

# Winchester District Local Plan Review

## Analysis of Representations on the Proposed Modifications

### Chapter 5: HISTORIC ENVIRONMENT

Summary of Representation.  
*Change sought*

Recommended Response to Representation  
*Recommended Change*

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#### **MOD 5.7** **Policy HE.17**

#### **Recommended Response to Representation**

##### **Representations:**

- **Objections:**

##### **B Jezeph on behalf of clients (2537/6)**

The revised wording in criterion (iv) is too restrictive and fails to respect the Inspector's recommendations.

***Change sought*** – amend wording to reflect comments

In making his recommendation, the Inspector acknowledges that the main aim of Policy HE.17 is to ensure that a new use would retain the historic or architectural merit of the building in question. Therefore, to further this objective, the Inspector recommends that the wording of the Policy, and its criterion (iv), should be amended to reflect the possibility that there may be a range of suitable new uses which, under certain circumstances, could include residential conversion. It is, therefore, considered that the Inspector's recommendations have been accepted in full and that no further change is necessary.

##### ***Recommended Change:***

**None.**

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#### **MOD 5.8** **Paragraph 5.54**

#### **Recommended Response to Representation**

##### **Representations:**

- **Objections:**

##### **B Jezeph on behalf of clients (2537/7)**

It is not necessarily the case that a residential use requires greater alteration to the fabric.

***Change sought*** – amend wording to reflect comments

The Inspector accepted that conversion or re-use of rural and industrial buildings, for residential purposes, will not inevitably require alterations or additions to the fabric of the building which would be harmful to existing historic or architectural features.

Therefore, in recommending a change to the supporting text to Policy HE.17, the Inspector does acknowledge that 'if the favoured alternative uses are inappropriate in terms of either the physical constraints of the building or the environmental effects of the activity, then a residential conversion could still be permissible'.

Consequently, the Inspector's intention in regard to this change is that any prescriptive bias against residential re-use should be removed. He, therefore, recommends a suitable alternative wording for the paragraph, in order to achieve this, but without substituting a more positive presumption in favour of this type of conversion, as the respondent has suggested. As the Inspector's recommendation has been accepted, and the wording change to paragraph 5.54 fully reflects this, it is considered unnecessary and inappropriate to make further changes.

##### ***Recommended Change:***

**None.**

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*Change sought*

Recommended Response to Representation  
*Recommended Change*

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#### **MOD 5.9**

**Paragraph 5.61, transfer last sentence to new paragraph below**

**Representations:**

- **Objections:**

**B Jezeph on behalf of clients (2537/8)**

The wording conflicts with the Inspector's recommendations.

*Change sought – amend wording to reflect comments*

#### **Recommended Response to Representation**

The respondent suggests that, as set out in this Proposed Modification, the transfer of wording from the last part of Policy HE.17 to the supporting text fails to satisfy the Inspector's recommendation.

It is, however, maintained that both the purpose and sentiments, contained in the Inspector's recommendation, have been carried forward in full. This has been achieved by transferring the appropriate text element from the main Policy to a new paragraph, and by the subsequent adjustment of following text to make the requirement clear but without the need for repetition.

**Recommended Change:**

**None.**

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#### **MOD 5.10**

**New paragraph following paragraph 5.64**

**Representations:**

- **Objections:**

**B Jezeph on behalf of clients (2537/9)**

The wording conflicts with the Inspector's recommendations.

*Change sought – amend wording to reflect comments*

#### **Recommended Response to Representation**

This Proposed Modification specifically follows the Inspector's recommendation, which occurs throughout the Plan and is intended to reduce the length and complexity of Policies by transferring certain elements into the accompanying text.

In this instance, the Inspector has recommended that criterion (iv) of Policy HE.17 should be moved into text and this now appears as a new paragraph, following paragraph 5.64.

**Recommended Change:**

**None.**