

	<p><u>one or more of the Local Reserve sites, or to invite the submission of a planning application(s), will be made by the Local Planning Authority in the light of regular and detailed monitoring of the sources of housing supply coming forward. It may be necessary for the Council's annual housing monitoring report to be supplemented by a more frequent review of planning approvals and housing completions to assess whether an adequate supply of housing is coming forward to meet the Structure Plan baseline housing requirement for the District.</u></p>	<p>recommendation, paragraph 6.5.20.</p>
MOD 6.14	<p>New paragraph following MOD 6.13 <u>A decision to permit development on any one or more of the sites will be related to the extent of the shortfall that the Local Planning Authority anticipates in meeting the baseline housing requirement at the time of its monitoring report. A decision to permit development will have regard to the expected supply of housing over the whole of the remaining part of the Local Plan period and will take account of the lead time required before houses can be completed on the site(s). This will include the necessary time for the preparation, submission and consideration of planning applications and for any land assembly, site preparation work and infrastructure provision.</u></p>	<p>Inspector's recommendation, paragraph 6.5.20.</p>
MOD 6.15	<p>New paragraph following MOD 6.14 <u>In the event that a shortfall in meeting the baseline housing requirement is forecast but the shortfall is not so great as to require the development of all of the Local Reserve sites, the Local Planning Authority will also need to consider the order in which the sites should be released. This will depend partly on the scale of the anticipated shortfall. Other factors to be considered in the prioritisation of the sites will be related to the relative sustainability of the development proposed, that of the sites and of the settlements within which they are located, the nature of the identified shortfall in terms of housing location or type, and whether there is a particularly acute need for affordable housing in the locality of the site, which the site could help to remedy. The Council will consult with a range of stakeholders on its initial conclusions, in the light of annual monitoring. This will enable comments to be made on the Council's initial</u></p>	<p>Inspector's recommendation, paragraph 6.5.20.</p>

	<p><u>conclusions about the need to release sites, and any new issues, before the Council makes a formal decision annually about the release of any specific site(s). More detailed guidance is set out in the Supplementary Planning Document as to how the Policy will be applied and the criteria to be used in prioritising the sites, if a need is proven.</u></p>	
MOD 6.16	<p>New paragraph following MOD 6.15 <u>The Inspector's report includes a number of site-specific conclusions which he reached relating to the development of the sites. Developers will need to take account of these in any planning brief or design statement that they submit to accompany planning applications. The Inspector highlighted the suitability of the Pitt Manor, Winchester site for a park and ride scheme on about 1 hectare of land. The need for such provision will be reviewed if and when the site is released and provision should be made if a need exists. If park and ride provision is not required the estimated site capacity is likely to increase by 30-50 dwellings.</u></p>	Inspector's recommendation, paragraph 6.5.20.
MOD 6.17	<p>Policy H.2 ..provided that development proposals accord with Proposals DP.3, DP.10, DP.11 and other relevant proposals of the Plan.</p>	Inspector's recommendation, paragraph 6.10.11(a).
MOD 6.18	<p>Paragraph 6.29, moved forward to follow paragraph 6.28. The settlements listed in Proposal H.3 consist mainly of development which follows the frontages of existing roads. Although these frequently have a semi rural setting, such settlements have an identity and integrity that clearly incorporates built-up area characteristics. In defining development frontages, the Local Planning Authority has taken account of the existing form of each settlement and opportunities for consolidation, without materially harming intrinsic local character. The 'urban capacity' opportunities identified in these settlements were subject to the same assessment criteria used for Winchester and other built-up area settlements referred to under Proposal H.2 and, therefore, fully respect existing gaps or open spaces which are an important feature of these settlements and their identity.</p> <p><u>Outside the defined policy boundaries of</u></p>	Inspector's recommendation, paragraph 6.10.11(b)

