

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

6 JUNE 2011

REVISED LOCAL DEVELOPMENT SCHEME 2011

REPORT OF HEAD OF STRATEGIC PLANNING

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RECENT REFERENCES:

[CAB 1969](#) - Revised Local Development Scheme 2009 – Cabinet 3 February 2010

[CAB 1925](#) - Revised Local Development Scheme 2009 - Cabinet 12 November 2009

[CAB 1905\(LDF\)](#) – Revised Local Development Scheme 2009 – Cabinet (LDF) Committee 20 October 2009

[CAB 1802\(LDF\)](#) - Local Development Scheme 2009 – Cabinet (LDF) Committee 6 March 2009

[CAB 1389](#) - 'Local Development Scheme 2007', Cabinet 17 January 2007

[CAB1217](#) – 'Winchester District Local Development Scheme (Revised)'- Cabinet 1 March 2006

EXECUTIVE SUMMARY:

The Council is required to produce a Local Development Scheme (LDS) that provides a programme for the production of the Council's Local Development Framework (LDF) for the next three years. The existing LDS was produced in 2009 and came into effect on 3 February 2010. It is a legal requirement to have an up to date LDS, as this is one of the legal compliance tests against which development plan documents are examined.

Given announcements during 2010 and the introduction of the Localism Bill, progress on the lead LDF document (the Core Strategy) has been delayed and its progress no longer ties in with the timescales set out in the 2009 LDS.

This revised LDS acknowledges the need to progress with Core Strategy production given the ageing local plan, in addition to commencing preparation of a Community Infrastructure Levy Charging Schedule. This needs to be processed as the City Council will no longer be able to collect developer contributions on a regular basis through traditional S106 agreements, as of April 2014.

Processes to approve LDSs have been amended by the Government with the abolition of Government Offices, and this LDS will therefore be forwarded directly to the Secretary of State, once agreed by Cabinet. Provided the Secretary of State does not indicate within 14 days that he wishes to intervene, the LDS can be brought into effect.

**RECOMMENDATIONS:**

**TO CABINET**

- 1 That the Winchester District Local Development Scheme 2011 be agreed and submitted to the Secretary of State for Communities and Local Government.
- 2 That authority be delegated to the PFH Planning and Enforcement and Head of Strategic Planning to make any minor amendments and corrections as necessary to the LDS prior to submission to the Secretary of State for Communities and Local Government.
- 3 That subject to no direction to the contrary being received from the Secretary of State, a further report be brought back to Cabinet for a resolution that the Scheme be brought into effect on a date to be specified in the resolution.

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REVISED LOCAL DEVELOPMENT SCHEME 2011

REPORT OF HEAD OF STRATEGIC PLANNING

DETAIL:

1. Introduction

- 1.1 Under the terms of the Planning and Compulsory Purchase Act 2004, planning authorities are required to produce a Local Development Scheme (LDS), illustrating the programme for the development of their Local Development Framework (LDF) over the next three years. The LDS is a three-year rolling programme and is updated as necessary. The first LDS was produced in 2005 and subsequently revised in 2006, 2007 and 2009. The revised LDS would cover the three year period from June 2011.
- 1.2 Following the introduction of the Localism Bill in December 2010, a number of changes have been introduced to the procedures to be followed for certain LDF documentation. Previously the LDS had to be submitted to the Government Office for the South East (GOSE) for consideration and agreement on behalf of the Planning Inspectorate prior to it being 'brought into effect'. This element has been removed following the closure of the Government Offices. Now, the procedure requires LDSs to be forwarded to the Local Plan Team at the Department of Communities and Local Government, and the onus now lies with individual Local Planning Authorities to advise the Planning Inspectorate as to when they will be submitting a development plan document for examination, to allow for examination programming and the allocation of an Inspector.
- 1.3 The revised LDS is appended to this report and sets out the documents to be prepared and their timescale. A key change from the previous LDS is the inclusion of a programme for the preparation of a Community Infrastructure Levy Charging Schedule, in addition to the Core Strategy and Development Management and Allocations DPD.

2. Summary of Changes to the LDS

- 2.1 The 2009 LDS set out timescales for the preparation of the following DPDs:-
- Core Strategy
  - Development Management and Allocations

- Hedge End Area Action Plan (jointly produced with Eastleigh Borough Council)
- 2.2 Given the likely revocation of the Regional Strategy and the decision by Eastleigh Borough Council not to proceed with the Hedge End SDA Area Action Plan, this DPD has been removed from the Winchester LDS, as it is considered no longer necessary or appropriate to plan for that part of the SDA within the District.
  - 2.3 The timetable for Core Strategy preparation and publication has been revised to reflect the changes announced in the Localism Bill and the responses received to Blueprint – reported to this Committee during February and April 2011. Given the ageing Local Plan, it is imperative that this timetable is now adhered to as there are policy areas that are outdated and no longer applicable.
  - 2.4 A critical element is the need to have a Core Strategy in place or nearing adoption prior to the formal publication of additional DPDs. These documents are required by LDF legislation to be in general conformity with the Core Strategy. The LDS therefore sets out timescales for both the preparation of a Development Management and Allocations DPD and a Community Infrastructure Levy Charging Schedule.
  - 2.5 The Development Management and Allocations DPD will include detailed development management policies, in addition to allocating any smaller sites across the District necessary for development.
  - 2.6 The Community Infrastructure Levy is a charge on new developments across the District, the monies from which can be used to fund local infrastructure projects where development occurs. The Council already collects contributions from developments or requires developers to enter into planning obligations via S106 agreements to secure funding for specific elements to enable the development to be implemented and for the necessary infrastructure to be funded. As of April 2014 these processes will no longer be able to be used as a means to collect certain monies on a regular basis to fund infrastructure. Regulations to implement a Community Infrastructure Levy (CIL) were brought into effect in April 2010 and modified in April 2011. It is necessary to have an up to date development plan document in place setting out the development strategy for the District and corresponding levels of development, prior to the introduction of CIL. In Winchester's case, the relevant development plan document will be the Core Strategy.
  - 2.7 Given the imposed timescales for introducing CIL, this needs to now take priority and commence preparation in accordance with the emerging development strategy in the Core Strategy. The processes for preparing a charging schedule are slightly different to those for a formal DPD but they are still required to be examined and assessed in terms of development economics, in particular viability. The LDS therefore indicates that the CIL charging schedule will commence informal preparation in October 2011,

which will involve an assessment of District-wide infrastructure requirements for the levels of development as emerging in the Core Strategy and build on the work already undertaken in the Infrastructure Study (CAB 2150(LDF) refers).

- 2.8 An issue in relation to both the Development Management and Allocations DPD and Community Infrastructure Levy Charging Schedule is the role of the South Downs National Park Authority, as it is the Local Planning Authority as of 1 April 2011 for a significant part of the District. Whilst it has been agreed that the Core Strategy will be jointly produced and adopted, there is no corresponding indication whether other DPDs will follow suit. This will need to be determined, having regard to the progress the National Park makes on progressing its own DPDs in the fullness of time.

### OTHER CONSIDERATIONS:

#### 3 SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS (RELEVANCE TO):

- 3.1 As part of progressing effective spatial planning of the District, the LDS is relevant to many of the stated aims of the Council's Community Strategy. This is to be achieved by ensuring that the programmed development plan documents are prepared and delivered to the agreed timescales to enable the implementation of the actions to deliver the outcomes of the Strategy and matters expressed in the Change Plans in so far as they relate to spatial planning.

