

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

16 DECEMBER 2008

WINCHESTER DISTRICT LOCAL PLAN REVIEW – EXTENSION OF SAVED
POLICIES

REPORT OF HEAD OF STRATEGIC PLANNING

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RECENT REFERENCES:

None.

EXECUTIVE SUMMARY:

The Winchester District Local Plan Review was adopted as the statutory Local Plan for the District in July 2006. It was adopted under the pre-LDF (Local Development Framework) planning system and the City Council has to seek the Secretary of State's approval for its policies to apply beyond 3 years from adoption. This report describes the procedures for 'saving' Winchester District Local Plan Review (WDLPR) policies beyond 7 July 2009. The report outlines the reasons why it is recommended that policies should or should not be saved. The report contains an appendix comprising policies that it is proposed should be saved and policies that it is proposed not to request be saved. The report recommends that this schedule be agreed as the Council's proposal for the saving of WDLPR policies beyond 7 July 2009 and that this schedule is submitted to the Secretary of State for her approval accordingly.

This Committee's remit does not include matters relating to the Local Plan. Therefore, it has been recommended that Cabinet, at its meeting on 10 December 2008, authorise this Committee to make a decision on this Report, in order for a recommendation to be referred direct to Council on 7 January 2009.

RECOMMENDATIONS:

To Council:

- 1 That the proposed schedule of WDLPR policies set out in Appendix 2 be agreed as the Council's formal request for policies to be saved and not saved and that this schedule be submitted to the Secretary of State for Communities and Local Government for approval.
- 2 That the Council grants delegated authority to the Head of Strategic Planning (in consultation with the Portfolio Holder for Planning and Access) to agree minor amendments to the schedule of policies if required by the Government Office.

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REPORT OF HEAD OF STRATEGIC PLANNING

DETAIL:

1 Introduction

- 1.1 The Planning and Compensation Act 2004, introduced the new planning system of Local Development Frameworks (LDF), to replace the previous system of Local Plans. However, the Act stated that local plans could be automatically 'saved' for a period of three years from the date of their adoption, in advance of new policies being developed under the LDF to replace them.
- 1.2 The Winchester District Local Plan Review (WDLPR) was adopted by the Council on 7 July 2006 as the statutory Local Plan for the District. Under the terms of the Act, the Plan was then automatically saved for a period of three years. This meant that the planning policies within the WDLPR were the statutory local planning policies for the District and could be used in determining planning applications.
- 1.3 The three year saved period will expire on 7 July 2009. After this time, the policies within the WDLPR will cease to be the statutory planning policies for the area, unless they have been specifically saved by a Direction from the Secretary of State.
- 1.4 Eventually, the WDLPR policies will be superseded by suitable policies within Development Plan Documents (DPDs) of the LDF. Some may be superseded by new government guidance or legislation (Planning Policy Statements or Directions, for example), or by policies within the South East Plan, which is anticipated will be adopted early in 2009.
- 1.5 The Core Strategy of the LDF will not be adopted for several years, as it is not anticipated that it will be submitted to Government until summer 2010, after which there has to be an examination and an Inspector's report, before the document can be adopted. The Development Allocations DPD, which will allocate sites for future development, will not be prepared until after the Core Strategy has been submitted. A Development Management DPD, which will contain detailed policies for the assessment of planning applications, is not likely to commence preparation until after that. It is therefore clear that planning policies which would replace all the relevant Local Plan policies will not be in place for a number of years, and that consequentially there is a need to save suitable policies from the WDLPR in the interim to avoid a 'policy vacuum'.

1.6 This report outlines the procedures for saving the WDLPR policies. It also considers the justification for saving/not saving certain policies. It should be noted that this process only allows the option of saving (or not saving) a policy, it does not allow policies to be amended. Therefore any amendments or amalgamation of policies would have to be achieved through the relevant part of the LDF. The report does not discuss all of the WDLPR policies in detail, as they are all listed with a proposed action in the schedule which forms Appendix 2 of this report.