	<p>the settlements listed in Proposal H.2, development will need to be strictly controlled to protect the countryside and to prevent intrusive development which fails to conform to the overall housing strategy described above. The policy boundaries define the areas within which development is acceptable in principle, even though these may not correspond to property boundaries or the fullest extent of a settlement as local people understand it. To permit development beyond the specified boundaries of the built-up settlements would normally release land for development which would not be acceptable according to the 'brownfield first, greenfield last' principles of the sequential approach. Areas of land that should remain undeveloped, for example because of the existence of important open areas or the significance of such areas to the setting of the settlement, are excluded from the defined policy boundaries. These areas are treated as countryside in policy terms as are villages, hamlets and areas of scattered development.</p>	
MOD 6.19	<p>Policy H.3 Residential development or redevelopment will be permitted within the defined development frontages of:</p> <p>Abbots Worthy — North Boarhunt Compton Street — Owslebury Curdrige — Shawford — Durley — Shedfield — Durley Street — Shirrell Heath Itchen Abbas (part) — Soberton Lower Upham — Soberton Heath Meonstoke — Stoke Charity Newtown — Upham</p> <p>provided that development proposals accord with Proposals DP.3, DP.10, DP.11 and other relevant proposals of this Plan and:</p> <p>(i) respect and respond positively to the particular character of the locality, whilst making efficient use of the site;</p> <p>(ii) avoid the development of plots in depth, in such a manner as to create backland or tandem development, or place existing properties in a backland position;</p> <p>(iii) provide for vehicles to turn and park within the site and combine access points wherever possible,</p>	Inspector's recommendation, paragraph 6.10.11(b)

	<p>to avoid the proliferation of accesses.</p> <p>Proposals for terraced or other dwellings, especially those suitable for smaller households, will be encouraged where they reflect the character of the area or would enhance the street scene.</p> <p>(and consequential deletion of cross-references to Policy H.3 in Policies E.1 and E.2)</p> <p><u>Outside the built-up areas of settlements listed in Policy H.2, schemes for limited infill residential development will only be permitted where the proposal accords with other relevant policies of the Plan and satisfies all of the following criteria:</u></p> <ul style="list-style-type: none"> (i) <u>the site is well related to an existing village or settlement in that at least one side would adjoin an existing residential boundary;</u> (ii) <u>the principle of development on the site and the scale and form of the proposal would not harm the rural character and appearance of the area and that of the existing village or settlement to which it relates;</u> (iii) <u>the development would be consistent with the Council's objectives for the promotion of a sustainable pattern of development of the area.</u> 	
MOD 6.20	<p>Paragraph 6.30</p> <p>The frontages defined are intended to indicate the acceptable extent of development for that settlement. In accordance with the Plan Review's aim to make the most efficient and effective use of land resources, development within the defined frontages should aim to conform to the target range of 30-50 dwellings per hectare, required by Government policy.</p> <p><u>Housing development that relates to existing development in the countryside or that has a need to be there is described in Proposals C.18 – C.26 in Chapter 4. Policy H.... provides for the</u></p>	Consequence of Inspector's recommendation, paragraph 6.10.11(b).

	<p><u>development of ‘Local Reserve’ sites as extensions to Policy H.2 settlements if considered necessary to meet the housing provision required under Proposal H.1. Housing development elsewhere outside the defined policy boundaries of the settlements listed in Proposal H.2 will need to be strictly controlled to protect the countryside and to prevent intrusive development which fails to conform to the overall housing strategy described above.</u></p>	
<p>MOD 6.21</p>	<p>Paragraph 6.31</p> <p>As with all new development in other parts of the District, a positive and creative design-led approach is required (see the Proposals contained in Chapter 3). Development should be sensitive to the townscape and/or landscape setting of each location. A design-led strategy puts emphasis on respecting established local character and is not intended to suggest that development “in depth” is being promoted or that important trees or other features can be lost. Nevertheless, in order to develop sustainable site opportunities in a creative way which responds to traditional patterns and layouts of development, it may be possible to achieve imaginative designs involving more than a strictly “single-house” depth, from the road frontage. Such schemes may, for example, be appropriate where terraced or other grouped or linked dwellings are concerned, particularly, those suitable for smaller households.</p> <p><u>Notwithstanding this strict control of residential development in the countryside, Policy H.3 also recognises that there may be some scope for limited infilling in the villages and settlements in the designated countryside outside the settlement policy boundaries of Policy H.2. The criteria listed in Policy H.3 will ensure that any proposal is consistent with Government guidance in PPS7: “Sustainable Development in Rural Areas” in that it meets local needs but does not harm the character of the countryside or result in the formation or consolidation of unsustainable patterns of development. Policy H.3 should be read in conjunction with the Council’s Supplementary Planning Document (SPD) which assists in the interpretation of the policy. The number of dwellings permitted under this Proposal is expected</u></p>	<p>Consequence of Inspector’s recommendation, paragraph 6.10.11(b).</p>