#### 4 RESOURCE IMPLICATIONS:

- 4.1 The key resources for undertaking work on the LDF have been approved as part of the budget process. However, the nature and scale of the LDF will require shared resources in terms of utilising skills and expertise from other divisions within the Council, this is now even more critical given the emphasis on delivery and viability of development schemes. The CIL Charging Schedule may require expertise beyond the scope of the Council. If this is the case, then external assistance will be required and this may need an increase in funding for the existing LDF budget. These issues would be considered in detail on commencement of the project.
- 4.2 Meetings of the Cabinet (LDF) Committee can be serviced from within existing resources in the Democratic Services Division.

#### 5 RISK MANAGEMENT ISSUES

- 5.1 An up-to date Local Development Scheme is a fundamental element of the LDF and is required as part of the legal compliance tests that all DPDs will have to comply with when being considered by Inspectors under the examination procedure. Failure to have an up-to-date LDS would prevent a DPD from meeting the legal compliance test which an Inspector would undertake.

6 BACKGROUND DOCUMENTS:

6.1 None.

7 APPENDICES:

Appendix A : Recommended 2011 Local Development Scheme.

Winchester District  
Development Framework

**Local Development Scheme**

**Winchester City Council**

**June 2011**



**Winchester**  
City Council

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## **Introduction**

The Planning and Compulsory Purchase Act 2004 introduced the Local Development Framework (LDF) which consists of a portfolio of documents that comprise the development plan for an area. The programme for the preparation of these documents is the Local Development Scheme (LDS).

Winchester City Council adopted its first LDS in March 2005, and this was subsequently revised in 2006 and 2007. During 2009 a further revision was undertaken and this was brought into effect in 2010, covering the period 2009 - 2012.

Since then, the Government has published the Localism Bill, which sets out a number of key matters in relation to the preparation of LDFs and the pending introduction of Neighbourhood Plans. A fundamental change is the abolition of Regional Strategies. The intention to abolish these was announced in May 2010, which led Winchester City Council to consider its position in relation to its LDF programme and the need to comply with the targets expressed in the South East Plan, particularly those relating to housing provision.

Given the Government's intention to abolish the South East Plan the Council undertook further community engagement during late 2010, through the introduction of its 'Blueprint' community engagement toolkit, to explore with local communities their local requirements and aspirations for housing, employment and other development.

This revised LDS therefore updates the programme for preparation and production of the DPDs which the Council plans to produce over the next 3 years. This LDS was considered and approved by the Council's Cabinet (LDF) Committee on 6 June 2011 report CAB2178 (LDF) and the Council's Cabinet on 15 June 2011.

This Scheme includes a supporting statement explaining the rationale behind the documents and the timetable proposed. The issue of existing 'saved' Local Plan policies and how they are to be replaced is also set out. Profiles are included for the preparation of each DPD planned for the next three years. These provide a detailed work programme for their production, including relevant milestones and stages of stakeholder and community involvement and the identification of resources. The LDS also includes an assessment of risks and contingencies as part of its programme management.

A 'Gantt chart' is attached at Appendix 1 which outlines DPD preparation and illustrates the key milestones to be met. The arrangements for the replacement of saved Local Plan policies form Appendix 2. A list of existing and planned Supplementary Planning Documents (SPD) is included at Appendix 3 for information. Preparation of the LDF requires supporting evidence and the LDS contains a list of the documents comprising the evidence base to date, at Appendix 4.

## **Winchester District Development Framework – Overview**

Local Development Framework (LDF) is the term for a group of Local Development Documents (LDDs) that together make up the LDF. These comprise Development Plan Documents (DPDs) and any Supplementary Planning Documents (SPDs), together with the Council's Statement of Community Involvement (SCI), the Annual Monitoring Report (AMR) and this document, the Local Development Scheme (LDS).

Winchester's LDF will comprise the following:

### Development Plan Documents –

Core Strategy

Development Management and Allocations

### Other LDF Documents -

CIL Charging Schedule

Saved Local Plan Policies-

Winchester District Local Plan Review adopted July 2006 – those policies agreed by Secretary of State to be saved beyond 7th July 2009 are set out at Appendix 2, together with an indication as to which DPD they will be replaced in.

Statement of Community Involvement (adopted Jan 2007)

Local Development Scheme 2011 (this document)

Annual Monitoring Report (currently December 2010)

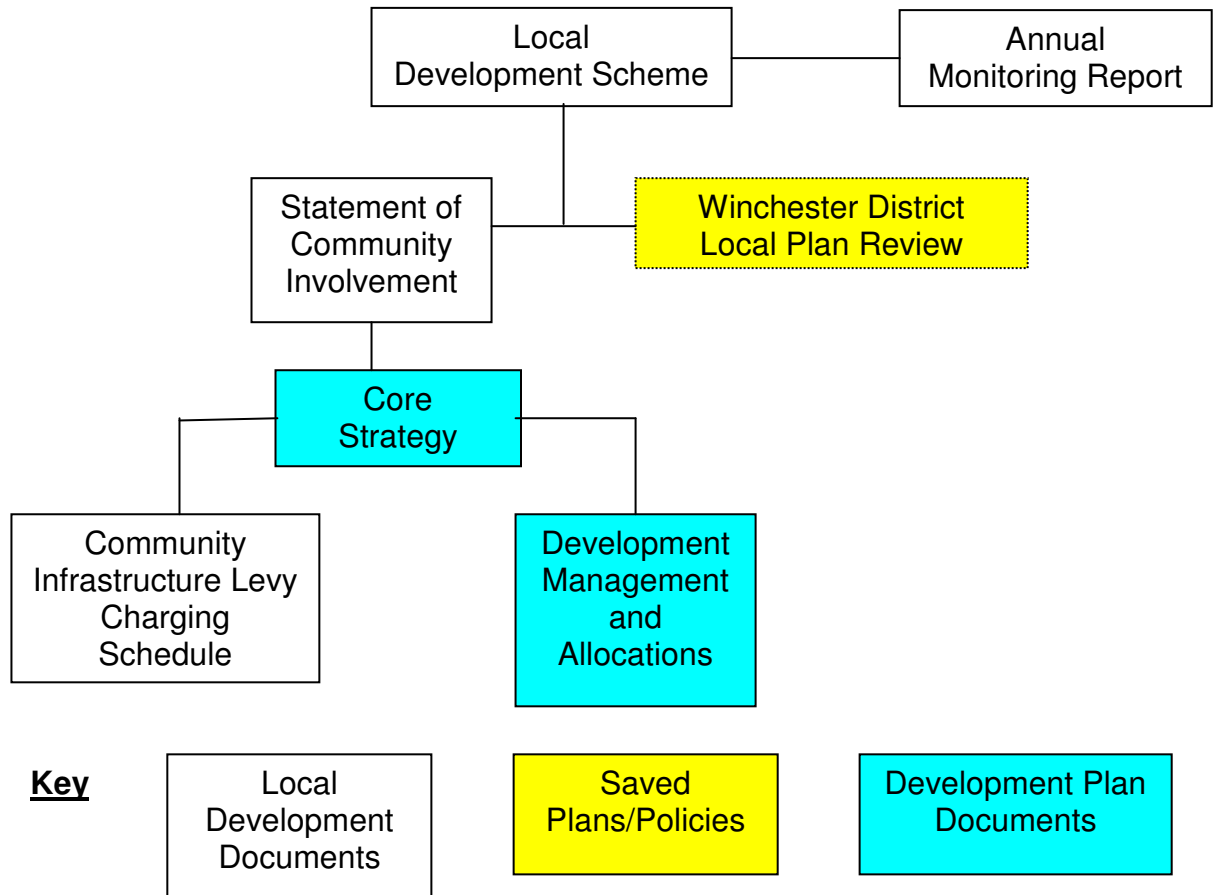
### Supplementary Planning Documents –

These are set out at Appendix 3

There may be a need for additional documents to be produced. Any new DPDs, or changes to the programme for currently-planned DPDs, will require a change to this LDS. There may other LDF documents which are currently in production or not known at the current time, such as additional SPD, which can be developed without updating this LDS.

