

# PAG meeting 21<sup>st</sup> July 2020







We are currently working on finalising two Reports for a Cabinet meeting in August:

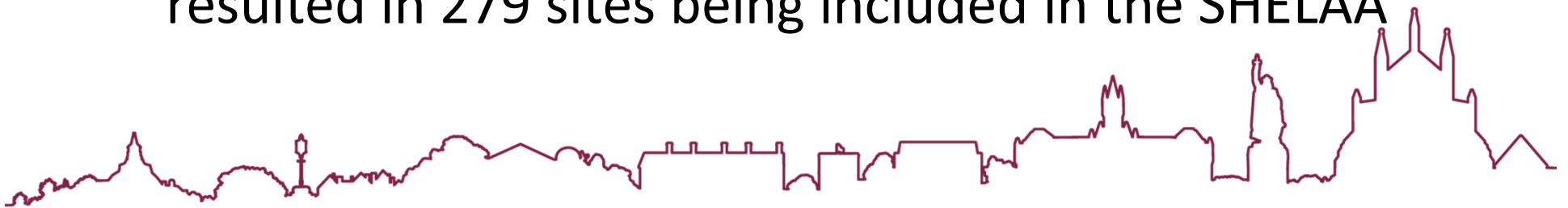
 Strategic Housing and Employment Land Availability Assessment (SHELAA); and


 Strategic Issues & Options Document




# SHELAA


-  The updated SHELAA is a result of a 'Call for sites' that ran from Jan – March 2020
-  It is only a register of potential sites that have been put forward by developers and landowners as part of the LP process (excluding SDNPA)
-  A total of 287 sites submitted by landowners and developers
-  An initial first sieve has been undertaken to exclude sites with high level constraints which has resulted in 279 sites being included in the SHELAA





 The SHELAA does not allocate any sites for development as it only a register of sites that have been put forward for potential development

 Work over the coming months will look in further detail at sites working with Officers from across the whole Council and statutory agencies




 A Sustainability Appraisal and Habitats Regulations Assessment will be undertaken of the sites


 The sites that we will be allocating for development will need to align with the Council's growth strategy

 Extremely important that we send out the correct message about the status of the sites that are included in the SHELAA