	<p><u>to be limited and will be the subject of annual monitoring.</u></p>	
MOD 6.22	<p>Subheading and paragraph 6.32 Development constraints</p> <p>Outside defined policy boundaries and development frontages development will need to be strictly controlled, to protect the countryside of the area and to prevent intrusive development which fails to conform to the overall housing strategy described above. The policy boundaries and development frontages define the areas within which development is acceptable in principle, even though these may not correspond to property boundaries or the fullest extent of a settlement as local people understand it. To permit development beyond the specified boundaries of the built up settlements would release land for development which would not be acceptable according to the “brownfield first, greenfield last” principles of the sequential approach.</p> <p><u>Infill development is defined in the Glossary to the Plan and is further amplified in the SPD for the purposes of implementing this Policy. The Local Planning Authority will expect applicants seeking planning permission for development covered by this Proposal to demonstrate how their applications will meet all of the criteria included in the Policy, as amplified below and set out in greater detail in the SPD.</u></p>	<p>Consequence of Inspector’s recommendations, paragraphs 6.10.11(b) and 6.11.3.</p>
MOD 6.23	<p>Paragraph 6.33</p> <p>Areas of land that should remain undeveloped, for example, because of the existence of important open areas or the importance of such areas to the setting of the settlement, are excluded from the defined policy boundaries and frontages. These areas are treated as countryside in policy terms, as are some smaller villages, hamlets and areas of scattered development. These settlements not listed in Proposals H.2 and H.3 are considered unsuitable for further development, without harm to their character or the appearance of the countryside, because they are too small, loosely developed and/or remote from facilities and services.</p> <p><u>In determining whether a settlement is a sustainable location for infill</u></p>	<p>Consequence of Inspector’s recommendations, paragraph 6.10.11(b) and 6.11.3.</p>

	<u>development, particular consideration will need to be given to the range of facilities either within the settlement, or within safe and convenient distance of the proposed site by means of transport other than the private car. Alternatively, there may be instances where a particular local need for the form of development proposed has been identified in a Parish Plan, which has been endorsed by the Local Planning Authority, that is sufficient to outweigh the lack of local facilities or services in or within easy reach of the settlement.</u>	
MOD 6.24	<u>New paragraph following paragraph 6.33 In considering the size of sites where 'limited infill' development may be permissible, consideration will be given to the width of typical nearby dwelling plots. The SPD also sets out the circumstances in which the redevelopment for housing of non-residential buildings on infill sites, and where the intensification by redevelopment of residential properties, may be permissible.</u>	Consequence of Inspector's recommendation, paragraph 6.10.11(b)
MOD 6.25	<u>New paragraph following MOD 6.24 Proposals for terraced or denser dwelling layouts, especially where they make provision for smaller households, will be permitted where they reflect the character of the area or would enhance the street scene. However, many of the settlements in the countryside consist mainly of frontage development, which will mean that 'in-depth' development is unlikely to reflect their character.</u>	Consequence of Inspector's recommendation, paragraph 6.10.11(b)
MOD 6.26	<u>New paragraph following MOD 6.25 In determining whether or not a proposal would harm the rural character and appearance of the area and that of the existing village or settlement to which it relates, particular consideration will be paid to the content of Conservation Area Appraisals and adopted Village Design Statements, including the identification of any gaps or natural features that should be retained because of their importance to the character of the area.</u>	Consequence of Inspector's recommendation, paragraph 6.10.11(b)
MOD 6.27	<u>New paragraph following MOD 6.26 The provisions of this Policy would not justify an exception to Proposal C.4 to allow for residential development within the Strategic and Local Gaps. Development within the East Hampshire Area of Outstanding Beauty (AONB) or the proposed South Downs National Park, or other statutorily designated</u>	Consequence of Inspector's recommendation, paragraph 6.10.11(b)