2 PROCEDURE FOR SAVING POLICIES

- 2.1 PPS12: Local Spatial Planning (2008) and the 'Protocol for handling proposals to save adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the three year period' (DCLG 2006), give guidance on how policies should be saved. The Protocol states that authorities must write to the local Government Office (Government Office for the South East [GOSE] in the case of Winchester) at least six months before the expiration of the three year period. Authorities should include the list of policies to be saved, with reasons, and a list of policies to be deleted, also with reasons. The Government Office will consider the request against the criteria listed in the Protocol and paragraph 9.1 of PPS12. They will have particular regard to the criteria listed in paragraph 9.2 of PPS12. The Government Office will confirm by a Direction, on behalf of the Secretary of State, which policies can be saved. Paragraphs 9.1 and 9.2 of PPS12 are attached as Appendix 1 of this report for information.
- 2.2 Council officers have discussed which policies they consider should be saved. This has involved officers from Strategic Planning, Development Control, Landscape, Enforcement, Access and Infrastructure and Historic Environment Teams. A draft list of policies to be saved/not saved was prepared and circulated to Members of the Planning Development Control Committee and the Planning and Transportation Portfolio Holder. These Members were invited to a meeting where the proposed saved policies were discussed. Following this meeting a revised draft list was prepared and this was submitted to GOSE informally for their comments.
- 2.3 GOSE have responded with informal advice suggesting that they are happy with the approach proposed for the vast majority of the saved/unsaved policies, with a few exceptions, as follows:
- Policy CE.7 is unnecessary by virtue of PPS9, para, 6;
 - Policy CE.27 is over-restrictive (it is expressed negatively and excludes from consideration Strategic and Local Gaps when these are spatial planning tools rather than local landscape designations);
 - Policy HE.15 applies to decisions made under the Planning (Listed Buildings and Conservation Areas) Act rather than the Planning Acts so is not, strictly speaking, necessary in a local plan; and

- Policies HE.13 & HE.16 are largely covered by PPG15 paras 3.5 - 3.11, so are also not really necessary.

- 2.4 These comments have been considered by officers and it has been concluded that GOSE comments on CE7, HE13, HE15 and HE16 are reasonable and the schedule of proposed saved/unsaved policies at Appendix 2 has been updated as a result of the GOSE comments. The removal of HE15 and HE16 should be subject to suitable replacement guidance being brought forward within the proposed new Heritage Protection Guidance, which is expected in draft before the end of 2008.
- 2.5 It is considered important that CE27 be retained, outlining the circumstances in which gypsy and sites for travelling showpeople may be permitted in the countryside. It is considered appropriate that the policy is formulated in the way that it is, emphasising that there is a general presumption against residential developments within the countryside and that these developments may be an exception to this. The references to Strategic and Local Gaps are considered appropriate, given that they are areas of the countryside where particular considerations apply as outlined in policies CE1 – CE3 and were found to be acceptable by the Local Plan Inspector.
- 2.6 The schedule of policies to be saved/not saved has been prepared at this stage in order for the Council to approve the proposed list that will be submitted to GOSE with a formal request for policies to be saved. This is necessary, because the policies which are saved will form the statutory planning policies for the District for some years until they are superseded. Failure to do this will mean that all the Local Plan's policies would 'expire' in July 2009, leaving the District without any local planning policies until the various parts of the LDF were adopted some years later.

3 PROPOSED POLICES TO BE SAVED/NOT SAVED

- 3.1 Appendix 2 comprises a schedule listing all the policies of the WDLPR. The policies are proposed to be saved, unless a policy is greyed out. Greyed out policies are those which it is proposed should not be saved. In either case, reasons are given for the recommendation made. These reasons are based on the criteria in paragraphs 9.1 and 9.2 of PPS12 and reference is made to them where appropriate.
- 3.2 Government advice is to save policies only where necessary. It is proposed to save the majority of the WDLPR policies. The main reason for this is that replacement policies will not be in place for several years and without saving the policies there will be no local planning policies in place. If that was the case, decisions on planning applications would have to be based solely on national and regional policy. There will be opportunities for combining and reducing the number of policies in the future and there are also some policies which would benefit from updating. However, it is not possible to amend policies at this juncture, only to save a policy in its entirety, or not to save it.
- 3.3 It should also be noted that it is the individual policies that are saved, not the Plan as a whole. Technically, the supporting text for the policies is not saved.

However, it is proposed to retain the supporting text as it often provides useful additional information and explanation to the policy itself. In some cases, the policy would be of little use without the supporting information. GOSE have been approached informally regarding this and have said that a practical approach would be to retain the supporting text and that it would remain a material consideration in the determination of planning applications.

