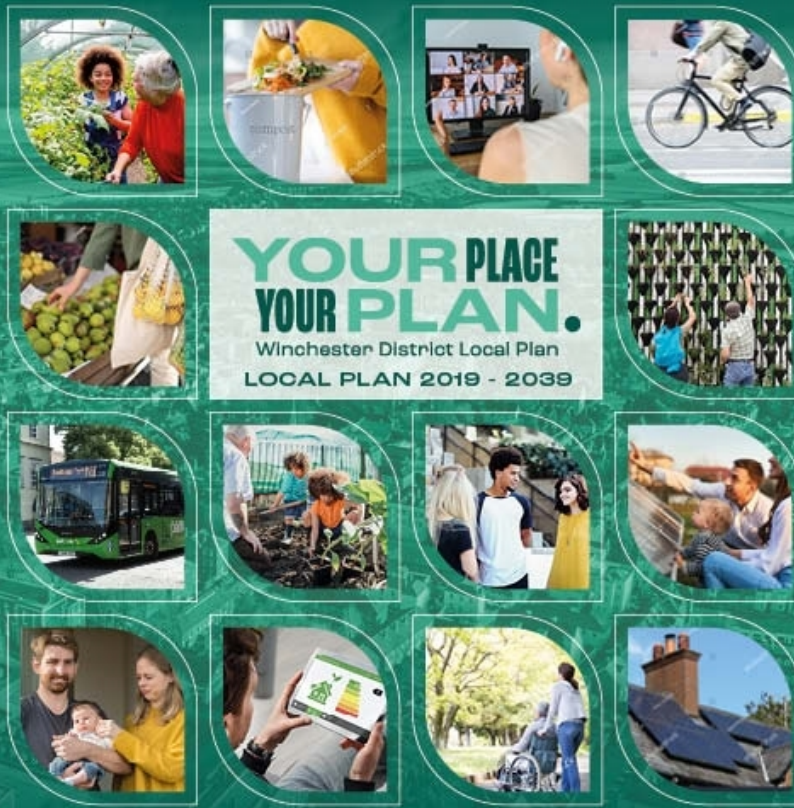


# Welcome to the Local Plan Reg 18 Town Forum Briefing

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**YOUR PLACE  
YOUR PLAN.**  
Winchester District Local Plan  
LOCAL PLAN 2019 - 2039

REGULATION 18 CONSULTATION PLAN

NOVEMBER 2022



## Key Date:

Local Plan Reg 18 Consultation period:

Wednesday **2<sup>nd</sup> November to 23:59  
hours on Wednesday 14<sup>th</sup> December  
2022**



# Where we are with the LOCAL PLAN



1. Data collection and research
2. Have your say - Strategic Issues & Priorities
3. Analysing comments
- 4. Have your say - Draft Local Plan**
5. Have your say - Refined Local Plan  
Regulation 19 – Publication of Local Plan August 2023
6. Submission of Local Plan  
Regulation 22 – Submission to Secretary of State November 2023
7. Examination of Local Plan  
Regulation 24 – Independent Examination Hearings February 2024
8. Modifications
9. Adopt Local Plan  
Regulation 26 – August 2024
10. Monitoring

# The Vision for the Local Plan

Winchester District has unique natural, cultural and historic assets which means it is an attractive place to live work and visit. The natural beauty, biodiversity and cultural heritage will be **enhanced**. Key assets such as **chalk streams** and the **setting of the national park** will be protected.