	<u>areas, would need to be the subject of very careful consideration. The landscape and scenic beauty of the AONB and the proposed National Park are of national importance and these areas are therefore subject to particular protection.</u>	
MOD 6.28	New paragraph following MOD 6.27 <u>The Policy H.2 boundaries denote the areas within which appropriate development can acceptably be accommodated. Conversely, the development of sites adjoining but outside of those boundaries would be harmful to the character of the settlements, intrusive in the countryside, or be contrary to other policies of the Plan, and will not therefore be permissible under Policy H.3.</u>	Consequence of Inspector's recommendation, paragraph 6.10.11(b)
MOD 6.29	<i>Proposal H.4</i> <i>Residential development, redevelopment or changes of use outside the defined policy boundaries and development frontages set out in Proposals H.2 and H.3 will not be permitted unless the proposal complies with Proposals C.17- C.26.</i>	Inspector's recommendations, paragraph 6.10.11(b) and 6.11.3.
MOD 6.30	Paragraph 6.35 This Plan defines "affordable housing" as "housing provided, with subsidy, for local people who are unable to resolve their housing needs requirements in the private sector <u>local housing sector</u> market because of the relationship between housing costs and incomes". <u>This definition is based on that provided by the Winchester Housing Needs Survey 2002.</u>	Inspector's recommendation, paragraph 6.12.7(a), in accordance with PIC06.01 with additional clarification.
MOD 6.31	Paragraph 6.36 ... In addition <u>to subsidised housing, the Plan promotes the provision of smaller open market homes, to address an identified imbalance in the housing stock and to bring home ownership within financial reach of more households</u> there is a need for additional small dwellings for sale at market prices in the District, which may be more affordable to those on modest incomes.	Inspector's recommendation, paragraph 6.12.7(b).
MOD 6.32	Paragraph 6.37 (Update to refer to relevant Government advice which is current at the time of adoption of the Local Plan).	Inspector's recommendation, paragraph 6.12.7(c).
MOD 6.33	Paragraph 6.38	

	<p>The need for affordable housing in the District has been assessed in the Winchester Housing Needs Survey, carried out by consultants on behalf of the Local Authority in 1999 <u>2002</u>. This Survey examined the level of housing need in the District during the period 1999 – 2004, with a projected need to 2006, the mid-point in the period covered by this Local Plan up to 2011. It examined incomes, house prices and other local data to assess the ability of households to access accommodation. The Local Authority will ensure that this housing needs information is kept up to date, and therefore a Survey update will be undertaken to cover the latter part of the Plan period.</p>	<p>Inspector's recommendation, paragraph 6.13.8(a), in accordance with PIC06.03.</p>
<p>MOD 6.34</p>	<p>Paragraph 6.39 The Survey took account of existing and concealed households in need, and made an allowance for re-lets of the existing affordable stock. It identified a <u>net annual outstanding need for 779</u> 1220 new subsidised affordable homes by 2004, which would be likely to increase to 1310 by 2006, which, projected over the period of the Survey to 2011, would result in a total of 7,011 units.</p>	<p>Inspector's recommendation, paragraph 6.13.8(b), in accordance with PIC06.04.</p>
<p>MOD 6.35</p>	<p>Subheading and Paragraph 6.41 <u>Addressing the need</u> (moved forward from its position in front of paragraph 6.42)</p> <p>The 1999 <u>2002</u> Winchester Housing Needs Survey recognises the problem of meeting the high level of need found, and recommends a target of 90 subsidised homes per year. This would amount to 450 new subsidised homes for the Survey period to 2004. If the annual figure were applied to the whole Plan period (2001 - 2011), this would amount to a target of 900 new subsidised homes, although this figure may be subject to revision when the Survey is updated to cover the latter part of the Plan period. This represents the number of affordable homes that would be needed to prevent an increase in households in housing need. This figure should therefore be a minimum target to be achieved as it falls short of the amount of housing that would be required to address the need for subsidised housing fully in the District. and the substantially increased level of need since the last Survey was carried</p>	<p>Inspector's recommendation, paragraph 6.13.8(c), in accordance with PIC06.05 (modified as suggested), and the suggestion in paragraph 6.13.7 regarding the section to which this paragraph relates.</p>

	<p>out in 1999. It therefore recommends that that the maximum achievable target level of affordable housing is sought from new developments. To achieve this, it recommends that a higher proportion of affordable homes should be sought within the District than is currently the case, increasing the proportion sought on suitable sites up to 40%.</p>	
MOD 6.36	<p>Paragraph 6.42 Addressing the need There are two main ways that affordable housing needs can be addressed through the planning system:</p> <ul style="list-style-type: none"> (i) by seeking a proportion of subsidised affordable housing as part of market housing sites developed in the settlements; and (ii) by permitting small-scale affordable housing schemes <u>in sustainable locations outside defined settlement boundaries (rural exception sites)</u>, on sites outside the District's defined and other settlements where they are well related to the settlements concerned. <p>(See Chapter 15: Appendices, Glossary And Maps for a definition of "rural exception sites")</p>	<p>Inspector's recommendation, paragraph 6.14.20(a), and the suggestion in paragraph 6.13.7 that the subheading above this paragraph should be located before paragraph 6.41 (see MOD 6.25).</p>
MOD 6.37	<p>Paragraph 6.43 The Government advocates that most affordable housing should be provided on sites within the larger settlements, which Circular 6/98 are defineds as those over 3000 population. Currently these include Winchester, Bishop's Waltham, Colden Common, Denmead, Kings Worthy, New Alresford and Whiteley. <u>The populations of all the settlements are reviewed annually, and therefore may from time to time move between the categories. Developers should therefore check with the Planning Department to ascertain the precise category of each settlement.</u> There is, however, also a need for affordable housing in the smaller towns and villages.</p>	<p>Inspector's recommendation paragraph 6.14.20(f), updating, and the transfer of text from paragraph RD06.17</p>
MOD 6.38	<p>Reposition paragraph 6.47, to follow paragraph 6.43 The Local Planning Authority has been seeking a proportion of 30% subsidised affordable homes on sites of 15 or more dwellings (or 0.5 hectares or more) in the larger settlements, and on sites of 5 or more dwellings elsewhere in the District.</p>	<p>Inspector's recommendation, paragraph 6.14.20(b), and updating of text (in accordance with PIC06.08).</p>