The relationship between the documents of the LDF is illustrated in the following diagram :

### Relationship between documents in the LDF



### Regional Strategy

The South East Plan approved in May 2009 forms part of the Development Plan for the area and the Core Strategy will need be in general conformity with it when submitted to Government. Its status is however uncertain given the provisions in the emerging Localism Bill (December 2010) that regional strategies will be revoked. The precise timeframe for this process is not yet known, but the LDF programme set out in this document has been developed on the basis that the South East Plan will be revoked before the Core Strategy is submitted for examination.

The South East Plan proposes two Strategic Development Areas which affect Winchester District. Given the announcements via the Localism Bill in relation to the revocation of Regional Strategies, Eastleigh Borough Council formally resolved on 22 July 2010 not to proceed with the Hedge End SDA. Given that this site is predominantly located within Eastleigh Borough, it is no longer appropriate to plan for any part of the SDA to be within Winchester District. Winchester's Core Strategy will therefore not include any reference to this proposal.

The north of Fareham SDA is within Fareham Borough, although it will abut the southern edge of Winchester District. Winchester City Council will be working closely with Fareham Borough Council on the planning and implementation of the SDA, through the preparation of an Area Action Plan (AAP), particularly to ensure that the land in Winchester District retains its open form and character as an undeveloped gap between the SDA and adjoining settlements.

Fareham Borough Council approved LDS (May 2011) indicates that the AAP for the SDA will be published under Regulation 27 December 2012 – January 2013, and submitted end February 2013 with adoption in September/October 2013. Its Core Strategy (Policy CS13), that identifies the area of land for the SDA, will be subject to examination commencing May 2011. On receipt of the Inspector's report, progress will continue with the AAP.

The southern part of the District lies within the South Hampshire sub-region covered by the 'Partnership for South Hampshire' (PUSH), which undertakes many cross boundary studies and has produced a number of guidance 'Frameworks' to be used by Local Authorities in developing their LDFs. The Council has reaffirmed its commitment to remain within PUSH and to its economic strategy.

### **Other Strategies**

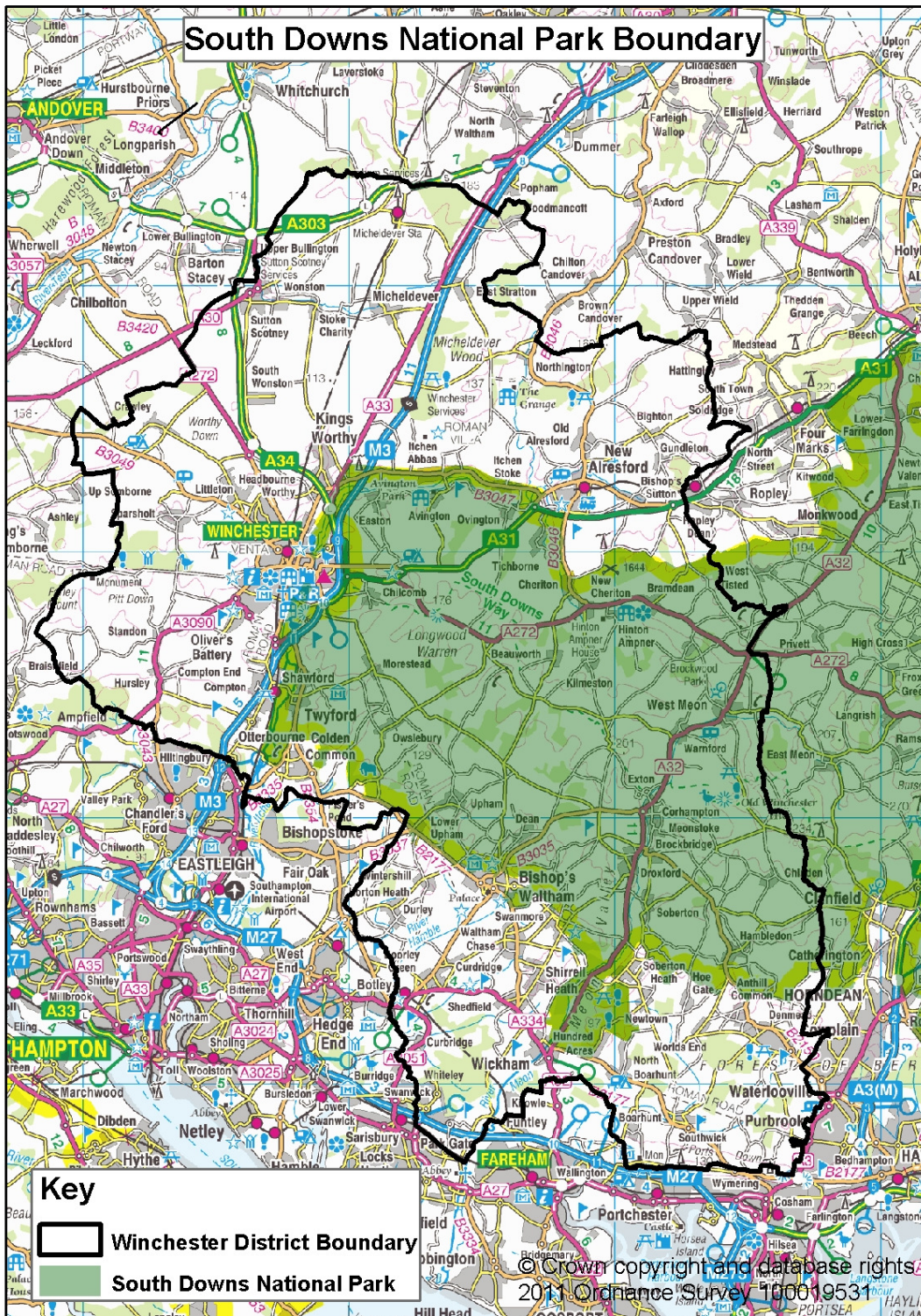
The LDF reflects the vision and priorities of the Council's Sustainable Community Strategy. The SCS has been refreshed and LDF policies, particularly those in the Core Strategy, are being developed jointly to ensure that the LDF continues to act as the delivery mechanism for those community aspirations that have a spatial planning implication.

The Council has other strategies which the LDF will reflect and these are referred to in the evidence base attached at Appendix 4. Examples include the Council's Economic Strategy and the Winchester Town Access Plan.

Finally, the LDF will have regard to the plans and strategies of other bodies and organisations operating within the District and from neighbouring local authorities. This includes the strategies which will be developed by the newly established Local Economic Partnerships (LEPs) for the Solent and M3.

### The South Downs National Park

A significant part of the District lies within the South Downs National Park which is now the Planning Authority for this area, with effect from 1 April 2011.



The City Council will continue to liaise with the National Park Authority to determine which existing/proposed documents will be saved or continued, and

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Local Development Scheme 2011

the programme for their replacement. The Park Authority has a commitment to produce its own Core Strategy with adoption planned in 2014.

In the meantime, Winchester City Council will lead work on the preparation of the Winchester District Core Strategy that will be developed and agreed with the South Downs National Park Authority and jointly adopted. This process will allow the whole of the District to remain under one Core Strategy, up until the South Downs National Park Core Strategy replaces those areas within its boundary.

## **Winchester District Development Framework – Detail**

Reflecting the approach outlined in PPS12 (as amended June 2008), the LDS prioritises the production of the Core Strategy. The timetable for the Core Strategy has altered since its original inclusion within the Scheme. It is now proposed that the Core Strategy will be submitted for examination in early 2012 with adoption in late 2012.