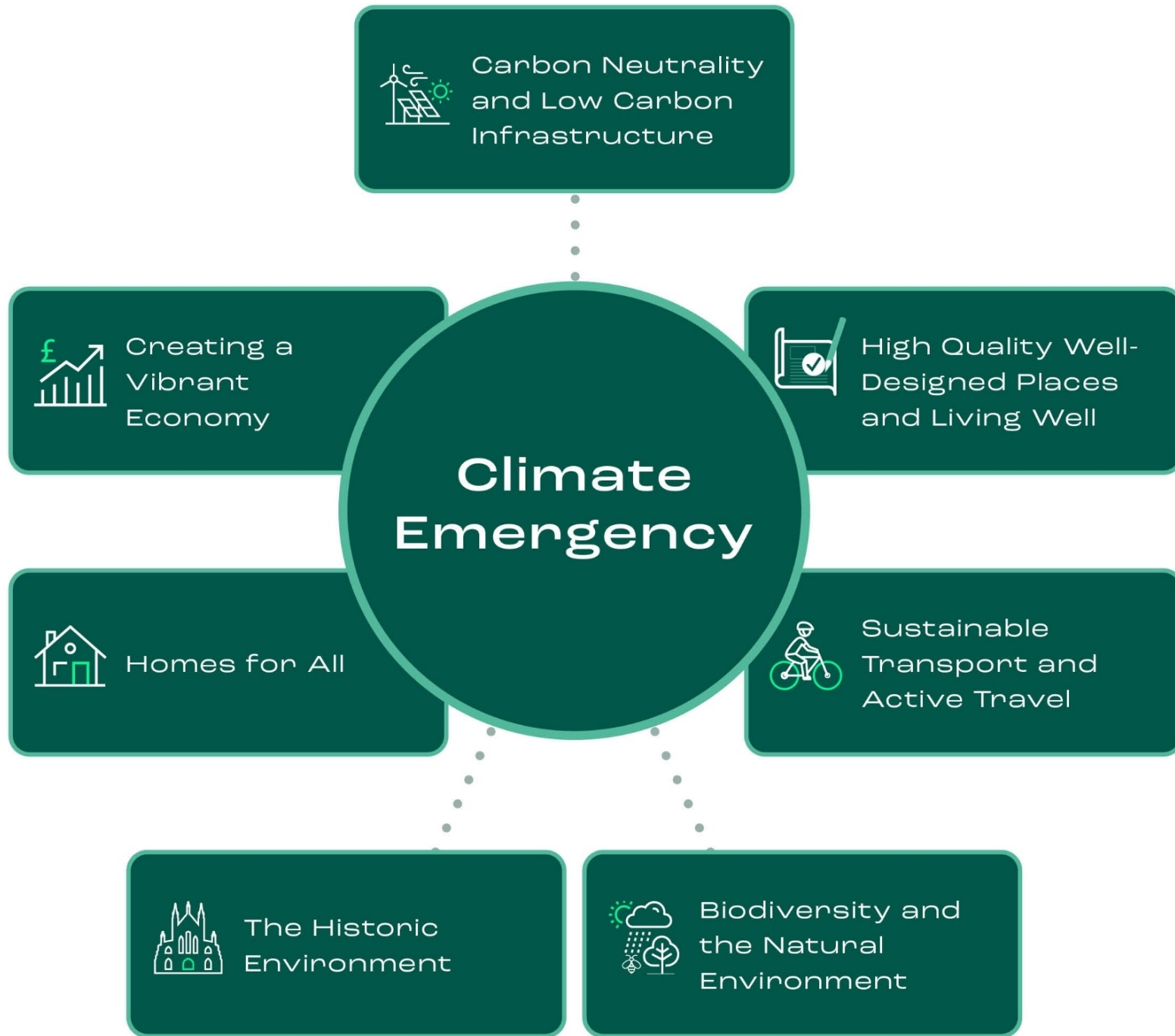
New development will address the needs of the area and enhance the sustainability of communities, natural environment and the economy and respond to the wider relationship with neighbouring areas.