	<p>If the Local Authority continued to seek this proportion, on sites above these sizes, it is estimated that fewer than <u>only about</u> 200 affordable homes could be achieved throughout in the remainder of the entire Plan period, well below the target of 900 <u>a very small proportion of the identified need for 7,011 units.</u> A number of changes are therefore proposed in this Plan to enable more affordable homes to be provided where they are needed.</p>	
MOD 6.39	<p>New paragraph following re-positioned paragraph</p> <p><u>The Council has had regard to the recommendation in the 2002 Housing Needs Study that they should seek up to 40% affordable housing provision on all suitable sites coming forward for planning permission during the Plan period. They have also taken account of the findings of the 2004 study on the deliverability and impact of the affordable housing proposals they were contemplating in the Draft Deposit Plan, in order to ensure there is no negative impact on housing site viability. In light of these it is therefore considered that there should be an increase in the provision of affordable housing from the 30% figure sought hitherto on some sites to an overall target provision of 35% of housing in the District as affordable housing. The proportions of affordable housing sought and the minimum sizes of sites on which it should be provided take account of the need to maximise the provision of affordable housing in the various parts of the District, and the economics of its provision within different types of settlement.</u></p>	<p>Inspector's recommendation, paragraph 6.14.20(c), incorporating FPC06.03 as suggested.</p>
MOD 6.40	<p>Second new paragraph following re-positioned paragraph</p> <p><u>This is a modest increase in the proportion formerly sought and the additional requirement should provide for a range of types of affordable housing, including housing for key workers on suitable sites. Generally, larger housing sites will be more suitable for mixed tenure affordable housing (for rent and shared equity) but the City Council's Housing Strategy and Development Manager will advise on the types of property needed on each site. The greatest need in the District is for affordable rented housing.</u></p>	<p>Inspector's recommendation, paragraph 6.14.20(f), and transfer of text (updated) from paragraph 6.53.</p>
MOD 6.41	<p>Paragraph 6.44</p>	

	<p>Some affordable homes will also be provided in the West of Waterlooville Major Development Area (MDA) to meet the District's needs. A Housing Need Survey centred upon the Waterlooville MDA area, undertaken in 2002 on behalf of Winchester City Council and the neighbouring authorities of Havant Borough Council, East Hampshire District Council and Portsmouth City Council, concludes that a 50% proportion of affordable housing would be justified in the MDA. The Local Planning Authority will therefore seek a 50% <u>recognises the need for the MDA to fulfil its important role in the provision of affordable housing and therefore the proportion sought will need to ensure that a viable development is achieved. A proportion of up to 40%</u> subsidised affordable homes <u>will be sought</u> within the MDA, <u>including within the reserve area, should it be required.</u> This area will, however, meet a wider sub-regional need, and therefore it will contribute to the affordable housing needs of a number of adjacent Local Authorities in addition to this District. It is unlikely to make a significant contribution to meeting the District target, and not until the latter part of the Plan period. A joint housing register for the MDA is likely to be the preferred means of allocating housing on the basis of priority need arising in the surrounding MDA catchment area. The actual contribution of affordable housing to meet the District's needs remains therefore uncertain at the present time.</p>	<p>Inspector's recommendation, paragraph 6.14.20(d).</p>
<p>MOD 6.42</p>	<p>Paragraph 6.45 There is also the possibility of a Major Development Area at Winchester City (North), although this has not yet been confirmed by the three strategic authorities. Should this area be confirmed as an MDA, any affordable housing is likely to make a significant contribution towards the District's needs, in view of the close relationship it would have with Winchester. The MDA will be subject to the same provisions as the rest of the District in establishing the proportion of affordable housing to be sought (at least 35%). This will, however, need to be reviewed should the MDA be triggered, in the light of the conclusions of the Housing Needs Survey, and the needs identified by the Masterplan to be prepared. <u>The reserve MDA will be required to provide up to 40% of its</u></p>	<p>Inspector's recommendation, paragraph 6.14.20(e).</p>