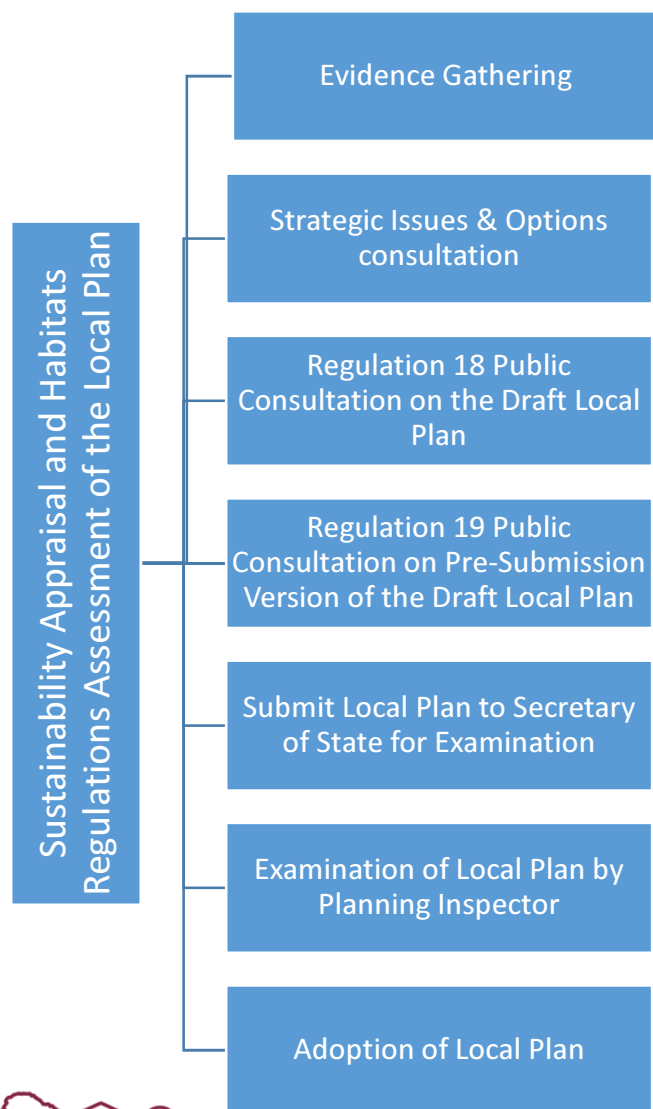
# STRATEGIC ISSUES & OPTIONS DOCUMENT

 The preparation of the SIO Document is the stage before preparing a draft Local Plan


 The purpose is explore important issues on how the LP should be developed and to allow people to shape the direction of the LP



# STAGES IN PREPARING A SOUND LOCAL PLAN



# STRATEGIC ISSUES & OPTIONS DOCUMENT




 The SIO document is still an evolving draft as some of the Evidence base still needs to be finalised

 Retail Assessment – key findings

 Gypsy and Traveller Accommodation Needs Assessment






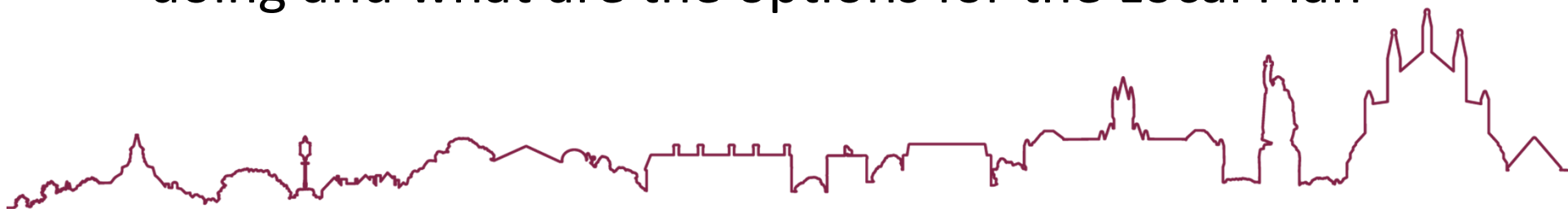
# STRATEGIC ISSUES & OPTIONS DOCUMENT

-  Sustainability Appraisal/Equality Impact Assessment have not yet been undertaken – this will take 3 weeks to complete
-  Purpose of the SA is to check that we have properly assessed all of the ‘reasonable alternatives’ and it will provide an assessment of the SIO document
-  Further changes may need to be done to the SIO document once this work has been completed










## KEY ISSUES

-  A key challenge is how can the new LP address and ensure that the Council's climate emergency declaration is the 'golden thread' that is woven into the LP
-  We have developed four theoretical growth options that we will be consulting on in the SIO document
-  We have identified seven interlocking topics in the SIO based on the Council Plan and for each topic we have set out what are the key issues, what are we doing and what are the options for the Local Plan







# KEY ISSUES

Using the Council Plan, the SIO document has identified a number of issues for the future which have been grouped together under the following seven interlocking topics:

-  Carbon Neutrality;
-  Biodiversity and the Natural Environment;
-  Homes for All;
-  Creating a Vibrant Economy;
-  Promoting Sustainable Transport;
-  Low carbon infrastructure and Local Plan Viability; and
-  Delivery and success of the Local Plan.





# KEY ISSUES

-  Winchester district has a rich wealth of heritage assets
-  The role of the historic environment is mentioned in the Carbon Neutrality Chapter but it does not neatly fit within the other topics
-  Difficulty is that there are very limited 'options' when it comes to the historic environment as the new LP will need to have policies on a range of historic matters
-  Are there any options available to us or any questions that we could include in the SIO document in relation to the historic environment as the vast majority is governed by legislation?



