

Winchester District Local Plan Part 1 – Joint Core Strategy



Winchester
City Council

Production / Adoption Stages

- **Live for the Future 'frontloading' 2007**
- **Issues & Options consultation 2008**
- **Preferred Option consultation 2009**
- **Blueprint engagement 2010**
- **Plans for Places consultation 2011**
- **Pre-submission consultation / Submission early 2012**
- **Examination / Inspector's Report mid/late 2012**
- **Adoption Dec 2012**



Core Strategy to Local Plan

- **Local Plan to reflect NPPF terminology**
- **Still essentially a Core Strategy – strategic issues**
- **One part of the LDF / Local Plan (Part 1)**
- **Development Strategy (spatial)**
 - Winchester Town
 - South Hampshire Urban Areas
 - Market Towns & Rural Areas
- **Core Policies (topic)**
 - Active Communities
 - Prosperous Economy
 - High Quality Environment



Process

- Plan is 'sound' and ready for submission to Secretary of State to be examined
- Continuous process from Pre-submission to examination
- Authority sought, to enable seamless process
- No reason to delay - considerable risks in doing so
- Pre-submission Plan considered by:
 - LDF Cttee 28 Nov
 - Cabinet 7 Dec
 - Council 8 Dec
 - SDNP Planning Cttee 12 Dec
 - SDNP Authority 13 Dec



Housing Provision

South East Plan



Blueprint

Housing Technical Paper



Plans for Places/Core Strategy



Blueprint Responses

Key Issues:

- **Very few suggested 'numbers'**
- **Vibrant / balanced communities**
- **Sustain local economy**
- **Adequate / timely infrastructure**
- **Family housing**
- **Affordable / rented housing**
- **Housing for elderly / sheltered housing**
- **More 2/3 bed housing**
- **Retain / improve local facilities**



Housing Technical Paper

Four scenarios tested:

	Pop	Dwells	Econ Act
• Scenario 1 – Government Projections	16,550	11,000	6,550
• Scenario 2 – Zero Net Migration	-850	3,550	-2,950
• Scenario 3 – Economic-based projections	28,834	15,640	7,420
• Scenario 4 – Affordable housing-led projections		18,760–25,000	



'Fit' with Blueprint Issues

Blueprint Issue	Scenario 1 - Govt Projs	Scenario 2 - ZNM	Scenario 3 - Econ-based	Scenario 4 - AH-based
Vibrant coms	Balanced population	Younger ages declining	Increasing working ages	Likely to meet needs
Local econ	Slightly low econ active	Declining econ active	Meets econ active needs	Likely to meet needs
Infrastructure	Meets needs / shortfalls	Low need / low provision	Meets needs / shortfalls	Possible overload?
Aff housing	Need not fully met	Inadequate provision	Need not fully met?	Needs met
Elderly h'sing	Needs can be met	Unable to meet needs	Needs can be met	Needs can be met
Family/2-3bed	Needs can be met	Unable to meet needs	Needs can be met	Needs can be met
Local facilities	Provides range of users	Limits range of users	Possible overload?	Possible overload?



Scenario Conclusions

Scenario 1 – Government projections:

ONS projections, 'Chelmer' model, local/regional characteristics, demographic trends, etc. Good Blueprint 'fit', slightly low re local economy and affordable housing.

Scenario 2 – Zero Net Migration:

'Theoretical', decline in all <65 ages, falling population, shrinking workforce. Very poor Blueprint 'fit' on housing, economic and community needs.

Scenario 3 – Economic-based projections:

Outdated 2007 economic projections (but since updated by DTZ). Good overall Blueprint 'fit', questions re affordable housing and local facilities.