	<u>housing as affordable dwellings in recognition of the considerable demand for such accommodation in the city and also to provide parity with the major greenfield urban extension site at West of Waterlooville MDA.</u>	
MOD 6.43	<u>New paragraph following Paragraph 6.45 The Local Reserve sites adjacent to Winchester, Denmead and New Alresford, should provide a minimum of 35% of their housing as affordable dwellings, if the release of any of the four sites be required as a result of the annual monitoring of housing supply in the District. The precise proportion of affordable housing for each of the Local Reserve sites will, however, be negotiated at the time any site is released, taking account of the need for affordable housing at that time.</u>	Consequence of Inspector's recommendation, paragraph 6.14.20(g).
MOD 6.44	Paragraph 6.46 The Local Authority has therefore concluded that most of the target of 900 subsidised affordable homes will have to be provided within or adjacent to the existing settlements. The number of affordable homes likely to come forward in the larger settlements (listed in paragraph 6.43) and the smaller settlements has been assessed, using information from the Urban Capacity Study carried out as part of this Local Plan.	Consequence of Inspector's recommendation, paragraph 6.14.20(c).
MOD 6.45	Paragraph 6.47 The Local Planning Authority has been seeking a proportion of 30% subsidised affordable homes on sites of 15 or more dwellings (or 0.5 hectares or more) in the larger settlements, and on sites of 5 or more dwellings elsewhere in the District. If the Local Authority continued to seek this proportion, on sites above these sizes, it is estimated that fewer than 200 affordable homes could be achieved throughout the entire Plan period, well below the target of 900. A number of changes are therefore proposed in this Plan to enable more affordable homes to be provided where they are needed.	Inspector's recommendation, paragraph 6.14.20(b).
MOD 6.46	Paragraph 6.48 If there is to be a substantial increase in the number of subsidised affordable homes in the larger settlements, the Local Authority will have to seek their provision within smaller developments of	Consequence of Inspector's recommendation, paragraph 6.14.20(c).

	5 or more dwellings (or 0.17 hectares or more). It is estimated that this could provide an additional 250 affordable homes during the Plan period, meeting a significantly larger proportion of the District's target.	
MOD 6.47	<p>Paragraph 6.49</p> <p>In the smaller towns and villages, it is particularly difficult to achieve affordable housing, as only a small number of housing sites are likely to come forward for development, and most are below the threshold of 5 dwellings operated through the Winchester District Local Plan. As little affordable housing is currently being achieved in these smaller settlements, it will now be sought on sites capable of accommodating 2 or more dwellings. This is consistent with the aims of the Government's Rural White Paper (2000), which states that "There is no reason why, in small villages if there is evidence of need and subject to financial viability, every new market house should not be matched with an affordable home".</p>	Consequence of Inspector's recommendation, paragraph 6.14.20(c).
MOD 6.48	<p>Paragraph 6.50</p> <p>...The provision of affordable housing is a material consideration in the determination of planning applications.</p> <p><u>Proposal H.5 applies to all sites, including allocated and reserve sites, sites developable under the terms of Proposal H.2, and other sites that may come forward elsewhere in the District.</u></p>	Inspector's recommendation, paragraph 6.14.20(f), transfer of text (updated to reflect housing strategy as proposed to be modified) from paragraph 6.51, with deletion of reference to Proposal H.3.
MOD 6.49	<p>Policy H.5</p> <p>The Local Planning Authority will permit housing development, which accords with other relevant proposals of this Plan, and includes a proportion of affordable housing on suitable sites:</p> <p>(i) within the defined built-up areas of the larger settlements where 5 or more dwellings are proposed or the site is 0.17 hectares or more;</p> <p>(ii) within the other settlements subject to Proposals H.2 or H.3 and elsewhere in the District where the site can accommodate 2 or more additional dwellings.</p> <p>(iii) within the Major Development Area at Waterlooville and the reserve Major Development</p>	Inspector's recommendation, paragraph 6.14.20(g) with additional wording to replace 'in perpetuity'.