3.4 This section of the report considers the justification for saving/not saving policies, based on the criteria in PPS12 9 (i).

a) Clear central strategy. There is a clear central strategy within the WDLPR of using urban capacity coupled with protection of the environment.

b) Sustainable Community Strategy. The policies proposed to be saved accord with the principles of the Council's Sustainable Community Strategy.

c) Regional Spatial Strategy. The policies proposed to be saved accord with the draft South East Plan (SEP) Proposed Modifications. Where they do not, or where the South East Plan's policies would be more appropriate or up to date, they are proposed not to be saved (for example DP15 Renewable Energy).

d) Core Strategy. This does not apply to Winchester as the Core Strategy has not been adopted.

e) Areas of significant change/conservation areas. It is proposed to save policies where they relate to this criterion. The policies within the Historic Environment Chapter fall within this category, as does W2 (Silver Hill) of the Winchester Chapter and the proposals for Major Development Areas.

f) Policies are necessary and do not repeat national or regional policy. This is a key criterion. It is considered that all the policies proposed to be saved are necessary to ensure adequate planning policies for the area. Many policies add necessary detail and local application to national policies and therefore should be kept. Examples include many of the countryside policies, which add to PPS7 (Rural Economy) and provide specific criteria for proposals. Conversely, it is proposed to delete some policies where they do not add to national or regional policy. For example CE12 (Agricultural Land Quality) is not considered to add to the advice in PPS7, and DP15 (Renewable Energy) will be superseded by the more detailed requirements in the South East Plan.

It is not intended to save some of the Proposals of the WDLPR that have been implemented and completed – or are likely to be completed prior to July 2009. This applies to several site allocations, particularly in the 'Settlements' Chapter. Where allocations have not yet been implemented and are still necessary, they have been retained.

3.5 Paragraph 9.2 (ii) of PPS12 outlines important criteria that the Government will have particular regard to. The criteria related to Green Belt and waste management do not apply in Winchester: however, the other criteria are relevant in some cases and have been highlighted in the schedule of policies.

a) Policies that support the delivery of housing. This criterion applies to all of the policies within the Housing Chapter that it is proposed to retain. These include the delivery of housing numbers, the urban capacity approach and affordable housing policies. The MDA policies and policies relating to housing allocations within the Settlements Chapter also apply.

c) Policies that support economic development and regeneration. This criterion relates to policies in the Employment and Town Centre Chapters. This also covers some policies in the Countryside Chapter, where they relate to the rural economy and some of the site allocations within the Settlements Chapter.

e) Policies that promote renewable energy reduce impact on climate change or safeguard water resources. WDLPR policies on these issues have been superseded by new and more detailed Government guidance and South East Plan policies on these matters. PPS25 (Flood Risk) and Draft South East Plan policies NRM1 (Sustainable Water Resources and Groundwater), NRM4 (Sustainable Flood Risk Management), CC2 (Climate Change) and CC4 (Sustainable Design and Construction) provide more detail and specific criteria-related information than Local Plan policies DP6 (Resource Use), DP8 (Flood Risk) and DP15 (Renewable Energy). It is therefore proposed to delete these policies.

4 CONCLUSIONS

- 4.1 It is necessary to have adequate planning policies in place to protect and enhance the environmental, economic and social wellbeing of the District. The existing WDLPR policies are only automatically saved until 7 July 2009. It is therefore necessary to save sufficient WDLPR policies beyond this date, until appropriate LDF policies emerge. Accordingly, it is recommended that the list of proposed policies to be saved/not saved in Appendix 2 should be submitted to GOSE for the consideration of the Secretary of State. In due course, the Secretary of State will issue a Direction saving specified WDLPR policies beyond 7 July 2009.

OTHER CONSIDERATIONS

5 CORPORATE STRATEGY (RELEVANCE TO):

- 5.1 Adequate planning policies to protect and enhance the environmental, economic and social wellbeing of the District are particularly relevant to the High Quality Environment, Economic Prosperity and Strong and Safe Communities strands of the Council's Corporate Strategy.

6 RESOURCE IMPLICATIONS:

- 6.1 Depending on the extent of any changes to the Local Plan's policies, it will be necessary either to produce an update document or a revised Local Plan, including consequential changes to the Proposals and Inset Maps. The aim will be to make this available primarily on the web, with hard copies only produced to cover expected demand from purchasers and statutory consultees. This can be accommodated within existing resources.