# KEY ISSUES

-  In the SIO Document we have identified a number of Planning Objectives for the new Local Plan
-  In order to address our climate emergency declaration, we believe that there are a number of key issues that should be at the forefront of people's minds and we will be inviting people to think about how the different options perform in relation to these key issues.



# CARBON NEUTRALITY

The Council's climate emergency has set an ambition for the wider district to become carbon neutral by 2030. The Council's Carbon Neutrality Plan shows that transport is the largest single generator of carbon emissions in the District, contributing 46% of emissions in 2017.



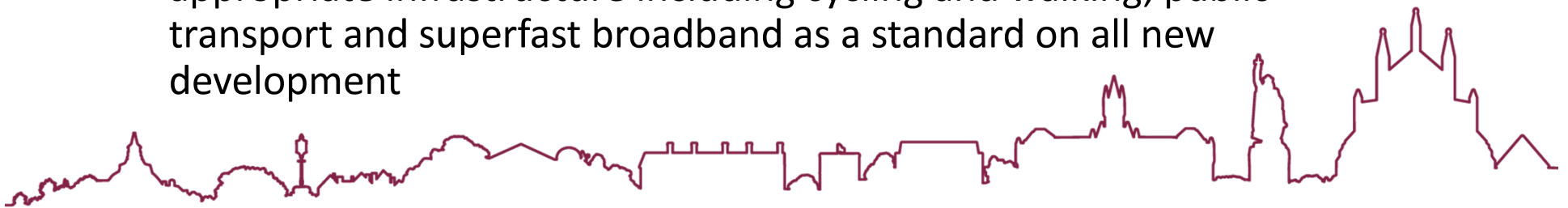
## Environmental objectives:

- Minimise local carbon emissions, reduce the number of places that experience poor air quality, reduce waste and exceed recycling targets
- Create communities that are/support communities to become resilient to the effects of climate change ensuing that development does not increase the risk of flooding, overheating and this is addressed in positive and creative way
- Promote development and require development to be innovative, energy efficient and beautiful and meet the health and well-being agenda
- Strengthen and create healthy communities that are connected, with well used open spaces and green infrastructure



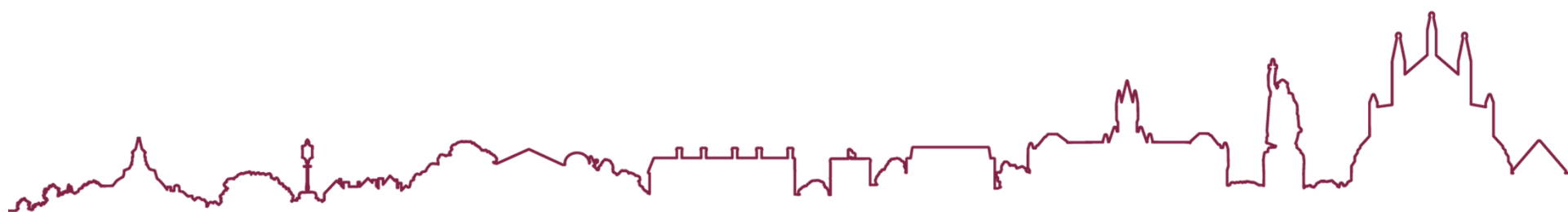
## Economic objectives:

- Grow opportunities for high-quality, well-paid employment across the district
- Provide for new offices and workspace which are located in areas with sustainable transport links or where they reduce the need to travel to work
- Encourage a greater number of younger people to choose to live and work here
- Support businesses to grasp opportunities for green growth
- Ensure that the city, market towns and rural communities across our district have a compelling and competitive visitor offer
- Promote development that is innovative, energy efficient and beautiful
- Support and ensure that new development is served by the appropriate infrastructure including cycling and walking, public transport and superfast broadband as a standard on all new development