~~Areas at Waterloo and Winchester City (North), if confirmed.~~

The Local Planning Authority will permit housing development on suitable sites where affordable housing forms:

(i) - 40% provision within the defined built-up area of Winchester; and

- 30% provision within the defined built-up areas of the other larger settlements;

where 15 or more dwellings are proposed, or the site is 0.5 hectares or more;

(ii) 40% provision within the Major Development Area at Waterloo and the Strategic Reserve Major Development Areas at Waterloo and Winchester City (North), if confirmed.

(iii) 30% provision within the defined built-up areas of the smaller settlements and elsewhere in the District, where the site can accommodate 5 or more dwellings, or exceeds 0.17 hectares.

(iv) 35% of the housing provision within the Local Reserve housing sites at:

- Pitt Manor, Winchester;
- Worthy Road/Francis Gardens, Winchester;
- Little Frenchies Field, Denmead;
- Spring Gardens, New Alresford;

should the need for the release of any of these sites be confirmed.

The number, type and tenure of the affordable dwellings will be negotiated for each development, taking into account the need for affordable housing, market and site conditions, and other relevant factors.

The Local Planning Authority will need to be satisfied that appropriate arrangements are in place to ensure that the affordable housing remains genuinely available to those in housing need ~~in-perpetuity~~ as long as

	<u><i>the need exists (subject to any relevant statutory provisions).</i></u>	
MOD 6.50	<p>Paragraph 6.51</p> <p>Proposal H.5 applies to all sites, including allocated sites and sites developable under the terms of Proposals H.2 and H.3. In assessing the proportion of new affordable homes to be sought, the Local Authority has considered the total amount of housing to be provided in the settlements during the Plan period in relation to the target for the provision of affordable housing. The District will need to accommodate an average of 310 dwellings in total annually in the settlements (excluding the Major Development Area), of which a minimum of 90 units should be affordable to meet the District target. Although this represents just under 30% of the overall housing provision a higher proportion is needed on sites above the thresholds in Proposal H.5, to compensate for the many smaller sites that are unlikely to provide any affordable housing.</p>	Inspector's recommendation, paragraph 6.14.20(f).
MOD 6.51	<p>Paragraph 6.52</p> <p>The Local Planning Authority estimates that, if the affordable housing target is to be met in full on the sites likely to come forward during the Plan period, a proportion of 55% would need to be sought on all sites above the thresholds. This excludes provision within the Major Development Area(s). The Authority recognises that this proportion of affordable housing is unlikely to be negotiated, but it will seek the maximum provision possible for each site.</p>	Inspector's recommendation, paragraph 6.14.20(f).
MOD 6.52	<p>Paragraph RD06.17</p> <p>The settlements are categorised into those with a population over 3000 (the larger settlements), and those with a smaller population. The larger settlements currently comprise Winchester, Bishop's Waltham, Golden Common, Denmead, Kings Worthy, New Alresford and Whiteley. The settlement populations are reviewed annually, and therefore may from time to time move between the defined categories. Developers should therefore check with the Planning Department to ascertain the precise category of each settlement.</p>	Inspector's recommendation, paragraph 6.14.20(f).
MOD 6.53	<p>Paragraph 6.53</p> <p>Within the larger settlements, the proportion of affordable housing should</p>	Inspector's recommendation,

	<p>be at least 35% of the capacity of sites. This is a modest increase in the proportion currently sought and the additional requirement should provide some affordable housing for key workers on suitable sites. The Local Authority is currently examining ways of providing such housing, but it should not be provided at the expense of other households also in housing need. Generally, larger housing sites will be more suitable for mixed tenure affordable housing (for rent and shared equity) but the City Council's Housing Enabling Manager will advise on the types of property needed on each site. The greatest need in the District is for affordable rented housing.</p>	<p>paragraph 6.14.20(f).</p>
<p>MOD 6.54</p>	<p>Paragraph 6.55 The affordable housing element of any housing scheme should <u>primarily</u> be provided on-site as part of the housing development and designed to provide a mix of sizes, types and tenures throughout the site. <u>All whole affordable units within the proportion sought should be provided as part of the development, but any part affordable units will be accepted as an equivalent financial contribution. The contributions will then be used to provide affordable housing in the locality. For developments within the smaller settlements, off-site contributions will be sought where they will be more effective in achieving affordable housing provision, having regard to site and viability considerations.</u> Only in very exceptional circumstances will a contribution to off-site provision be accepted as an alternative, and only where such provision can be implemented nearby.</p>	<p>Inspector's recommendation, paragraph 6.14.20(h), in accordance with FPC06.08, modified as suggested.</p>
<p>MOD 6.55</p>	<p>Paragraph 6.56 The Local Authority must be satisfied that affordable homes will continue to be available to local people in need. The best <u>An effective</u> way of ensuring that the homes remain affordable for local people is by involving a registered social landlord in the development and management of the scheme. Developers of schemes involving a proportion of affordable housing should approach the Housing Enabling <u>Strategy and Development</u> Manager for advice on involving a Housing Association. <u>One of the means used to secure the implementation of affordable housing is for developers to</u></p>	<p>Inspector's recommendation, paragraph 6.14.20(j) & (k), and updating of Housing Strategy and Development Manager's title.</p>