BACKGROUND DOCUMENTS:

None

APPENDICES:

Appendix 1. Extract from PPS12: Local Spatial Planning

Appendix 2. Proposed list of WDLPR policies to be saved/not saved after 7 July 2009

APPENDIX ONE: Extract from PPS12: Local Spatial Planning

9.2 The Government will take the following issues into account in considering extensions to local plan and unitary development plan saved policies:

(i) Policies to be extended should comply with the following criteria:

- where appropriate, there is a clear central strategy;
- policies have regard to any sustainable community strategy for the area;
- policies are in general conformity with the regional spatial strategy or spatial development strategy;
- policies are in conformity with the core strategy development plan document (where the core strategy has been adopted);
- there are effective policies for any parts of the authority's area where significant change in the use of development of land or conservation of the area is envisaged; and
- policies are necessary and do not repeat national or regional policy.

(ii) The Government will have particular regard to:

- policies that support the delivery of housing, including unimplemented site allocations, up-to-date affordable housing policies and policies relating to the infrastructure necessary to support housing;
- policies on Green Belt general extent in structure plans and detailed boundaries in local plans or unitary development plans;
- policies that support economic development and regeneration, including policies for retailing and town centres;
- policies for waste management, including unimplemented site allocations; and
- policies that promote renewable energy, reduce impact on climate change or safeguard water resources.

APPENDIX 2**Winchester District Local Plan Review Policies to be saved beyond July 2009**

The policies that are greyed out are those which it is intended NOT to save. All the other policies are proposed TO BE saved.

It is considered that all the policies proposed to be saved have regard to Winchester's Sustainable Community Strategy and are all in general conformity with the RSS (draft South East Plan).

Policies to be saved are all considered to comply with criteria 9.2 i) of PPS12 ie being necessary and not repeating national or regional policy. The reasons for this have generally been expanded upon in the relevant comment box.

Where there are additional criteria relating to criteria 9.2 i), these are listed.

There are also policies which comply with the criteria listed in 9.2 ii) of PPS12. These criteria are highlighted where they apply.

Save?	WDLPR Policy No.	WDLPR Policy	Comment
Chapter 3: Design and Development Principles			
Y	DP1	Design Statement reqmt	Necessary, as requires more information on contextual setting and survey and analysis than PPS1, and specific requirements for sites over 0.5ha.
Y	DP2	Master Plan reqmt for large sites	Necessary to ensure applications are considered in context of the whole site, and likely future developments. Promotes comprehensive and holistic planning.
Y	DP3	Design Criteria (includes VDS) (includes routes, open space & secured by design)	Necessary to list the criteria against which applications will be assessed.
Y	DP4	Landscape and the Built Environment (inc views VDS, vegetation)	Necessary to outline criteria relating to landscape setting with regard to planning applications. Also refers to various SPD design guides
Y	DP5	Design of Amenity Open Space	Necessary to outline requirements for amenity open space in developments
X	DP6	Efficient Use of Resources	Covered by South East Plan (SEP) CC2, CC4, NRM1 & NRM4*

		Energy efficient layout, renewable energy, groundwater resources, suds, recycled construction materials, building life and adaptability etc SAC	
Y	DP7	Aerodrome Safety	Required by DoT Circular.
X	DP8	Flood Risk. Devt in flood risk areas	Covered by SEP NRM4 & PPS25*
Y	DP9	Infrastructure for New Development	Required for purposes of securing necessary infrastructure by means of planning obligations
Y	DP10	Pollution Generating Development	Necessary – PPS23 (13) states that LDDs should set out criteria against which potentially polluting applications should be considered This policy is useful in controlling private sewage facilities and disposal in the public interest.
Y	DP11	Un-neighbourly Uses	Necessary – PPS23 (13) states that LDDs should set out criteria against which potentially polluting applications should be considered.
Y	DP12	Pollution sensitive development	Necessary – to consider existing sources of pollution and refers to PPS23 (Appx 1)
Y	DP13	Development on Contaminated land	Necessary – is used frequently in development control decisions. PPS23 (21) states that LDDs should include policies for contaminated land and remediation. Refers to Annex 2.
Y	DP14	Public Utilities (& Telecommunications)	Necessary to outline criteria against which such applications will be considered.
X	DP15	Renewable Energy Schemes	SEP NRM15 covers this more comprehensively*.
Chapter 4: Countryside and Natural Environment			
Y	CE1	Strategic Gaps	Necessary – a designation to retain gaps between settlements, which is considered desirable. The need for such a policy to be retained should be considered as part of the Core Strategy
Y	CE2	Local Gaps	Necessary – a designation to retain gaps between settlements, which is considered desirable. The need for such a policy to be retained should be considered as part

