

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

6 March 2009

WINCHESTER DISTRICT DEVELOPMENT FRAMEWORK – CORE STRATEGY
ISSUES AND OPTIONS – FEEDBACK ON CONSULTATION RESPONSES AND
SUGGESTED PREFERRED STRATEGIC ALLOCATIONS FOR M27 CORRIDOR
URBAN AREAS

REPORT OF HEAD OF STRATEGIC PLANNING

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RECENT REFERENCES:

CAB 1568 – Winchester District Local Development Framework – Core Strategy Issues and Options (Cabinet (Local Development Framework Committee) - 6 December 2007

CAB 1696 – Winchester District Local Development Framework – Core Strategy Issues and Options – Initial Feedback on Consultation (Cabinet (Local Development Framework Committee) - 15 July 2008

CAB 1728 - Winchester District Local Development Framework – Core Strategy Issues and Options – Feedback on Consultation (Cabinet (Local Development Framework Committee) – 21 October 2008

CAB 1743 - - Winchester District Local Development Framework – Core Strategy Issues and Options – Feedback on Consultation (Cabinet (Local Development Framework Committee) – 12 November 2008

CAB 1772 - Winchester District Local Development Framework – Core Strategy Issues and Options – Feedback on Consultation (Cabinet (Local Development Framework Committee) – 16 December 2008

CAB 1783 - Winchester District Development Framework – Core Strategy Issues and Options – Feedback on Consultation (Cabinet (Local Development Framework Committee) – 28 January 2009

EXECUTIVE SUMMARY:

This report draws together the results of the consultation exercise carried out at the beginning of 2008 with regard to the responses received in respect of the strategic site allocations proposed within the PUSH part of the District. Consultation responses and the assessment of spatial options considered by this Committee in November 2008 favour development at both Whiteley and Waterlooville. This paper explores the potential of those areas to accommodate significant development to ensure that the District meets its housing target for the PUSH area.

The detailed assessment of the options for strategic allocations at Whiteley and Waterlooville are set out at Appendix A to this report.

RECOMMENDATION:

That the recommended strategic site allocations in relation to Whiteley and Waterlooville be agreed and incorporated when developing the 'Preferred Options' version of the Core Strategy for consultation.

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REPORT OF HEAD OF STRATEGIC PLANNING

DETAIL:

1 Introduction

- 1.1 The Committee has previously been presented (CAB 1728,1743 and 1772 refer) with an analysis of a number of the matters covered by the Core Strategy. Report CAB 1783 (LDF) examined and agreed the strategic allocations around Winchester Town and this report does the same for the potential strategic allocations in the M27 corridor area.

2 Assessment of Responses

- 2.1 Due to complexity of the Core Strategy and the many matters examined in it, this report only includes those elements that relate to the allocation of strategic sites around Whiteley and Waterlooville.
- 2.2 Due to their size, the background papers and supporting documents can be viewed on the Council's website:
www.winchester.gov.uk/environmentandplanning/planning/localdevelopmentframework

3 Winchester District Housing Requirement 2006 -2026

- 3.1 The draft South East Plan (SEP) requires 12, 740 new dwellings to be provided in the Winchester District in the twenty year period from 2006 to 2026 (Secretary of State's Proposed Changes, July 2008). This figure is then apportioned to 6740 in that part of the District that falls within the PUSH sub-region and 6000 for the rest of the District. Taking into account completions (2006-2008); SHLAA; large/small site commitments and a small site allowance there is a need to allocate land for at least 3400 dwellings within the PUSH part of the District and 2000-2500 in the rest of the District.
- 3.2 Failure to make sufficient provision for the required housing provision will not only result in the Council being presented with planning applications for determination in an ad hoc fashion but also compliance with SEP

requirements is one of the fundamental requirements for LDF documents to be found sound when examined.

Strategic Allocations

- 3.3 With the changes introduced to the LDF system in June 2008, there is now an increasing emphasis on allocating 'strategic' sites for development in Core Strategies. The guidance is however clear that *"these should be those sites considered central to achievement of the strategy"*, and notes that core strategy progress should not be held up by the inclusion of non-strategic sites. Hence it is considered pertinent for the Winchester Core Strategy to allocate strategic sites in those spatial areas that are by their nature the more sustainable locations within the District.
- 3.4 Previous reports to this Committee have concluded that the most sustainable locations for strategic allocations are Winchester Town and the M27 corridor urban areas which have a physical, economic and social relationship with the urban parts of southern Hampshire that lie beyond the Winchester District boundary.