A Development Management and Allocations DPD will be prepared to assist with the delivery of development, as identified as a priority in PPS12 and the Council's Core Strategy. This will provide detailed guidance for assessing and determining planning applications, in addition to allocating non-strategic sites for development or designating specific locations for particular purposes.

### **WDLPR Saved Policies**

Some of the Local Plan policies which were 'saved' in 2009 will be replaced by Core Strategy policies and others within the Development Management and Allocations DPD as appropriate. Some policies, whilst saved for the time being, will be implemented and therefore will not be required to be carried forward.

## **Development Plan Documents**

### **Core Strategy**

There have been persistent delays in the production of the Core Strategy for a variety of reasons:-

- Increasing understanding of what is expected to be set out within Core Strategies
- The requirements of PPS3 to undertake a Strategic Housing Land Availability Assessment, which has required significant resources
- publication of revised PPS 12 and the subsequent revisions to the Planning Regulations in June 2008 have placed a greater emphasis on delivery and the need to allocate strategic sites which are seen as central to the long-term strategy for the District
- continuation of the development of the Council's evidence base, particularly in relation to infrastructure, transport and economic matters and the need for a delivery plan to support the allocation of strategic sites
- introduction of the Localism Bill in 2010 and the intention to revoke Regional Strategies, which has created uncertainty as to the need to comply with the RS particularly with regard to the housing targets set.

The Council undertook a wide Issues and Options consultation in January 2008 under old Regulation 25, which generated a significant amount of interest. Consultation on the Core Strategy Preferred Option was undertaken in May/July 2009. With the election of the Coalition Government in May 2010 and immediate announcements on both the intention to revoke Regional Strategies and the introduction of Localism, the Council reviewed its Core

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Strategy timetable and undertook to initiate further research and consultation on the generation of locally derived housing targets.

This was in the form of an engagement toolkit 'Blueprint', which encouraged community groups and residents to hold debates on the needs of their communities looking ahead, ([www.community-blueprint.co.uk](http://www.community-blueprint.co.uk)). This exercise was undertaken during October 2010 to January 2011, and some 164 community submissions were received.

To bridge the gap between the Preferred Option and publication versions of the Core Strategy the Council intends to publish for consultation 'Plans for Places' during 2011. This will be based on the responses to Blueprint and take into account evidence base updates that have occurred or are in progress. This document will identify the development strategy to be followed throughout the District whilst responding to local issues.

Towards the end of 2011 it is intended that a publication (Pre-Submission) version of the Core Strategy will be prepared and agreed (under Regulation 27). This will also need to be agreed with the South Downs National Park Authority as a joint Core Strategy. During 2012 the Core Strategy will therefore be formally submitted and subject to the examination processes and procedures, pending adoption in late 2012.



**A detail programme for Core Strategy preparation is set out below:**

<b>Core Strategy</b>	
<b>Document Details</b>	
Role and content	The Core Strategy will provide the vision and key policies for the planning and development of the District and the framework for the preparation of other Development Plan Documents. It will also set out how development requirements are to be met.
Geographical coverage	Winchester District (including that part of the District that is within the South Downs National Park)
Status	Development Plan Document (DPD)
Chain of Conformity	Consistent with national planning policy and (currently) in general conformity with the Regional Strategy (South East Plan). Hampshire Minerals and Waste Framework
<b>Timetable of Key Stages (Key Milestones shown in bold)</b>	
<b>Sustainability Appraisal Scoping consultation with statutory consultees (Reg 25)</b>	June 2007
Issues & Options consultation	January – February 2008
Consultation on Preferred Option	May – June 2009
<b>Publication of DPD and draft SA &amp; pre-submission consultation period (Regs 27 &amp; 28)</b>	November 2011 – January 2012
Consideration of representations	February – March 2012
<b>Submission of Development Plan Document and SA report to the Secretary of State (Reg 30)</b>	April 2012
<i>Hearing period:</i> Consideration of DPD & SA by Inspector & preparation of Inspector's Report.	June 2012 – November 2012
Pre-hearing meeting.	June 2012
Hearing sessions open	July 2012
Inspector's Report – fact check	October 2012
Inspector's Report - final	November 2012

<b>Adoption: Adoption and publication of document and revised proposals map</b>	December 2012
<b>Arrangements for Production</b>	
Process management (Departmental Responsibility)	Strategic Planning Team with input from other Council services and in liaison with South Downs National Park Authority
Management arrangements	Overall project management by Cabinet (LDF) Committee. Day to day management by the Head of Strategic Planning working in conjunction with other Council officers through a Steering Group.  To be jointly agreed with South Downs National Park Authority.
Internal resources	Strategic Planning Team working in conjunction with other Council officers and officers from South Downs National Park Authority. Progress subject to adequate budget provision.
External resources	Use of specialist consultants as required. Liaison with County Council, PUSH authorities, South Downs National Park Authority and other bodies as required.
Community and stakeholder involvement	As set out in the Statement of Community Involvement, including key links with the Local Strategic Partnership.

## Development Management and Allocations DPD

This DPD will provide the necessary detail to supplement the Core Strategy, through the identification and allocation of non-strategic sites, plus the detailed policies required to assess and determine planning proposals.

This DPD has been programmed to formally commence once the Core Strategy approaches its Submission stage, giving some certainty to the development strategy and strategic development locations within the District. Evidence gathering and front-loading has already commenced on this document, through the production and annual update of the SHLAA.

It is not intended to publish this DPD until receipt of the Inspector's Report for the Core Strategy to ensure that, depending on the outcome of the Core Strategy, this DPD can meet the requirement to be in conformity with the Core Strategy.

The coverage of this DPD will be dependant on the progress made by the South Downs National Park Authority on its LDF. In the short term it may be pragmatic to include the whole District to ensure a consistent policy approach and to provide certainty. If so, this DPD will have to be produced, agreed and jointly adopted with the National Park Authority.

A detailed programme for Development Management and Allocations DPD is set out below:

<b>Development Management and Allocations Document Details</b>	
Role and content	This Development Plan Document will allocate sites required to meet development requirements and provide further detail for the management of development at the local level through detailed guidelines, allocations and designations
Geographical coverage	Winchester District (including that part of the District that is within the South Downs National Park)
Status	Development Plan Document (DPD)
Chain of Conformity	With the Local Development Framework's Core Strategy and the Hampshire Minerals and Waste Framework

<b>Timetable of Key Stages (Key Milestones shown in bold)</b>	
<b>Sustainability Appraisal Scoping consultation with statutory consultees (Reg 25)</b>	October 2012
On-going participation in development of issues and options	October 2012 – March 2013
<b>Publication of DPD and draft SA &amp; pre-submission consultation period (Regs 27 &amp; 28)</b>	April 2013
Consideration of representations	May/June 2013
<b>Submission of Development Plan Document and SA report to the Secretary of State (Reg 30)</b>	July 2013
<i>Hearing period:</i> Consideration of DPD & SA by Inspector & preparation of Inspector's Report.	July 2013 – Jan 2014
Pre-hearing meeting.	September 2013
Hearing sessions open	October 2013
Inspector's Report – fact check	December 2013
Inspector's Report - final	Jan 2014
<i>Adoption:</i> <b>Adoption and publication of document and revised proposals map</b>	Feb 2014
<b>Arrangements for Production</b>	
Process management (Departmental Responsibility)	Strategic Planning Team with input from other Council services and liaison with South Downs National Park Authority
Management arrangements	Overall project management by Cabinet (LDF) Committee. Day to day management by the Head of Strategic Planning working in conjunction with other Council officers through a Steering Group.
Internal resources	Strategic Planning Team working in conjunction with other Council officers. Progress subject to adequate budget provision.
External resources	Use of specialist consultants as required. Liaison with County Council, PUSH authorities, South Downs National Park Authority and other bodies as required.
Community and stakeholder involvement	As set out in the Statement of Community

Involvement, including key links with the Local Strategic Partnership.
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**Other LDF Documents**

**Community Infrastructure Levy – CIL Charging Schedule**

The Community Infrastructure Levy is a charge on new developments across the District, the monies from which can be used to fund local infrastructure projects where development occurs. The Council already collects contributions from developments or requires developers to entering into planning obligations via S106 agreements to secure funding for specific elements to enable the development to be implemented and for the necessary infrastructure to be funded. As of April 2014 these processes will no longer be available as a means to collect certain monies on a regular basis to fund infrastructure. The South Downs National Park Authority has yet to resolve its position on CIL, which it could potentially introduce alongside adoption of its Core Strategy in April 2014. If this can be achieved it may not be necessary for Winchester’s CIL to include the National Park area.