			of the Core Strategy
Y	CE3	Development in Gaps	Necessary to outline criteria relating to acceptable development within Gaps.
Y	CE4	Essential Services	Necessary to allow for development of essential services within the countryside, where necessary, when countryside policies would normally presume against development.
Y	CE5	Landscape character	Necessary – protects the character of the countryside as laid out in the Landscape Character Appraisal.
Y	CE6	AONB	Necessary – sets out principles and criteria relating to development in AONB
X	CE7	Nature Conservation – International Sites	Covered by PPS9
Y	CE8	Nature Conservation – National Sites	Necessary – although some of this is covered by PPS9, a review of these policies should be undertaken as part of the Core Strategy.
Y	CE9	Nature Conservation – Locally Designated Sites	Necessary to protect locally designated sites.
Y	CE10	Other Sites of Nature Conservation Interest	Necessary to protect sites that may have wildlife interest, whilst being undesignated.
Y	CE11	New and Enhanced Sites of Nature Conservation Value	Necessary for the provision of new sites of nature value.
X	CE12	Agricultural Land Quality	Covered by PPS7
Y	CE13	Essential Development in Agriculture	Adds to PPS7, as it refers to the need to have regard to the suitability of alternative buildings and so prevents unnecessary development in the countryside.
Y	CE14	Agri-industry Agri-distribution	This policy supports economic development which is associated with agricultural development, although not strictly agriculture and therefore relates to criteria 9.2 (ii) c of PPS12.
Y	CE15	Fish Farms	There are a number of fish farms within the District, which this policy has usefully assisted in controlling.
Y	CE16	Farm diversification	Necessary – for economic development and therefore relates to criteria 9.2 (ii) c of PPS12. In addition, PPS7 (30) states that lpas should set out criteria in LDDs
Y	CE17	Re-use of buildings for employment use	Necessary – for economic development and therefore relates to criteria 9.2 (ii) c of PPS12. In addition, PPS7 (17) states that lpas should set out criteria in LDDs
Y	CE18	Existing Employment Uses	Necessary – for economic development and therefore relates to criteria 9.2 (ii) c of PPS12. In addition, PPS7 (5) states that lpas should set out criteria in LDDs

Y	CE19	Housing for Essential Rural Workers (mobile homes)	Necessary –sets out the limited circumstances in which housing will be allowed in countryside, amplifying PPS7.
Y	CE20	Housing for Essential Rural Workers (permanent dwellings)	Necessary –sets out the limited circumstances in which housing will be allowed in countryside, amplifying PPS7.
Y	CE21	Occupancy Conditions	Necessary – PPS7 (Annex 17) states that lpas should set out criteria in LDDs. This outlines very limited circumstances in which conditions would be removed.
Y	CE22	Dwellings for Other Rural Workers	Necessary –sets out the limited circumstances in which housing will be allowed in countryside
Y	CE23	Extension & Replacement of Dwellings	Necessary to control undesirable extensions to and replacement of, dwellings within the countryside.
Y	CE24	Conversion & changes of Use to residential	Necessary – PPS7 (17) states that lpas should set out criteria in LDDs
Y	CE25	Conversion of Larger Buildings in Extensive Grounds	Necessary – local circumstances means that there are a number of these in the District, which require special consideration
Y	CE26	Staff Accommodation	Necessary for dealing with accommodation in association with large countryside uses, large houses/hotels and some recreational activities.
Y	CE27	Gypsies & Travelling Showpeople	Necessary to allow for provision of this form of affordable housing, as an exception to the general presumption against residential development within the countryside, whilst retaining the need to maintain the integrity of Gaps and AONB.
Y	CE28	Sustainable Recreation Facilities	Necessary for the maintenance of open character of the general countryside and its setting outside of specially designated areas.
Chapter 5: Historic Environment <i>All these policies are to be retained pending the production of revised heritage protection guidance and the development of new policies in the Council's Core Strategy and Development Management DPDs. They also relate to criteria 9.2 (i) e; of PPS12, by providing effective policies for conservation areas</i>			
Y	HE1	Archaeological Site Preservation	Required – at least until revised heritage protection guidance is published
Y	HE2	Archaeological Site Assessment	Required – at least until revised heritage protection guidance is published
Y	HE3	Historic Parks etc	Necessary to protect special character of historic parks and battlefields
Y	HE4	Conservation Areas –	Necessary to protect the wider landscape setting around conservation areas