	<p>provide The Council will normally expect serviced land to be made available free of charge, and The Council will also seek appropriate financial contributions, where necessary, to ensure that the dwellings provided can be made available to meet local needs. It will negotiate with applicants to secure an acceptable Section 106 obligation to control the occupancy of the homes.</p>	
MOD 6.56	<p>Policy H.6 <i>..(iv) the development is well related to the scale and character of adjacent settlements; and accords with Proposal DP.3 and other relevant proposals of this Plan;</i> <i>..Proposals within the Strategic and Local Gaps (see Proposals C.2 and C.3) will not be permitted.</i></p>	Inspector's recommendation, paragraph 6.15.8(c).
MOD 6.57	<p>Paragraph 6.59 ...The best An effective way of securing this is for the scheme to be developed and managed by a registered social landlord.....</p>	Inspector's recommendation, paragraph 6.15.8(d).
MOD 6.58	<p>Paragraph 6.60 ... The scheme should be small-scale in relation to sympathetic to the size of the rural settlement concerned, taking account of the housing need identified, the physical characteristics of the preferred site, and the relationship of the site to the particular settlement.</p>	Inspector's recommendation, paragraph 6.15.8(b).
MOD 6.59	<p>New paragraph, following 6.62 <u>Settlements where "exception" schemes would be considered would normally be those subject to Proposal H.2, although in certain circumstances schemes may be considered in other small villages.</u></p>	Inspector's recommendation, paragraph 6.15.8(a), in accordance with PIC 06.13, but deleting reference to the procedure for exceptions schemes in Winchester.
MOD 6.60	<p>Paragraph RD06.23 The gross floor area of these small units should normally not exceed 70-75m² floorspace. Exceptionally, in conversion schemes, where higher standard units are needed to reflect the physical characteristics of the building, this may be exceeded. The Local Authority may also impose conditions to ensure that the enlargement of small dwellings is brought within planning control. This would involve controlling proposals for extensions, conversion of two small</p>	Inspector's recommendations, paragraph 6.16.10(a), in accordance with PIC06.14, and 6.16.10(b).

	dwelling into one, and conversion of roofspace to provide additional living space or bedrooms. <u>prevent the conversion of two small dwellings into one.</u>	
MOD 6.61	<p>Paragraph 6.74</p> <p>...Every development should take account of the wider context, and have regard to Village <u>or Neighbourhood Design Statements</u> or Neighbourhood Plans where they have been prepared and adopted for the area. <u>In some locations the space about buildings in an area, often combined with the type and extent of tree cover, is such an intrinsic part of its character that even the lower end of the density threshold cannot be successfully achieved without harm being caused.</u> Applicants should submit a design statement with their proposals,....</p>	Consequence of Inspector's recommendation, paragraph 6.8.3, and to reflect Inspector's comment in paragraph 6.5.12.
MOD 6.62	<p>Policy H.7</p> <p>..(i) it includes a range of dwelling types and sizes, with at least 50% of the properties provided as small 1 or 2 bedrooed units suitable for small households, including any small properties provided as subsidised affordable housing in accordance with Proposal H.5;...</p> <p>..(iii) it accords with the density and design requirements of Proposal DP.3(i) and (ii). <u>it achieves a net density of 30-50 dwellings per hectare, and potential for a higher density is utilised on sites close to town centres or public transport corridors. Where the site contains features that contribute to the character of the wider area (whether natural or man-made) it may be appropriate to exclude these from the developable area for the purposes of calculating net density.</u></p>	Inspector's recommendation, paragraph 6.17.5(a) and (b), and as a consequence of the Inspector's recommendation at paragraph 3.5.13(b) and comments about moving text to the Housing Chapter at paragraph 3.5.5.