

# **Winchester District Development Framework**

## **Core Strategy – Issues and Options**

**January 2009**

### **General Comments**

Analysis of Consultation Responses

**Summary of Comments**

In addition to the many detailed responses received, a few comments were received that did not respond to any of the specific options presented for consultation. These are primarily from statutory consultees and this paper summarises and responds to these:-

<u>Summary of comment</u>	<u>WCC officer response and recommended action (where relevant)</u>
<p><i>South East Regional Assembly</i> - Welcome focus on draft South East Plan - consider spatial approach excellent; rural issues such as the land based economy need more focus given the rural nature of the District.</p>	<p>Support noted.</p> <p>In terms of the references to the rural nature of the District and land based economy these elements will be picked up through the development of policies within the Market Towns and Rural Area section of the Core Strategy.</p>
<p><i>Highways Agency</i> - With no improvements planned for the strategic road network additional traffic should not be added to it without consideration of mitigation measures. These should be identified within the Core Strategy which is now required to detail infrastructure needs and costs and timing. Any strategic allocations will be required to undertake an 'evaluation of transport impacts' on the strategic road network.</p>	<p>A broad transport study was undertaken in 2007 by consultants WSP to inform preparation of the Issues and Options paper. Advice from the Highways Agency suggested that this report required further work particularly with regard to the allocation of sites and more specifically their impact on the strategic road network. Accordingly consultants MVA were appointed during 2008 to build on the 2007 study and to look more explicitly at the options identified to assess their impact on the strategic road network and to advise on emerging preferred options. The first stage of this work is complete and has informed the development strategy and site identification work. A second stage will develop sustainable access proposals for the strategic allocation sites.</p>
<p><i>English Heritage</i> - The natural, built and environment should be included; brownfield development should not be at the loss of character and distinctiveness; capacity of settlements to accommodate</p>	<p>The Issues and Options paper did not propose options for these elements as these were taken as 'givens' at the outset. Notwithstanding this the importance of these matters in the Winchester District is acknowledged</p>

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<p>development without loss of character should be assessed.</p>	<p>and appropriate strategic guidance will be set out in the Core Strategy in the form of strategic policies.</p> <p>Agree - brownfield development should not compromise the quality of the character of the area, this matter was one of the key considerations when determining the development strategy to be followed particularly for Winchester Town. With regard to the other settlements across the District the SHLAA has undertaken an assessment of their potential capacity for new housing growth and this will be informative in concluding the development strategies to be followed.</p>
<p><i>Natural England</i> - The Core Strategy should include policies on nature conservation, sustainable development to ensure recognised sites and habitats are recognised and protected. An Appropriate Assessment will also be required.</p>	<p>The Issues and Options paper did not propose options for these elements as these were taken as 'givens' at the outset. Notwithstanding this the importance of these matters in the Winchester District is acknowledged and appropriate strategic guidance will be set out in the Core Strategy in the form of strategic policies.</p> <p>An Appropriate Assessment is currently being undertaken and the results will be used to inform the emerging preferred options.</p>
<p><i>South West Defence Estates</i> - During the plan period Deepcut Barracks is likely to close (2013) with future training consolidated at Worthy Down and Southwick Park.</p>	<p>Noted – this information confirms that these sites cannot be relied upon to come forward for alternative developments during this LDF period.</p>
<p><i>Southern Water</i> – core strategies should including SW guidance on LDFs.</p> <p>There is enough water supply in the area to fulfil needs arising from the new housing proposed in the District – the suitability of specific sites will need to be assessed when the precise size and location are known.</p>	<p>Noted – many of the statutory undertakers provide guidance for LA's in preparing their LDFs – this will be used as relevant to Winchester and the development strategies being proposed.</p> <p>Comments on water supply noted - the allocation of sites will require more detailed discussion will all the infrastructure providers to understand</p>