		Landscape Setting	
Y	HE5	Conservation Areas – development criteria	Necessary – outlines criteria against which applications within conservation areas will be considered.
Y	HE6	Conservation Areas – detail required	Necessary – outlines specific requirements for applicants in conservation areas that goes beyond what 1APP and DP1 require
Y	HE7	Conservation Areas – Demolition of Buildings	Necessary – importance of retaining unlisted buildings within conservation areas
Y	HE8	Conservation Areas – Retention of Features	Necessary – protection of a wide range of essential features that make up the character of the conservation area.
Y	HE9	Shopfronts – Retention of Existing	Necessary – protects existing shopfronts of value
Y	HE10	Shopfronts – New Shopfronts	Necessary to control appearance of new shopfronts and relates to associated SPD.
Y	HE11	Signage	Necessary to control appearance of advertisements and signs
Y	HE12	Blinds & Shutters	Necessary to control appearance of shop frontages via acceptable blinds and shutters
X	HE13	Historic Buildings – Changes of Use	Covered by PPG15. **
Y	HE14	Historic Buildings – Physical Alterations to	Necessary to protect the integrity of listed buildings from physical changes that may prove harmful to their historic character.
X	HE15	Listed Buildings – Demolition of	Covered under Planning (Listed Buildings and Conservation Areas) Act
X	HE16	Listed Buildings – Setting of	Covered by PPG15 **
Y	HE17	historic redundant, agricultural or industrial buildings	To encourage renovation and re-use of historic buildings, whilst protecting its character.
Chapter 6: Housing			
Y	H1	Housing Strategy	Central Strategy of the Local Plan. Necessary to ensure housing delivery. Relates to criteria 9.2ii)a of PPS12.
Y	H2	Local Reserve Sites	Central Strategy of the Local Plan. Necessary to ensure housing delivery. Relates to criteria 9.2ii)a of PPS12.
Y	H3	Settlement Policy Boundaries	Central Strategy of the Local Plan. Necessary to ensure housing delivery. Relates to criteria 9.2ii)a of PPS12.

Y	H4	Outside Policy Boundaries (infill)	Necessary to ensure housing delivery. Relates to criteria 9.2ii)a of PPS12.
Y	H5	Affordable Housing	Necessary to ensure deliverability of affordable housing. Criteria 9.2ii)a of PPS12.
Y	H6	Rural Exception Sites	Necessary to ensure deliverability of affordable housing. Criteria 9.2ii)a of PPS12.
Y	H7	Housing Mix and Density	Necessary to ensure housing deliverability and the deliverability of affordable housing. Criteria 9.2ii)a of PPS12.
X	H8	Special Needs Housing	WDLPR saved polices H3 & DP3 will cover this
Y	H9	Mobile Homes (New)	Necessary to promote this form of affordable housing, whilst protecting the character of surrounding areas.
Y	H10	Mobile Homes (Loss)	Necessary to promote this form of affordable housing, whilst protecting the character of surrounding areas.
Chapter 7: Employment			
Y	E1	Employment Strategy	Necessary – key policy outlining acceptable locations for employment use. Also links to criteria 9.2(ii) c of PPS12; by supporting economic development
Y	E2	Loss of Employment	Necessary to outline the criteria for assessing change of use of employment sites Also links to criteria 9.2(ii) c of PPS12; by supporting economic development
X	E3	Winchester Office Development – Town Centre	Employment Review shows this policy is no longer required. Also not in line with PPS6 sequential approach..
Y	E4	Winchester Office Development - Outside Town Centre	Necessary to outline the approach to office development outside of Winchester town centre, reflecting the sequential approach in PPS6.
Chapter 8: Town Centres, Shopping and Facilities			
<i>Policies SF1- SFSF7 all link to criteria 9.2(ii) c of PPS12; by supporting retailing and town centres</i>			
Y	SF1	Town Centre Development - New	Necessary – key policy outlining the District's town centres and the use of the sequential approach elsewhere. PPS6 requires a hierarchy to be defined.
Y	SF2	Town Centre Development - Loss	Necessary – key policy resisting the loss of retail and other town centre uses within designated town centres.
Y	SF3	Town Centre Development – Food & Drink	Necessary – useful to control the potential litter and nuisance of A3-5 uses.
X	SF4	Town Centre Development – Residential	No longer required - has not been a significant issue.
Y	SF5	Primary Shopping Area	Necessary to maintain the vitality and viability of the retail core of primary shopping

