



Ms Nikki Oliver
Clerk to Curdridge Parish Council
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Your Ref:
Our ref: AF/CPNP
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7 August 2024

Dear Ms Oliver ,

Request to Winchester City Council to designate Curdridge Parish as a Neighbourhood Area

I refer to your letter dated 21 June 2024 requesting the designation of Curdridge Parish as a Neighbourhood Area for the purposes of developing a Curdridge Neighbourhood Plan. This follows on from an online meeting with Cllr Jonathan Carkeet, myself and Julie Pinnock on 2nd August, which I hope was useful.

As we explained, the Neighbourhood Planning Regulations have been amended with the effect that the City Council must designate a Neighbourhood Area which is proposed by a Parish Council and which covers the whole of its Parish (Regulation 5A, Neighbourhood Planning (General) Regulations 2012). Accordingly, the City Council hereby **designates Curdridge Parish as a Neighbourhood Area** for the purposes of producing a Neighbourhood Plan. The above Regulations also specify that the normal consultation and publicity arrangements for designating a Neighbourhood Area do not need to be followed in these circumstances, although the City Council have put details of your request on its website and will notify adjoining authorities.

You will be aware that a future Neighbourhood Plan must be subject to independent examination to ensure compliance with a series of '*basic conditions*'. These include a requirement for the Neighbourhood Plan to be in general conformity with the strategic policies contained in the '*Development Plan*'. The Development Plan in relation to Curdridge Parish currently consists of the Winchester District Local Plan (Parts 1 and 2), the Gypsy, Traveller and Travelling Showpersons' Development Plan Document and the Hampshire Minerals and Waste Local Plan.

These plans include the '*strategic policies*' with which the Neighbourhood Plan will need to comply and Government guidance in the National Planning Policy Framework (NPPF) refers to planning authorities providing a housing requirement for



designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations (NPPF paragraph 65). Under the current strategic policies in the adopted Local Plan and the emerging Local Plan that was discussed at Scrutiny on 29th July 2024 there are no specific requirements for housing or other development in Curdridge Parish, as housing and other allocations are made elsewhere. The NPPF advises (paragraph 69) that Neighbourhood Plans *'should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area'* (paragraph 68a refers to sites no larger than 1 hectare).

In view of the above policies and guidance, there is currently no housing requirement in the current Regulation 19 Local Plan that was discussed at the Scrutiny meeting for the Neighbourhood Plan to provide. The City Council is working on an updated Local Plan which will set out new strategic policies to meet future housing and other development needs. In terms of clarity, public understanding of the respective plan processes, and consistency with the NPPF, the City Council considers that the Neighbourhood Plan should limit itself to dealing with non-strategic scale developments and should not seek to either promote or resist strategic-scale sites (to do so would mean that the Neighbourhood Plan would not be found to be in compliance with the development plan as noted above). Whether these are necessary and suitable should be considered at the strategic scale, through a future Local Plan process.

Allied to the point above you will be aware that PfSH have agreed a Spatial Position Statement which sets out a strategic development strategy for the area, including how shortfalls in housing provision in some authorities might be dealt with. Seven areas of search are identified in this document, including 'East of Botley'. These areas are not allocated for development by either the PfSH Spatial Position Statement or in the city council's current Regulation 19 Local Plan that was discussed at the Scrutiny meeting on the 29th July 2024. Further work will be required to develop detailed site allocation proposals and masterplan. Any work on progressing this site would be undertaken in collaboration with the Parish Council and this would also need to consider other issues such as the need for a settlement gap along with a range of other infrastructure issues.

We are aware of the Parish Council's views on settlement gaps, but for the reasons that I have outlined above, this would have wide-ranging implications and could not be designated through a Neighbourhood Plan. Also, new or amended designations which are by their very nature strategic issues such as, landscape designations, etc. should not be included in the Neighbourhood Plan.

As mentioned at our online meeting, I would be happy to discuss any matters arising and the key areas that you would like the Neighbourhood Plan to include and advise

as necessary. It may also be useful to touch base once you have scoped out the content of the Neighbourhood Plan so that I can be clear on what support/information you might need from my team over the coming months as we are juggling numerous priorities at the moment. Finally, as I mentioned please do have a look at the Locality website as this contains some useful information on preparing Neighbourhood Plans and links to funding and technical support that you can apply for [Home - Locality Neighbourhood Planning](#). I would also encourage you to contact New Alresford Town Council as they have been working on their Neighbourhood Plan.

We discussed with Mr Carkeet the recently launched government consultation on the NPPF and I would recommend you keep under review the draft consultation and any subsequent final document.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Adrian Fox', written in a cursive style.

Adrian Fox
Strategic Planning Manager