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	their requirements in relation to the scale, type and locations of development.
<i>Mobile Operators Association</i> – no objection to issues and options – suggest text for a development control policy on telecommunications.	Noted, although the Core Strategy will not contain detailed development control policies.
<i>Campaign to Protect Rural England</i> – CPRE favour brownfield first and for Greenfield to be used only as a last resort.	Noted – the initial results of the SHLAA have indicated the potential amount of developable land within the District that could be used for housing purposes. The impact of this result is that less greenfield land is required to be released than envisaged by the Issues and Options document, which has been reflected in the development strategies considered and agreed so far.
<i>Winchester Friends of the Earth</i> – define what is meant by sustainable so that it can be determined whether or not it is being reached.	The whole LDF is based on the premise of sustainable development in accordance with national and regional planning guidance. Monitoring will play an increasing role in the LDF and it will be these mechanisms through targets and indicators that will determine whether the overall vision and strategies are being reached.
<i>Hampshire Constabulary</i> – support economic development with Winchester Town – Greenfield sites will need to be released.	The need for economic growth within Winchester Town is recognised through the ‘development with a purpose’ strategy agreed for the Town. The other report on this agenda addresses the need for the release of a greenfield site.
<i>The Theatres Trust</i> – need a section on social, cultural and community facilities, also need to ensure a wide range of affordable, accessible leisure and cultural activities are available to benefit peoples health – also need to include a policy on protecting and providing new community uses	The Core Strategy will include strategic policies as appropriate to cover these matters, but more detailed policies will be set out in the Development Management Policies DPD.
<i>Members of the public</i> – <ul style="list-style-type: none"> <li>• Object to Micheldever eco-town proposal</li> </ul>	Noted - this proposal was rejected by government.

<u>Summary of comment</u>	<u>WCC officer response and recommended action (where relevant)</u>
<ul style="list-style-type: none"> <li>• Winchester LDF must reflect Basingstoke LDF</li>   <li>• The housing targets set out in the SEP are not achievable</li>   <li>• Need substantial amounts of affordable housing to eliminate the existing deficiency.</li>   <li>• Proper account has not been taken of the carbon footprint arising from in and out travel for employment etc. The sustainability hierarchy shows development at Bishops Waltham, Denmead, Swanmore and Waltham Chase would increase the District's carbon footprint and is not acceptable.</li> </ul>	<p>Agree – it is a requirement of planning policy that LDFs must reflect their neighbours and be compatible</p> <p>The housing targets will be set and approved by Government through the South East Plan. The Winchester LDF will need to be in conformity with these requirements and demonstrate not only a development strategy but also a delivery plan.</p> <p>The amount of affordable housing required in the District is set out in various evidence studies – and policies with the Core Strategy will set out the procedures to ensure the required amounts of affordable housing come forward.</p> <p>Carbon footprint is a broad term used to describe “The total set of Green House Gas emissions caused directly and indirectly by an individual or an organisation” (Carbon Trust), and can be calculated by recording a range of data including type of heating system and fuels used; types (and number) of appliances and gadgets; types (and numbers) of cars/motorbikes; number of flights per year (ActionCO2/WinAcc). The elements recorded will vary on depending on whether the carbon footprint calculation is for a household/individual or a business. Whilst travel to work may be an element within a carbon footprint calculation it is only one of a number of considerations. The Settlement Hierarchy had been established on the basis of size of population and level of facilities including public transport, employment provision etc. Accordingly the development strategy suggests higher levels of development in those settlements that</p>

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	<p>have greater provision of facilities, etc on the basis that access to local provision is an important consideration in reducing unnecessary car trips. Whilst a number of residents will always commute out of the settlement, the higher levels of the settlement hierarchy have a better range of local employment and therefore provide better opportunities for people to live and work in the same location. The hierarchy that is proposed focuses development on the urban centres of Winchester, Whiteley and Waterlooville which also have strong connections with centres outside the District as promoted by the respondent. Below this, the settlement hierarchy as proposed only allows for modest growth to serve local needs commensurate with the ranking of the settlement (in accordance with SEP policies).</p>

Members will recall that at the last meeting of the Committee, Mr. J. Hayter made a number of points concerning sustainability issues, in particular “carbon footprint”. The final bullet point above summarises and responds to this point.

It should be pointed out that in preparing these reports, officers take all representations received into account. Clearly, where lengthy and complex representations are made, it is necessary to summarise these for the Committee, and therefore it is impossible to include in the report each and every point which is made in such representations. The recommendations of officers, however, have taken all of these points into account.

Conclusion and Recommended Response

Most of the matters raised above have been considered through the previous reports examining responses to the Issues and Options paper, and will be taken into account during the preparation of preferred options.