Development strategy and strategic allocations (Appendix A)

- 3.5 At its meeting on 12 November 2008, (report CAB 1743 (LDF) refers), the Committee discussed the preferred approach for the development within the PUSH part of the District and agreed that the preferred approach should be to concentrate development at Whiteley and West of Waterlooville, with the precise levels of development and strategic site allocations be determined through ongoing work.

This report pulls together the further analysis and assessment that has been undertaken and recommends:-

1. That the development of up to 1,200 dwellings should be provided on the current Major Development Area 'reserve site' at West of Waterlooville. The Core Strategy should include the following set of development principles which seek to develop a new community which acts as an exemplar of sustainable development, and which reflects the outcome of the Sustainability Appraisal and sound planning principles. Those principles should include:-

- The development of a new community which is both inclusive and cohesive, and meets the needs of all sectors of the community, including families, the young and the elderly;
- The development should provide a range of social and physical infrastructure including pre-school facilities, and provision for primary education, recreational and leisure facilities;
- The development should be built upon the principles of sustainability and provide a range of housing types, sizes and tenures to meet the needs of the area and the new community, including 40% affordable housing;
- The development must meet the highest standards of sustainable design, and make a significant contribution towards reducing carbon emissions

- and water consumption. The development should maximise the opportunity to provide on-site energy from renewable sources;
- The layout and design should be fully integrated with the adjoining development and ensure good accessibility to the town centre at Waterlooville in an environmentally sound and cost effective manner. It should provide essential transport infrastructure to meet the needs of the new development and to maximise the opportunities for sustainable travel including: a network of footpaths cycle ways and bridleways; the layout of the site to help facilitate the provision of an enhanced bus system; and measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks;
 - The development proposals should clearly demonstrate how access will be gained to the strategic road network, and what measures will be put in place to ensure that smarter choices are made to achieve a modal shift which minimises car usage, and reduces the impact of private cars on the highways network;
 - The layout of the development should provide a comprehensive network of open spaces and recreational facilities: to enhance the spatial qualities of the area and meet the needs of the new community; to mitigate the environmental impacts of the development; and to improve biodiversity in the area;
 - Before the development can take place a full assessment will be required of its impact on habitats and bio-diversity both locally; and the 'in-combination' effects of the development on nearby sites of national and international importance. The development proposals must be accompanied by a full set of measures to mitigate the local and wider impacts of the development;
 - The layout should protect and strengthen existing landscape features on the site, and should be designed in such a way as to minimise its visual impact, particularly in longer views;
 - The development should contribute towards improving informal public access to the adjoining countryside;
 - A Sustainable Drainage (SUDS) system must be provided which is fully integrated into the network of green spaces, and which enhances local biodiversity;
 - Before the development can commence a comprehensive masterplan which covers the whole of the development area should be produced, which clearly demonstrates how the development principles will be realised, taking into account local community views. The masterplan should provide an indicative layout showing the disposition and quantity of future land-uses and give a three dimensional indication of the urban design parameters which will be incorporated into any future planning application, together with a phasing and implementation strategy. The masterplan should include details of a structural landscaping scheme, together with details of its implementation to ensure that it is planted in advance of the development commencing;
 - Demonstrating how the National Air Quality Standards will be met. The masterplan should be accompanied by or incorporate a sustainability strategy which clearly demonstrates how the principles of sustainability will

be incorporated into the development proposals and implemented. The masterplan should include details of the phasing and implementation of the development proposals; including the provision of the necessary infrastructure;

- A management plan should be produced as part of the master planning process to demonstrate how the infrastructure and community assets will be provided, maintained and managed.

2. That a development of approximately 3,000 dwellings should be provided on land to the north north/west of Whiteley, together with supporting social and physical infrastructure. The final number of houses which are to be developed on the site will be determined through the masterplanning process after all the relevant environmental constraints have been taken account of, and proposals have been agreed to fully mitigate their impact.