Regulations to implement a Community Infrastructure Levy (CIL) were brought into effect in April 2010 and modified in April 2011. The Council has yet to formally resolve whether to introduce CIL, although it is likely to do so. However, this would require an up to date development plan setting out the broad level and location of development. It is therefore preferable for CIL to be introduced alongside the adoption of the LDF Core Strategy, although the position on this will be kept under review.

If the Council wishes to introduce CIL it must produce and consult on a Charging Schedule, including a requirement for independent examination. Therefore, the process is similar to that for the adoption of DPDs, but follows the statutory requirements as set out in the Planning Act 2008 and corresponding CIL Regulations.

<b>CIL Charging Schedule</b>	
<b>Timetable of Key Stages</b>	
On-going participation in development Charging Schedule – viability testing	October 2011 – October 2012
Consultation on Preliminary Charging Schedule (6 weeks)	October 2012
Draft Charging Schedule published for representations (4 weeks)	December 2012

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Submit draft Charging Schedule to be examined	Feb 2013
Pre- Hearing meeting if required	March 2013
Hearing sessions open	May 2013
Examiners report published	July 2013
Adoption	September 2013
<b>Arrangements for Production</b>	
Process management (Departmental Responsibility)	Strategic Planning Team with input from other Council services.
Management arrangements	Overall project management by Cabinet (LDF) Committee. Day to day management by the Head of Strategic Planning working in conjunction with other Council officers (and possibly SDNPA).
Internal resources	Strategic Planning Team working in conjunction with other Council officers. Progress subject to adequate budget provision.
External resources	Use of specialist consultants as required. Liaison with County Council, SDNPA, neighbouring authorities and other bodies as required.
Community and stakeholder involvement	As set out in the Statement of Community Involvement, including key links with the Local Strategic Partnership and infrastructure providers.

### Supplementary Planning Documents (SPDs)

Appendix 3 lists SPDs either approved or in progress for information purposes, as there is no longer a requirement for them to be specifically itemised in the LDS.

### Statement of Community Involvement

The Council adopted the SCI in July 2007. It may be necessary to make revisions to the SCI at some point. However no programme has yet been prepared for its revision and priority is being given to other DPDs.

## **Evidence Base**

Production of sound DPDs is based on the development of a robust and comprehensive evidence base. To this end the Council has been developing its evidence for the Core Strategy and the LDF in general.

Some components of the evidence base relate to documents of the Council and other bodies which were already in existence (such as the Landscape Character Assessment). Some of the evidence gathered has been one-off studies which may not be repeated for some time, such as the Strategic Flood Risk Assessment (2007). Other documents will be updated more regularly, such as the SHLAA. The process of continuing engagement with stakeholders and the Winchester communities has created a great deal of evidence from this valuable source through structured events such as workshops, notes of which are placed on the Council's website.

The components of the evidence base for the LDF are listed at Appendix 4: these primarily relate to planning evidence in conjunction with the LDF, rather than wider documentation not produced by the Council.

## **Strategic Environmental Assessment and Sustainability Appraisal**

Achieving sustainable development is at the heart of the planning system. In preparing Local Development Documents, attention will be given to the expected environmental outcome of proposed plans. All Local Development Documents will be subject to Sustainability Appraisal (SA). A European Union Directive (July 2006) requires that all plans, likely to have significant effects on the environment, must incorporate a formal Strategic Environmental Assessment (SEA). This applies to all Development Plan Documents.

Whilst the SA/SEA process examines the concept of sustainability through consideration of social, economic and environmental impacts, there is also the matter of health and equalities and these elements need to be incorporated into impact assessments for policy formulation. Accordingly, the approved SA/SEA framework includes a specific section on health under the objective "to improve the health and well being of all". Equalities however, falls outside this remit, but it is a requirement of the Council under the 'Equality Standard for Local Government' to include this element in fulfilling its duties in relation to promoting equality in service provision.

Consequently the Core Strategy has been subject to SA/SEA and Equality Impact Assessment and this exercise will need to be repeated to ensure that revised versions of the Core Strategy and other DPDs equally assess this matter.

LDFs also have to comply with the requirements of the European Communities Habitats Regulations - Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora. The Regulations provide for the

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designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites. To this extent further assessment of the impact of the proposed strategic site allocations on such sites has been undertaken.

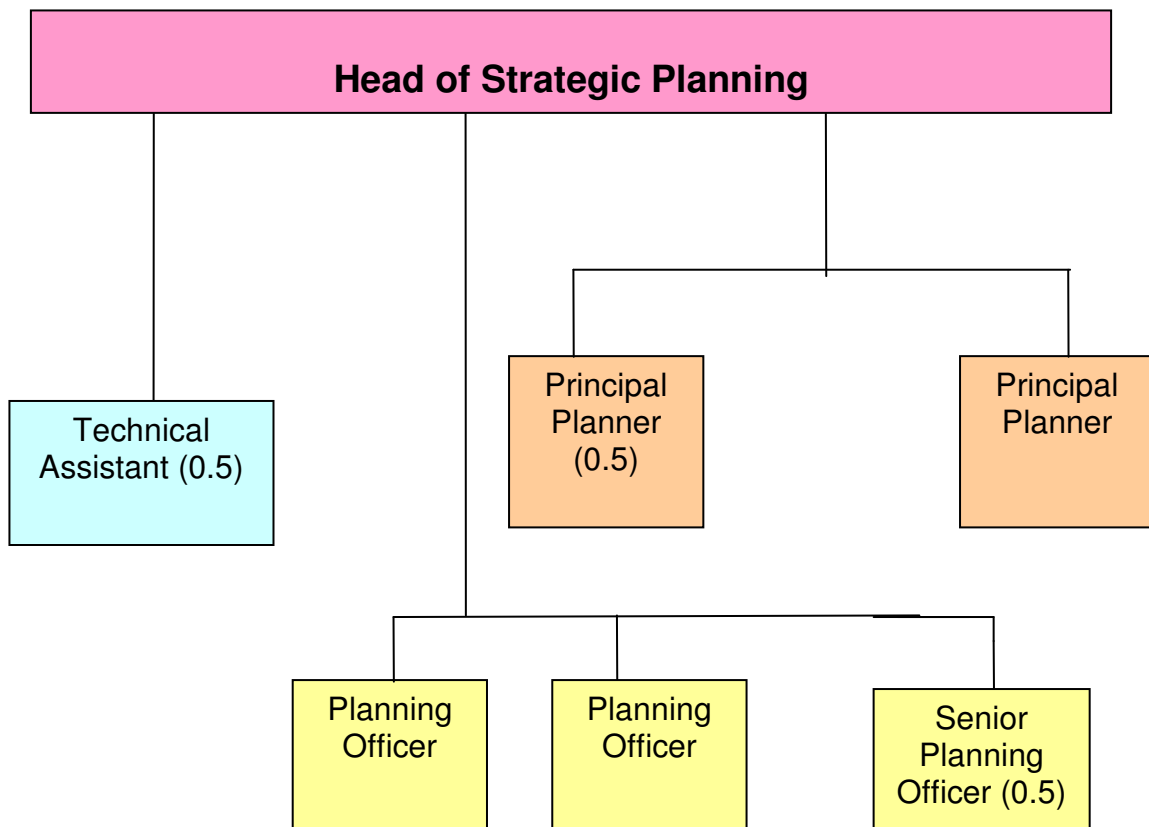


## **Delivery and Implementation**

### Resources

The LDS programme will require input from many parts of the Council, although this will be co-ordinated at officer-level by the Strategic Planning Team. The Strategic Planning Team currently consists of 5.5 full-time equivalent posts, a reduction from 7.2 fte expressed in the 2009 LDS. The Team's responsibilities extend to cover areas additional to the Local Development Framework and, in particular, involvement in sub-regional planning, supplementary planning documents and the planning and implementation of major development. This LDS is based on the existing establishment of the Strategic Planning Team, with the current structure of the Team shown in the figure below:

Figure 2: Structure of Strategic Planning Team



The LDF is a corporate strategy and has been prepared jointly with other areas of the Council, notably with work on the Sustainable Community Strategy and the Economic Strategy. Officers from other areas of the Council have already been involved in the development of the Core Strategy in areas such as affordable housing and transportation. Their specialist knowledge supplements the work of the Strategic Planning staff, and is now essential given the reduction in staff in the Strategic Planning Team. The ability to appoint external assistance with the evidence base or other elements of the LDF is also now

reduced given the tight budget requirements of the Council, although some ongoing capacity for such work needs to be maintained.

Outside organisations are also a key part of the LDF. Members of the Winchester District Strategic Partnership play a key role in the LDF and have been instrumental in the evolution of key documents to date. They are a particularly useful resource in terms of understanding the infrastructure requirements and mechanisms for delivery.

The Council is also a member of the Partnership for Urban South Hampshire (PUSH) and works closely with officers of this organisation to develop and implement sub-regional strategy; this includes commissioning and participating in relevant PUSH studies and working groups. These resources and access to any regional funding will be an important factor in delivering major development in the southern part of the District. The designation of the Solent and M3 LEPs will also have an impact and provide a valuable insight in to economic matters that may have spatial planning implications.

Hampshire County Council also provides assistance, especially, in assisting with the monitoring process i.e. providing information on housing completions. The Council has worked closely with Havant and Fareham to bring forward major sites with cross boundary interests, and has shared resources where appropriate. The Advisory Team for Large Applications (ATLAS) which is part of the Housing and Communities Agency has previously assisted the Council in bringing forward the major development area West of Waterlooville, which received planning permission in March 2011.

The City Council made specific budgetary commitments to fund the emerging LDF however, given the current financial situation this has been reduced and it will be necessary to ensure that sufficient funds are available to enable the LDF to progress to stages which require financial investment such as the Public Examination.

### **Risk Assessment and Management**

The production of complex documents within the LDF requires consideration of the potential risks involved both through the preparation and production stages. Risks may vary from local matters such as changes in staffing levels or political/administration changes to those matters of national or regional impact including changes to government guidance and other legislation.

There is an increasing requirement through LDF guidance to ensure that the LDF is adequately project managed and resourced to avoid timescales slipping. The following table identifies a range of potential risks, their impact and likelihood of occurrence together with contingency and mitigation measures.

<b>Risk</b>	<b>Likelihood</b>	<b>Impact</b>	<b>Contingency</b>	<b>Mitigation</b>
A team member may leave	High	High	Spread knowledge of LDF development throughout the team to minimise impact.	Reappoint as soon as possible if budget restrictions permit;

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Risk	Likelihood	Impact	Contingency	Mitigation
				alternatively seek to re-deploy staff from other areas of the Council via the Council's 1Team approach.
New national legislation	High	Medium	Introduction of the National Planning Framework and the Localism Bill becoming enacted during 2011 could introduce a number of uncertainties in the LDF system. Emerging advice places emphasis on Core Strategies being in place to guide neighbourhood plans, the Council is therefore directing its resources to the Core Strategy.	Some flexibility has been included in the timescales for DPD production, although these may need to be revised if the proposed abolition of Regional Strategies is delayed.
Problems arising from joint working; compliance with the new duty to cooperate.	Medium	Medium	Close working with other authorities and Council Members to detect issues early in the process	Some flexibility has been included in the timescales for DPD production.  Discussions have already commenced with neighbouring LAs and the Council is represented on project boards/steering groups of major development sites
Revocation of the RS (South East Plan)	High	Medium	The Localism Bill will give the power to revoke RS. LDF Regulations have a legal requirement for DPDs to be in generally conformity with the RS, while they remain in force.	To focus on Core Strategy preparation and production, to establish the development strategy for the District. The Core Strategy programme may

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Risk	Likelihood	Impact	Contingency	Mitigation
				need to be revised if the proposed abolition of Regional Strategies is delayed.
Failure to work co-operatively with the South Downs National Park Authority	Medium	Medium	To jointly approve DPDs at critical stages will require co-ordination of resources and Member involvement. It will be necessary to fully liaise with the SDNPA to ensure that emerging documents are acceptable to both authorities and that committee timetables are co-ordinated, to avoid substantial delays in the process.	Ensure DPD timetables have sufficient flexibility to allow each authority's constitutional requirements to be catered for, in approving DPD for publication and submission.  Failure to agree will result in that part of the District within the SDNP being excluded from Winchester's DPDs.
Timely provision of infrastructure	High	High	Discussions with infrastructure providers have commenced and will become more focussed as the development strategy and impact on infrastructure for the District becomes clearer.	Continuing ongoing engagement with infrastructure providers. The development of the Infrastructure Study and a delivery plan will help to ensure timely provision
DPD found unsound	Low	High	Seek advice from PINS early on and be prepared to make modifications. Develop and take account of sound evidence	Develop sound technical evidence base. If necessary, go back to an earlier stage, revise the plan and re-submit
Programme slippage	Medium	medium	Contingency time is built into the LDF programmes, which includes sufficient time to deal with a large number of representations.	Sufficient flexibility has been included in the timescales for DPD production.  Revise LDS.

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Risk	Likelihood	Impact	Contingency	Mitigation
				Ensure sufficient resources available to assist at short notice if a large number of representations are received; maximise electronic processing of representations.
Failure to secure agreement of full Council to DPD.	Medium	Medium	The Council is currently without overall control and it is important to work closely with all elected Members and to raise awareness of LDF/DPDs.	Build sufficient flexibility into the strategy.

**Monitoring & Review of LDS**

The Annual Monitoring Report (AMR) will monitor the progress of the LDS on an annual basis, reporting in December each year.

The AMR will also monitor the delivery of policies when they have been adopted. Targets and Indicators will be identified for the policies within the Core Strategy.

The SHLAA will be updated regularly to inform the delivery of housing requirements. Other elements of the evidence base will be updated and expanded as necessary.