			areas
Y	SF6	New Facilities and Services	Necessary – outlines the approach to new facilities in general
Y	SF7	Loss of Facilities and Services	Necessary to protect locally important services
Y	SF8	Further & Higher Education	Locally important policy as District has some large sites in the countryside and CE4 does not cover them
Chapter 9: Recreation and Tourism			
Y	RT1	Important Amenity Areas	Necessary to protect designated areas of amenity
Y	RT2	Important Recreational Space	Necessary to protect designated recreational areas
Y	RT3	Smaller Important Open Spaces	Necessary to protect locally important open spaces which are too small to be defined on the Proposals Map
Y	RT4	Recreational Space for New Housing Development	Necessary to facilitate the provision of recreational space (or contributions in lieu) in association with new development
Y	RT5	Site Allocations for Recreation	Necessary site allocations to fulfil identified need for additional open space
Y	RT6	Children's Play Facilities	An enabling and encouraging policy, allowing for provision within settlements.
X	RT7	Public Use of Private Facilities	Covered by PPG17
X	RT8	Formal Recreational Facilities in Countryside	Covered by WDLPR saved policies CE28 and CE3
Y	RT9	Recreational Routes	Necessary as other policies do not adequately cover all aspects of this policy – such as car parking
X	RT10	Meon Valley Bridleway	No longer required. Completed as much as is realistic within plan period.
Y	RT11	Equestrian Development	Necessary to outline criteria for dealing with equestrian developments which are a locally important issue. Links to criteria 9.2 (ii) c of PPS12, supporting economic development in the countryside
Y	RT12	Golf related development	Necessary to outline criteria for dealing with golf-related developments which are an issue in this District. Links to criteria 9.2 (ii) c of PPS12, supporting economic development in the countryside
Y	RT13	Noisy Sports	Necessary to outline criteria for dealing with noisy sports which are an issue in this District
Y	RT14	Indoor Leisure Uses	Necessary to outline where such uses may be acceptable subject to certain criteria. Links to criteria 9.2 (ii) c of PPS12, supporting economic development.
Y	RT15	Facilities for tourism in the settlements	Necessary to outline where such facilities will generally be acceptable. Links to criteria 9.2 (ii) c of PPS12, supporting economic development.

Y	RT16	Tourism & Leisure Facilities in the Countryside	Necessary to specify the situations within the countryside, where such facilities will be acceptable. Links to criteria 9.2 (ii) c of PPS12, supporting economic development in the countryside
Y	RT17	Camping/ Caravanning Sites	Necessary to specify criteria where these will be acceptable. Links to criteria 9.2 (ii) c of PPS12, supporting economic development in the countryside.
Y	RT18	Permanent Short-Stay Tourist Accommodation in Countryside	Necessary to specify criteria where these will be acceptable. Links to criteria 9.2 (ii) c of PPS12, supporting economic development in the countryside.
X	RT19	Enabling Development with Tourism, Recreation & Leisure Developments in Countryside	WDLPR saved countryside policies should provide adequate protection against this.
Chapter 10: Transport			
Y	T1	Development Location	Key sustainable transport policy requiring travel plans
Y	T2	Development Access	Necessary for many planning decisions involving issues of access
Y	T3	Development Layout	Necessary for many planning decisions involving issues of design and layout
Y	T4	Parking Standards	Necessary policy for locally derived parking standards SPD, as required by PPS3
Y	T5	Off-Site Transport Contributions	Necessary to allow for contributions and off-site benefits in relation to applications.
Y	T6	Integrated Transport Infrastructure	Necessary to support measures for integrated transport infrastructure development
X	T7	Re-use of railway lines	No longer useful, as some lines have been developed
X	T8	Footpath cycling etc networks improvements	Most do not require planning permission and those that do can be covered by general countryside and design policies.
Y	T9	Freight Facilities	Necessary safeguarding of freight facilities
X	T10	Traffic Management B3354/B2177	No longer required. Completed.
Y	T11	New Road Schemes	Necessary as part of sustainable transport policies
Y	T12	Safeguarded Land (Botley Bypass & Whiteley Way)	Safeguarding land required for future development at Whiteley area, including related to the Hedge End SDA
Chapter 11: Winchester			
Y	W1	Winchester's Special Character	Key policy recognising special character of City. Links to criteria 9.2 i) e of PPS12; where conservation of area is envisaged.

