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IMPLEMENTATION AND MONITORING

7 Implementation and Monitoring

- 7.1 LPP2 will be reviewed and monitored annually through the Council's Annual Monitoring Report. This is produced in December each year and whose purpose is two-fold -
- To monitoring the progress of the Local Development Documents (LDDs) set out in the Local development Scheme; and
 - To monitor the effectiveness of the LDD policies.
- 7.2 By monitoring the delivery of new housing and employment developments, the AMR helps the Council to plan and manage development in the most effective way. It can act as an early warning system that certain policies can be improved or are not effective.
- 7.3 The AMR plays an important role in monitoring the delivery of housing in the District. It shows how the authority is meeting its duty to identify and provide a five-year supply of deliverable housing sites. The latest published AMR (December 2013) includes an assessment for the period between April 2014 and March 2019.
- 7.4 Planning policies inevitably become out of date and the Council will need to review Parts 1 and 2 of the Local Plan at some point in the future. At that time, it will be the most effective and proportionate use of resources for the Council to update both parts together, and produce a comprehensively updated and integrated local plan for the period beyond 2031.

Implementation and Developer Contributions

- 7.5 Local Plan Part 1 (LPP1) Policy CP21 - Infrastructure and Community Benefit sets out the Council's commitment to support development proposals which provide or contribute towards the infrastructure and services needed to support them. The timely provision of infrastructure contributes to sustainable development and policies should seek to address any lack of infrastructure which is a potential barrier to investment¹.
- 7.6 The key infrastructure needed to support the Local Plan is set out in the Infrastructure Delivery Plan which supported the LPP1, as updated for the CIL examination in November 2013². For Local Plan Part 2 (LPP2), further discussions have been held with utilities and service providers on the key infrastructure necessary to support the development of the allocated sites; these requirements are set out in the relevant chapters in LPP2.

¹ National Planning Policy Framework

² Informed by the Strategic Infrastructure Statement² prepared by the County on behalf of the Hampshire Authorities www.hants.gov.uk/strategic-planning/infrastructure

Minerals and Waste

- 7.7 In order to avoid the sterilisation of minerals resources, where development proposals are partially or fully underlain by minerals deposits as identified in the Policies Map, proposals must allow for the prior extraction of mineral resources in line with Policy 15: Safeguarding - Mineral Resources, of the adopted Hampshire Minerals and Waste Plan. Under this policy, Hampshire County Council must be consulted regarding the potential to extract mineral resources prior to the commencement of development.

Developer contributions – Community Infrastructure Levy (CIL)

- 7.8 Since the adoption of LPP1, the Council has adopted and implemented a Community Infrastructure Levy (CIL) Charging Schedule³ under the CIL Regulations 2010 (as amended).
- 7.9 CIL will provide some funding towards infrastructure needs arising from cumulative development, however individual developments will still need to ensure that they are satisfactory in their own right and meet the specific infrastructure needs they generate, such as transport improvements and on-site open space. On-site requirements and off-site transport works required to make the development acceptable in planning terms, as well as affordable housing contributions (in-line with LPP1 policy CP3) will still need to be provided and secured through a legal agreement such as a S106 or S278 agreement.
- 7.10 To clarify what types of infrastructure will no longer fall under S106, Winchester City Council has published a list of infrastructure types and projects that it intends will be, or may be, wholly or partly funded by CIL. This is known as the Regulation 123 list and is published alongside the CIL Charging Schedule. This may be updated as necessary, through a process which is separate from the Local Plan.

Developer contributions – Solent Disturbance and Mitigation Project (SDMP)

- 7.11 The Solent is of international importance for its wildlife interest and much of the Solent coastline is protected by environmental designations including three Special Protection Areas (SPAs) designated under the Habitat Regulations. Recreational activity resulting from residential development in the vicinity of the Solent can impact upon the coastline's ecology and the Council has to take this into account when making planning decisions. This is in-line with LPP1 policy CP16 – Biodiversity, which sets the overall requirement for protecting sites of European importance from inappropriate development.

³ The Winchester City Council Community Infrastructure Levy (CIL) Charging Schedule took effect from 7 April 2014.

- 7.12 In order to deal with the effects of new housing a partnership of thirteen Solent local planning authorities, Natural England, Royal Society for the Protection of Birds, Hampshire and Isle of Wight Wildlife Trust, and Chichester Harbour Conservancy have agreed to support a mitigation strategy (NAME) developed to meet the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended). The mitigation strategy addresses the effects on the SPAs of new housing on or near to the Solent coastline. Residential development within 5.6km of protected coasts, resulting in a net increase in dwellings⁴, will be asked to contribute an appropriate amount towards avoidance and mitigation schemes in the Solent area. These contributions will be used to implement the strategy and will enable housing proposals to meet the requirements of the Habitat Regulations.
- 7.13 The Strategy is intended to help smaller housing developments meet statutory requirements, as the costs of demonstrating compliance with the Habitats Regulations by other means is likely to be far higher than contributing to wider mitigation schemes. Large developments may be able to provide some mitigation on-site through the provision of suitable Green Infrastructure: if this situation arises, Winchester City Council will consider whether a funding contribution is still needed to address off-site impacts and support wider mitigation measures. If an applicant chooses not to contribute to the Solent Disturbance and Mitigation Strategy, they will need to demonstrate under the Habitat Regulations how they would avoid or mitigate significant effects resulting from their housing proposals in combination with other plans and projects.

⁴ Town and country Planning Act, Use Class C3 and includes new dwellings created as a result of approval granted under the General Permitted Development Order