals that are specific to particular areas are defined on the Proposals Map and Inset Maps.
- 1.20 In the Written Statement the proposals* are shown in italics, to distinguish them from the explanatory text. Many of the Plan's proposals contain criteria or qualifications, especially where they promote or enable development. In such cases, development should meet all the criteria, unless it is clear from the wording of the proposal that they are alternatives. The proposals should also be read with the explanatory text, as both form part of the statutory Plan.
- * To avoid possible problems in distinguishing between "policies" and "proposals", the term "proposals" is used throughout this Plan.
- 1.21 Copies of the Plan are available from the Planning Department (see address at paragraph 1.14 above) or can be inspected at these offices or local Libraries. The Plan is also available to purchase on CD-Rom and can be viewed on the City Council's web site www.winchester.gov.uk
- 1.22 In conjunction with the publication of this Plan, several new background documents have been produced. These provide more detailed information about certain aspects of the Plan. Some form part of the statutory requirements associated with producing the Plan.
- Statement of conformity with Hampshire County Structure Plan 1996-2011 (Review);
 - Statement of Consultation and Publicity;
 - Winchester District Urban Capacity Study.
- Copies of documents (see Appendix 1 for full list) can be purchased from or inspected at the Planning Department (see address at paragraph 1.14 above).