## Social objectives:

- Achieve a transport system that is balanced in favour of sustainable and low carbon modes of transport that provides everyone with a real choice whilst supporting walking and cycling
- Provide and broaden the choice of homes to meet the identified need of our communities and to support long term economic growth
- Develop a built environment that respects and responds to local character so that we create communities and places where people want to live, work and play
- Create communities that reduce health inequalities and create a healthy environment in the district by having good access to services, schools and walkable neighbourhoods
- Promote active participation that supports an individual's right to participate in the activities and relationships of everyday life as independently as possible and support those individuals that are not able to do this
- Support Winchester's role as a thriving centre for education which integrates with the resident population



## **Option 1: Development Strategy that is based on existing Local Plan**

The existing Local Plan was developed with considerable public input and working with local communities to allocate sites. Given the fact that it has been tested and is delivering a sustainable strategy, this option extends this strategy. The new Local Plan will need to provide for slightly higher housing numbers than the current Local Plan, so this option sets new housing targets for the main settlements that are 10% above the requirements in the existing Local Plan.



## **Option 2: To focus development on Winchester itself as the largest most sustainable settlement**

A significant way in which the Local Plan can help reduce carbon emissions is through the location of new development. This suggests that one option that we should consider is to focus new development towards Winchester as this has the best range of jobs, facilities and services to enable people to avoid long journeys and to use walking and cycling more easily and is best served by public transport.



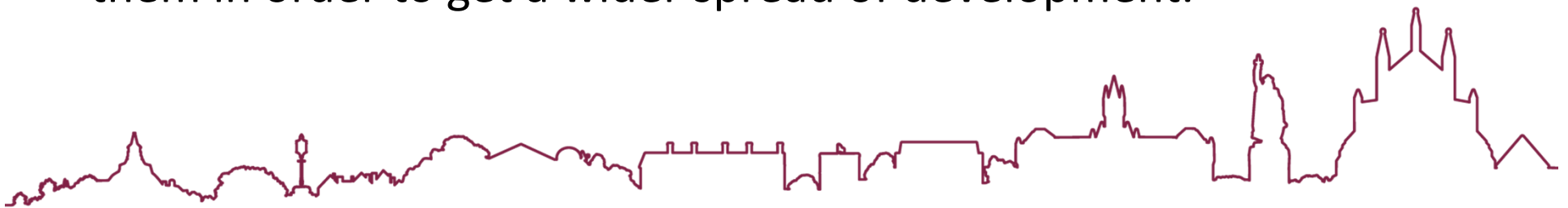
## **Option 3: A strategy that includes a completely new strategic allocation or a new settlement**


A completely new strategic allocation or a free-standing 'new settlement' could achieve large numbers of new homes if supported by the necessary infrastructure and facilities. Under this option the majority of additional development would be allocated to either a new settlement or new strategic allocation, which would take many years to plan before delivering housing. In other locations development would be limited to existing commitments and an allowance for windfall development.




## **Option 4: To disperse development around the district largely in proportion to the size of the existing settlements**


An alternative is to concentrate development in various locations and to disperse it across a wider range of settlements, roughly in proportion to where people currently live. This may enable residents to remain in their local areas, avoid long journeys or use walking and cycling. This option distributes development generally in proportion to the existing size of settlements, taking account of the facilities they have and existing commitments. Housing requirements are similar or slightly higher than in the current Local Plan and new targets are set for four villages that do not currently have them in order to get a wider spread of development.




 All of the options will be assessed by the Consultants that are undertaking our Sustainability Appraisal – this will be published alongside the SIO

 Asking Members to agree the content of the SIO document but we know that we need to do a lot more work to make the Plan look more engaging and appealing



 Consultation will be undertaken in accordance with Council's Adopted Statement of Community Involvement – this is currently being updated and will be consulted on in order to take into account of COVID-19

 Will be developing a LP micro website, identity for the LP and creating a user journey which is colourful/accessible/very easy to navigate/easy to interact/engage with and a LP consultation toolkit





Timetable:



Subject to agreeing the SIO document –  
consultation on the SIO document is being  
planned for late Sept/Oct (TBC)