**APPENDIX 1**

**WINCHESTER CITY COUNCIL LOCAL DEVELOPMENT FRAMEWORK - DPD PROGRAMME (June 2011)**

PROJECT	2011												2012												2013												2014																	
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M																		
Winchester District Local Plan Review	Saved Plan												Saved policies may continue until replaced by a new DPD policy																																									
DPDs																																																						
Core Strategy													P												S												PH			H			IF			I			A					
Development Management and Allocations																									Sa												P			S			H			IF			I			A		
CIL Charging Sshedule													C												CR			SE			H			ER			A																	

**KEY - DPD**

	Winchester District Local Plan Review		
	Ongoing public & stakeholder participation (Reg 25)		
	Sa Sustainability Appraisal & public participation (Reg 25)		H Hearing sessions open
	P Publication & submission consultation (Regs 27 & 28)		IF Inspector's report - fact check
	S Submission (Reg 30)		I Inspector's report - final (Reg 35)
	PH Pre-Hearing meeting		A Adoption

**KEY - CIL Charging Schedule**

	Ongoing public & stakeholder participation - viability testing		C Consultation on Preliminary Charging Schedule
			CR Draft published for representations
			H Hearing sessions open
			SE Submit draft Charging Schedule to be examined
			ER Examiners report published

## APPENDIX 2: WDLPR Saved policies and Development Plan Documents in which they will be reviewed/replaced

CS = Core Strategy. DMA = Development Management & Allocations  
SPD = Supplementary Planning Document

Greyed area = Policy not saved post 6<sup>th</sup> July 2009

WDLPR Policy No.	WDLPR Policy	Location within LDF/ Reason for not saving
DP 1	Design Statement reqmt	Strategic policy in CS with supporting details if required in DMA.
DP2	Master Plan reqmt for large sites	
DP3	Design Criteria	
DP4	Landscape and the Built Environment	
DP5	Design of Amenity Open Space	
DP6	Efficient Use of Resources Energy efficient layout, renewable energy, etc	Covered by South East Plan (SEP) CC2, CC4, NRM1 & NRM4*
DP7	Aerodrome Safety	Proposals Map
DP8	Flood Risk.	Covered by SEP NRM4 & PPS25*
DP9	Infrastructure for New Development	CS. DPD/SPD to be produced for further detail if required
DP10	Pollution Generating Development	DMA if required.
DP11	Un-neighbourly Uses	
DP12	Pollution sensitive development	
DP13	Development on Contaminated land	
DP14	Public Utilities (& Telecommunications)	
DP15	Renewable Energy Schemes	SEP NRM15 covers this more comprehensively*
CE1	Strategic Gaps	CS
CE2	Local Gaps	CS/DMA
CE3	Development in Gaps	CS/DMA
CE4	Essential Services	DMA
CE5	Landscape character	CS/DMA
CE6	AONB	CS/DMA
CE7	Nature Conservation	Covered by PPS9



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WDLPR Policy No.	WDLPR Policy	Location within LDF/ Reason for not saving
	– International Sites	
CE8	Nature Conservation – National Sites	Strategic policy in CS with supporting details if required in DMA.
CE9	Nature Conservation – Locally Designated Sites	
CE10	Other Sites of Nature Conservation Interest	
CE11	New and Enhanced Sites of Nature Conservation Value	
CE12	Agricultural Land Quality	Covered by PPS7
CE13	Essential Development in Agriculture	DMA
CE14	Agri-industry Agri-distribution	DMA
CE15	Fish Farms	DMA
CE16	Farm diversification	DMA
CE17	Re-use of buildings	CS/DMA
CE18	Existing Employment Uses	CS/DMA
CE19	Housing for Essential Rural Workers (mobile homes)	DMA
CE20	Housing for Essential Rural Workers (permanent dwellings)	DMA
CE21	Occupancy Conditions	DMA
CE22	Dwellings for Other Rural Workers	DMA
CE23	Extension & Replacement of Dwellings	DMA
CE24	Conversion & changes of Use	DMA
CE25	Conversion of Larger Buildings in Extensive Grounds	DMA
CE26	Staff Accommodation	DMA
CE27	Gypsies & Travelling Showpeople	CS DMA for site allocations if needed
CE28	Sustainable Recreation Facilities	DMA
HE1	Archaeological Site	DMA

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WDLPR Policy No.	WDLPR Policy	Location within LDF/ Reason for not saving
	Preservation	
HE2	Archaeological Site Assessment	DMA
HE3	Historic Parks etc	DMA
HE4	Conservation Areas – Landscape Setting	DMA
HE5	Conservation Areas – development criteria	DMA
HE6	Conservation Areas – detail required	DMA
HE7	Conservation Areas – Demolition of Buildings	DMA
HE8	Conservation Areas – Retention of Features	DMA
HE9	Shopfronts – Retention of Existing	DMA
HE10	Shopfronts – New Shopfronts in CAs	DMA
HE11	Signage in CAs	DMA
HE12	Blinds & Shutters	DMA
HE13	Historic Buildings – Changes of Use	Covered by PPG15.
HE14	Historic Buildings – Physical Alterations to	DMA
HE15	Listed Buildings – Demolition of	Covered under Planning (Listed Buildings and Conservation Areas) Act
HE16	Listed Buildings – Setting of	Covered by PPG15
HE17	historic redundant, agricultural or industrial buildings	DMA
H1	Housing Strategy	CS
H2	Local Reserve Sites	DMA
H3	Settlement Policy Boundaries	DMA
H4	Outside Policy Boundaries (infill)	DMA
H5	Affordable Housing	CS
H6	Rural Exception Sites	CS
H7	Housing Mix and Density	CS/DMA
H8	Special Needs Housing	WDLPR saved polices H3 & DP3 will cover this

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WDLPR Policy No.	WDLPR Policy	Location within LDF/ Reason for not saving
H9	Mobile Homes (New)	DMA
H10	Mobile Homes (Loss)	DMA
E1	Employment Strategy	CS
E2	Loss of Employment	DMA
E3	Winchester Office Development – Town Centre	Employment Review shows this policy is no longer required. Also not in line with PPS6 sequential approach..
E4	Winchester Office Development - Outside Town Centre	DMA
SF1	Town Centre Development - New	DMA
SF2	Town Centre Development - Loss	DMA
SF3	Town Centre Development – Food & Drink	DMA
SF4	Town Centre Development – Residential	No longer required - has not been a significant issue.
SF5	Primary Shopping Area	DMA
SF6	New Facilities and Services	DMA
SF7	Loss of Facilities and Services	DMA
SF8	Further & Higher Education	DMA
RT1	Important Amenity Areas	DMA
RT2	Important Recreational Space	DMA
RT3	Smaller Important Open Spaces	Strategic policy and revised standards in CS, details in DMA
RT4	Recreational Space for New Housing Development	
RT5	Site Allocations for Recreation	
RT6	Children’s Play Facilities	
RT7	Public Use of Private Facilities	Covered by PPG17
RT8	Formal Recreational Facilities in Countryside	Covered by WDLPR saved policies CE28 and CE3
RT9	Recreational Routes	DMA

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WDLPR Policy No.	WDLPR Policy	Location within LDF/ Reason for not saving
RT10	Meon Valley Bridleway	No longer required. Completed a much as is realistic within plan period.
RT11	Equestrian Development	DMA
RT12	Golf related development	DMA
RT13	Noisy Sports	DMA
RT14	Indoor Leisure Uses	DMA
RT15	Facilities for tourism in the settlements	CS/DMA
RT16	Tourism & Leisure Facilities in the Countryside	CS/DMA
RT17	Camping/ Caravanning Sites	DMA
RT18	Permanent Short-Stay Tourist Accommodation in Countryside	DMA
RT19	Enabling Development with Tourism, Recreation & Leisure Developments in Countryside	WDLPR saved countryside policies should provide adequate protection against this.
T1	Development Location	CS
T2	Development Access	DMA
T3	Development Layout	DMA
T4	Parking Standards	SPD
T5	Off-Site Transport Contributions	DMA
T6	Integrated Transport Infrastructure	DMA
T7	Re-use of railway lines	No longer useful, as some lines have been developed
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.
T9	Freight Facilities	DMA
T10	Traffic Management B3354/B2177	No longer required. Completed.
T11	New Road Schemes	DMA
T12	Safeguarded Land (Botley By-pass & Whiteley Way)	DMA
W1	Winchester's Special Character	CS
W2	Town Centre,	DMA