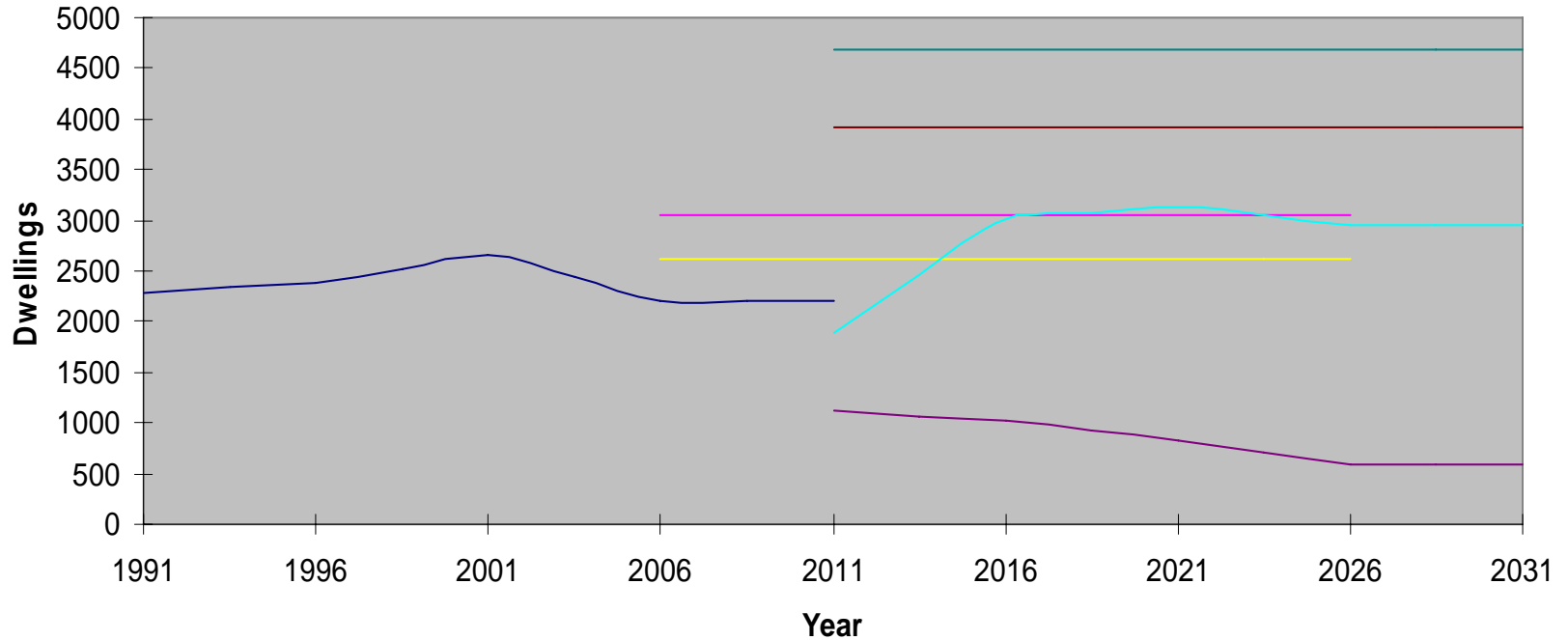
Scenario 4 – Affordable housing-led projections:

Narrowly based on affordable housing needs. Double-counts backlog and projects current need. Fair Blueprint 'fit', unclear on community/economy



Graphically:

Table 8.3 Past Completions, SE Plan and Scenarios

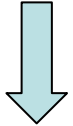


- Past Completions 1991-2011
- Government Projection (ONS)
- Affordable Housing-Led Projection
- South East Plan (Adopted)
- Zero Net Migration
- Option 1 (Draft South East Plan)
- Economic-Based Projection

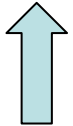


Review of Employment Prospects, Employment Land and Demographic Projections (DTZ)

Scenario 1 – Government projections



(particularly 2011-2016): in-migration, household formation, recession, public sector cuts, EU migration.



(particularly 2016-2031): in-migration, economic recovery, income growth/increased demand.

“11,000 dwellings is a reasonable basis for planning new housing provision”

Scenario 2 – Zero Net Migration

“useful in that it demonstrates the importance of migration”

Scenario 3 – Economic-based projections

Updated employment projections need 580 dwellings per annum (v 550 p.a).

Scenario 4 – Affordable housing-led projections

Updated affordable housing needs 875 dwellings p.a. (17,500 over 20 years).



Other Evidence

Barton Farm appeal decision

4 Cala scenarios (similar to Housing Technical Paper) produced by consultants NLP. Secretary of State agreed with Inspector that 'baseline Scenario A' was the most suitable. Equivalent to WCC's Scenario 1 (556 dwellings required p.a. compared to 550 p.a.)

'Option 1' Housing Requirements

Requirement of 10,440 dwellings used as 'interim' requirement while locally-derived target developed. Secretary of State said "not credible"

Pitt Manor appeal evidence

4 scenarios produced by Turley Assocs / Cambridge Econometrics. 'Baseline' projection Equivalent to WCC's Scenario 1 (560 dwellings required p.a. compared to 550 p.a.)



Distribution

- **7,500 (of 11,000) in the most sustainable locations – North Winchester, West of Waterlooville, North Whiteley**
- **South Hampshire Urban Areas take half the District requirement (5,500) - high proportion reflects PUSH strategy, commitments, employment / infrastructure**
- **Winchester takes its 'share' (37% based on proportion of District population / housing). Balance between most sustainable settlement and constraints. Not sound / justified to allocate elsewhere – should be provided where needed, capable of being provided, nowhere else is volunteering for it**
- **Market Towns and Rural Area have the balance of the 11,000. Targets for larger settlements based on meeting local needs and may exceed this**



Conclusion

11,000 good 'fit' with Blueprint. Economic-led projection now very similar figure. Lower figures not credible, don't meet needs (econ / comm / hsing).

Methodology is robust and justifiable ('sound') – uses 'official' projections, accepted demographic modelling, reinforced by DTZ updates, consistent with Barton Farm decision and other evidence.

Satisfies PPS3:

“a strategic, evidence-based approach that takes into account relevant local, sub-regional, regional and national policies and strategies”

and draft NPPF:

“use an evidence-base to ensure that their Local Plan meets the full requirements for market and affordable housing in the housing market area”.

No sound, evidence-based alternative has been put forward to meet housing needs – most suggestions capacity-based, not needs-based.