Y	W2	Town Centre, Shopping & Facilities -Broadway/Friarsgate	Key town centre site allocation. Only outline planning permission at present. Links to criteria 9.2 i) of PPS12; where significant change is proposed, and 9.2 ii) c); a policy supporting economic regeneration in the town centre
Y	W3	Recreation - Bushfield Camp	Outstanding recreation allocation
Y	W4	Park and Ride	Key sustainable transport policy
Y	W5	Town Centre Traffic Management	Necessary to restrict significant cross-town traffic. Links to protection of historic centre and AQMA
Y	W6	Parking Controls & Servicing – New Public car parks	Part of transport strategy to restrict long-term parking in the City. There have been proposals for additional car parks in association with large land uses in the City
Y	W7	Parking Controls & Servicing – Parking Standards	Necessary to outline stricter parking controls within Winchester City
X	W8	Parking Controls & Servicing – Service Vehicles	Not required, other WDLPR saved policies would cover this sufficiently
Y	W9	Environmental Traffic Management	Necessary. Needed to guard against developments which may affect environmental schemes, particularly in the historic core.
Y	W10	New Footpath Proposals	Necessary. Long term aspirations to protect and implement these routes, as opportunities arise.
Y	W11	New Bridleway Proposal	Necessary. Funding secured for associated work
Chapter 12: Major Development Areas			
Y	MDA1	Proposals for West of Waterlooville	Strategic allocation. Not yet started. Relates to criteria 9.2 (i) e of PPS12; being an area of significant change and 9.2 (ii) a) of PPS12; policy that supports the delivery of housing
Y	MDA2	Proposals for Winchester City (north)	Strategic reserve allocation. Need for this may still be triggered. Relates to criteria 9.2 (i) e of PPS12; being an area of significant change and 9.2 (ii) a) of PPS12; policy that supports the delivery of housing
Chapter 13: Settlements			
Y	S1	Bishop's Waltham – Ponds	Necessary – adds to conservation proposals
Y	S2	Bishop's Waltham - Malt Lane	Necessary – discussions continue on the future of this site. Relates to criteria 9.2 (ii) c) of PPS12; policy that supports economic development and regeneration.
Y	S3	Bishop's Waltham – Abbey Mill	Necessary – although permission has been granted, it has not yet been implemented. Relates to criteria 9.2 (ii) c) of PPS12; policy that supports economic

			development and regeneration.
Y	S4	Bishop's Waltham – Pondside	Necessary – open space still being sought on this site
X	S5	Bishop's Waltham – transport	Completed
Y	S6	Cheriton – Freeman's Yard	Necessary – still an outstanding allocation. Relates to criteria 9.2 (ii) c) of PPS12; policy that supports economic development and regeneration.
Y	S7	Curdridge – Hilsons Road	Necessary – still an outstanding allocation. Relates to criteria 9.2 (ii) c) of PPS12; policy that supports economic development and regeneration.
X	S8	Denmead – centre	Completed
Y	S9	Kings Worthy – footpaths	Necessary – currently subject to negotiations
Y	S10	Proposals for land at former station yard Sutton Scotney	Necessary – still an outstanding allocation. Relates to criteria 9.2 (ii) c) of PPS12; policy that supports economic development and regeneration.
X	S11	Whiteley – Whiteley Farm	Substantially built, with outline consent on remainder.
Y	S12	Proposals at Whiteley Green	Necessary – still an outstanding allocation. Relates to criteria 9.2 (i) e of PPS12; being an area of significant change and 9.2 (ii) a) of PPS12; policy that supports the delivery of housing
X	S13	Whiteley – Solent 1	Very nearly completed
Y	S14	Whiteley – Solent 2	Necessary - under construction, but still at early stage. Relates to criteria 9.2 (i) e of PPS12; being an area of significant change and 9.2 (ii) c) of PPS12; policy that supports economic development and regeneration.
Y	S15	Whiteley – Little Park Farm	Necessary – still an outstanding allocation. Relates to criteria 9.2 (i) e of PPS12; being an area of significant change and 9.2 (ii) a) of PPS12; policy that supports the delivery of housing
X	S16	Pegham Coppice (Wickham)	No longer required. Development has been completed and expansion can be covered by the saved WDLPR countryside policies.

* Deletion of these policies is subject to the South East Plan being adopted by the time WDLPR policies expire.

** Deletion of these policies is subject to either the continuation of PPG15 guidance, or its replacement by suitable guidance under proposed Heritage Protection legislation.