The Core Strategy should include the following set of development principles which seek to develop a new community which acts as an exemplar of sustainable development, and which reflects the outcome of the Sustainability Appraisal and sound planning principles. Those principles should include:-

- The development of a new community which is both inclusive and cohesive, and meets the needs of all sectors of the community, including families, the young and the elderly;
- The development should provide a full range of social and physical infrastructure including a new local centre, with a range of shopping facilities, local employment, pre-school facilities, and provision for primary and secondary education;
- The development should be built upon the principles of sustainability and provide a range of housing types, sizes and tenures to meet the needs of the District and the new community, including 40% affordable housing;
- The development must meet the highest standards of sustainable design, and make a significant contribution towards reducing carbon emissions and water consumption. The development should maximise the opportunity to provide on-site energy from renewable sources;
- The layout and design should be fully integrated with the adjoining settlement at Whiteley and ensure good accessibility to the existing district centre and employment uses in an environmentally sound and cost effective manner. It should provide essential transport infrastructure to meet the needs of the new development and to maximise the opportunities for sustainable travel including: a network of footpaths cycle ways and bridleways; the layout of the site to help facilitate the provision of an enhanced bus system; and measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks;
- The development should facilitate the completion of the Whiteley Way in an environmentally sensitive manner which does not cause any undue severance for the new community, and does not encourage traffic from adjoining areas to use the new route to gain access to the strategic road network;
- The development proposals should clearly demonstrate how access will be gained to the strategic road network, and what measures will be put in place to ensure that smarter choices are made to achieve a modal shift

which minimises car usage, and reduces the impact of private cars on the highways network;

- The development should demonstrate how it will support the wider economic development objectives of the area, and what measures will be put in place to ensure a high level of self containment, and make a significant contribution towards reducing out-commuting;
- The layout of the development should provide a comprehensive network of open spaces and recreational facilities: to enhance the spatial qualities of the area and meet the needs of the new community; to mitigate the environmental impacts of the development; and to improve biodiversity in the area. In particular it should clearly demonstrate how the nationally and internationally designated sites nearby are going to be protected;
- Greater use of existing managed woodland should be encouraged to enhance the recreational opportunities of the new community, and to mitigate against the combined effects of the scale of development on the nearby nationally and internationally protected sites of environmental significance;
- Before the development can take place a full assessment will be required of its impact on habitats and bio-diversity both locally, and the 'in-combination' effects of the development on nearby sites of national and international importance. The development proposals must be accompanied by a full set of measures to mitigate the local and wider impacts of the development;
- The layout should protect and strengthen existing landscape features on the site, and should be designed in such a way as to minimise its visual impact, particularly in longer views;
- The development should contribute towards improving informal public access to the adjoining countryside;
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- Before the development can commence, a comprehensive masterplan which covers the whole of the development area should be produced which clearly demonstrates how the development principles will be realised, taking into account local community views. The masterplan should provide an indicative layout showing the disposition and quantity of future land-uses and give a three dimensional indication of the urban design parameters which will be incorporated into any future planning application, together with a phasing and implementation strategy. The masterplan should include details of a structural landscaping scheme, together with details of its implementation to ensure that it is planted in advance of the development commencing;
- Demonstrating how the National Air Quality Standards will be met. The masterplan should be accompanied by or incorporate a sustainability strategy which clearly demonstrates how the principles of sustainability will be incorporated into the development proposals and implemented. The masterplan should include details of the phasing and implementation of the development proposals, including the provision of the necessary infrastructure;

- A management plan should be produced as part of the master planning process to demonstrate how the infrastructure and community assets will be provided, maintained and managed.

4 RELEVANCE TO CORPORATE STRATEGY

The LDF is a key corporate priority and will contribute to achieving the Council's vision through the outcomes set out under various Corporate Strategy headings.

5 RESOURCE IMPLICATIONS

Meetings of the Committee can be serviced from within existing resources in the Democratic Services Division. The resources for undertaking work on the LDF have been approved as part of the budget process.

BACKGROUND DOCUMENTS:

Questionnaires and comments received in response to the Issues and Options consultation, held within the Strategic Planning Team. Summaries of the detailed responses received are displayed on the Council's web site: www.winchester.gov.uk/environmentandplanning/planning/localdevelopmentframework

APPENDIX:

Appendix A: Strategic Site Allocations: West of Waterlooville and Whiteley