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WDLPR Policy No.	WDLPR Policy	Location within LDF/ Reason for not saving
	Shopping & Facilities -Broadway/Friarsgate	
W3	Recreation - Bushfield Camp	CS – strategic allocation
W4	Park and Ride	DMA
W5	Town Centre Traffic Management	DMA
W6	Parking Controls and Servicing – New Public car parks	DMA
W7	Parking Controls and Servicing – Parking Standards	DMA
W8	Parking Controls and Servicing – Service Vehicles	Not required, other WDLPR saved policies would cover this sufficiently
W9	Environmental Traffic Management	DMA
W10	New Footpath Proposals	DMA
W11	New Bridleway Proposal	DMA
MDA1	Proposals for West of Waterlooville	DMA
MDA2	Proposals for Winchester City (north)	CS – strategic allocation
S1	Bishop's Waltham – Ponds	DMA
S2	Bishop's Waltham - Malt Lane	DMA
S3	Bishop's Waltham – Abbey Mill	DMA
S4	Bishop's Waltham – Pondsides	DMA
S5	Bishop's Waltham – transport	Completed
S6	Cheriton – Freeman's Yard	DMA
S7	Curdrige – Hilsons Road	DMA
S8	Denmead – centre	Completed
S9	Kings Worthy – footpaths	DMA
S10	Proposals for land at the former station yard Sutton Scotney	DMA
S11	Whiteley – Whiteley Farm	Substantially built, with outline consent on remainder.

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WDLPR Policy No.	WDLPR Policy	Location within LDF/ Reason for not saving
S12	Proposals for land at Whiteley Green	DMA
S13	Whiteley – Solent 1	Very nearly completed
S14	Whiteley – Solent 2	DMA
S15	Whiteley – Little Park Farm	DMA
S16	Pegham Coppice (Wickham)	No longer required. Development has been completed and expansion can be covered by the saved WDLPR countryside policies.

\* The South East Plan covers these policy matters however given its pending revocation, the Council adopted in January 2011 a set of Interim Policy Aspirations, setting out policy guidance on climate change/sustainability and affordable housing/housing mix, up until such a time these matters are included in a DPD.

### **APPENDIX 3: List of SPD adopted and other supporting documents**

#### **Adopted Supplementary Planning Documents**

Implementation of Local (Housing) Reserve Sites Policy SPD (July 2006)  
Implementation of Infilling Policy SPD (July 2006)  
Kings Worthy VDS (October 2006)  
Denmead VDS (February 2007)  
St Barnabas West (Teg Down) NDS (February 2007)  
Chilbolton Avenue LADS (January 2006)  
Springvale Road LADS (August 2006)  
Sleepers Hill LADS (January 2007)  
Compton Down LADS (January 2007)  
Affordable Housing (February 2008)  
New Alresford Town Design Statement (April 2008)  
West Fullood & Oram's Arbour Neighbourhood Design Statement (May 2008)  
Oliver's Battery VDS (July 2008)  
Otterbourne VDS (July 2008)  
Car Parking Standards (2009)  
Exton VDS (December 2010)  
Littleton VDS (March 2010)

#### **Supplementary Planning Guidance prepared under the old planning system, which may continue to be a material consideration:**

Achieving a Better Mix in New Housing Developments (2000)  
Design Guidance for the control of Shopfronts and Signs (1998)  
Winchester District Landscape Character Assessment (2004)  
Winchester Conservation Area Project (2003)  
Equestrian Development (1999)  
Broadway / Friarsgate Planning Brief (2003)  
Whiteley Business Park, Phase 2, Development Brief (1991)

#### Village Design Statements

Boarhunt	2002
Bramdean	2000
Corhampton & Meonstoke	2002
Crawley	2001
Curdridge	2002
Itchen Abbas	2001
Micheldever	2002
Soberton	2002
Sparsholt	1999
Swanmore	2001
Upham	1999
West Meon	2002
Wickham	2001

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Neighbourhood Design Statements

St Giles Hill, Winchester

2004



## APPENDIX 4: EVIDENCE BASE

The following documents have informed the evolution of the LDF to date :-

- [Infrastructure Study \(Draft\)](#)
- [Strategic Housing Land Availability Assessment](#)
- [Bushfield Camp Evaluation and Viability Study 2009](#)
- [Settlement Hierarchy covering the Market Towns and Rural Area Topic Paper May 2009](#)
- CABE Study Rural Masterplanning – Spatial Thinking Project (2011)
- [Community Strategy Outcomes](#)
- [Core Strategy Policy on Climate Change: Issues and Options](#)
- [Completed Community Plans](#)
- [Urban Capacity Study \(2001\)](#)
- [Winchester Town Strategic Allocations](#)
- [Whiteley Strategic Allocation Assessments](#)
- [West of Waterlooville Allocation Assessments](#)
- [Hedge End Strategic Development Area Site Assessments](#)
- Vision for Winchester (Winchester Town Forum, 2006)
- Parish and Community Plans (various)
- LDF Annual Monitoring Report (Winchester City Council )
- South Downs Management Plan (South Downs Joint Committee 2007)
  
- [Winchester City and its Setting](#)
- [The Green Infrastructure Study \(2010\)](#)
- [Low Carbon Planning Policy Viability Study February 2010](#)
- [Habitat Regulations Assessment \(Appropriate Assessment Screening\)](#)
- [Renewable Energy Study for Winchester District Development Framework \(2008\)](#)
- [Winchester District LDF Transport Assessment 2007](#)
- [Winchester District LDF Transport Assessment \(Stage 1\) 2008](#)
- [Winchester District LDF Transport Assessment \(Stage 2\) 2009](#)
- [Green Infrastructure Technical Report 2007](#)
- [Strategic Flood Risk Assessment 2007](#)
- [Sustainability Appraisal](#)
- [Assessment of Countryside Recreation Supply and Demand in Winchester 2007 \(Hampshire County Council\)](#)
- Winchester District Landscape Character Assessment (Winchester City Council, 2004)
- Hampshire Local Transport Plan (Hampshire County Council, 2006)
- Winchester District Local Biodiversity Action Plan (Hampshire & Isle of Wight Wildlife Trust, Draft 2005)
- Contaminated Land Strategy (Winchester City Council 2004)
- Climate Change Plan (Winchester City Council 2007)
  
- [Community Safety Strategic Assessment 2008](#)

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- [Update to Retail and Town Centre Uses Study 2010](#)
- [Retail and Town Centre Uses Study 2007](#)
- [Winchester District Economic and Employment Land Study 2007](#)
- [Winchester District Economic and Employment Land Study supplementary report 2009](#)
- Future of Winchester Study (Winchester City Council, 1999)
- Winnall Industrial Estate Study (Winchester City Council 2007)
- Tourism Strategy (Winchester City Council, 2005)
  
- [Open Space, Sports and Recreation Study](#)
- [Open Space Strategy 2008/09](#)
- Tree Strategy (Winchester City Council 2006)
- Winchester Air Quality Action Plan (Winchester City Council April 2006)
- Winchester District Open Space Strategy (Winchester City Council, 2011/12. Re-published annually)
  
- [Update to Strategic Housing Market Assessment 2010](#)
- [The Affordable Housing Viability Study \(2010\)](#)
- [The Affordable Housing Viability Study \(2008\)](#)
- [The Local Connections Housing Study \(2010\)](#)
- [Hampshire Gypsy and Traveller Accommodation Assessment 2006](#)
- Gypsy and Traveller Accommodation (Hampshire County Council 2006)
- [Housing Market Assessment 2007](#)
  
- Winchester District Urban Capacity Study (Winchester City Council, 2001)
- Winchester District Housing Needs Survey (David Couttie Associates, 2002).

Further background documents can be viewed at [www.winchester.gov.uk](http://www.winchester.gov.uk).