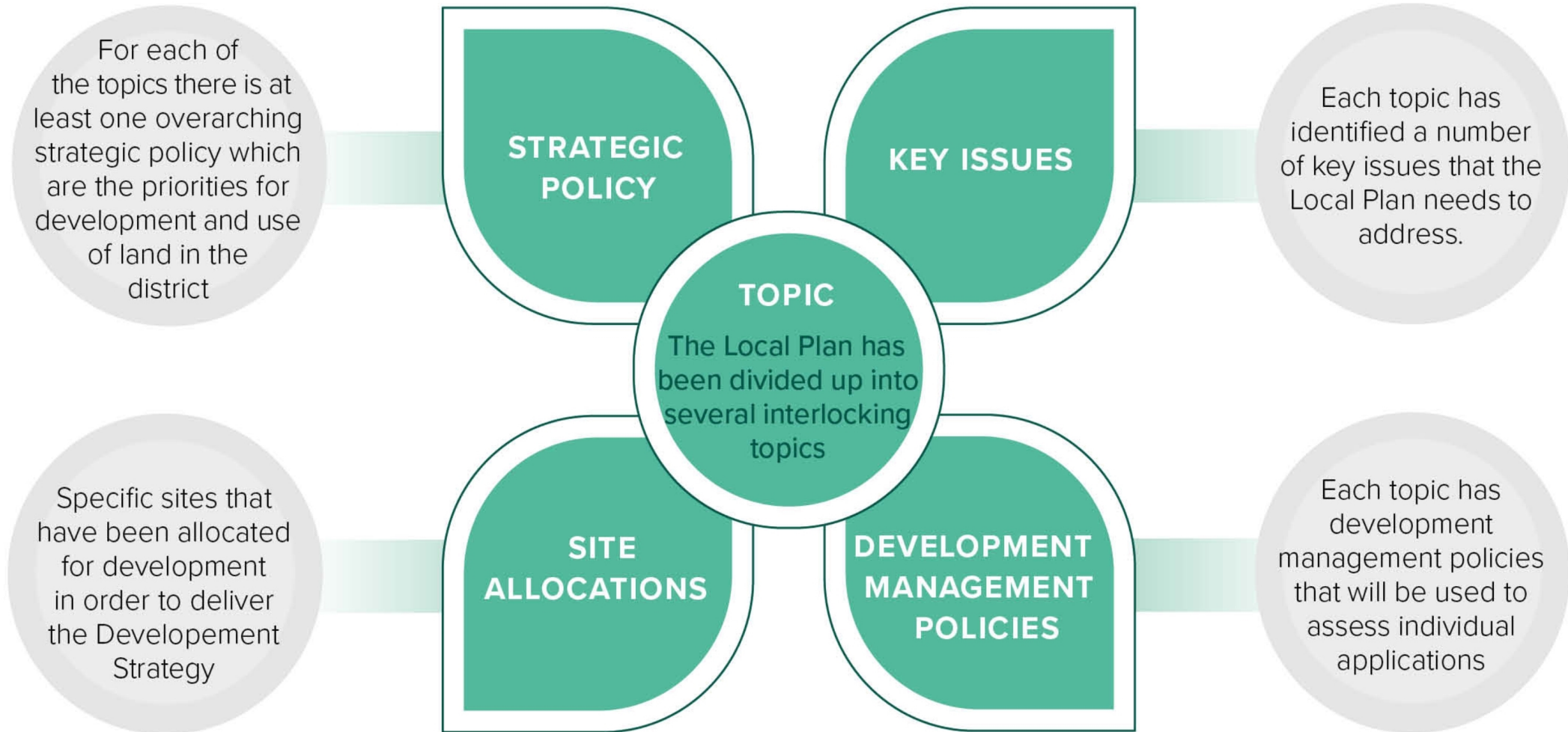
The District will be better placed to adapt, be resilient to and **mitigate climate change** and help the council to address its **climate emergency** declaration through the introduction of energy efficiency standards to ensure that **residential development is built to net-zero carbon**. We are also promoting the concept of 15 minute neighbourhoods and active travel ensuring that development is connected to public transport, rights of ways and cycle ways.

# The Vision - continued

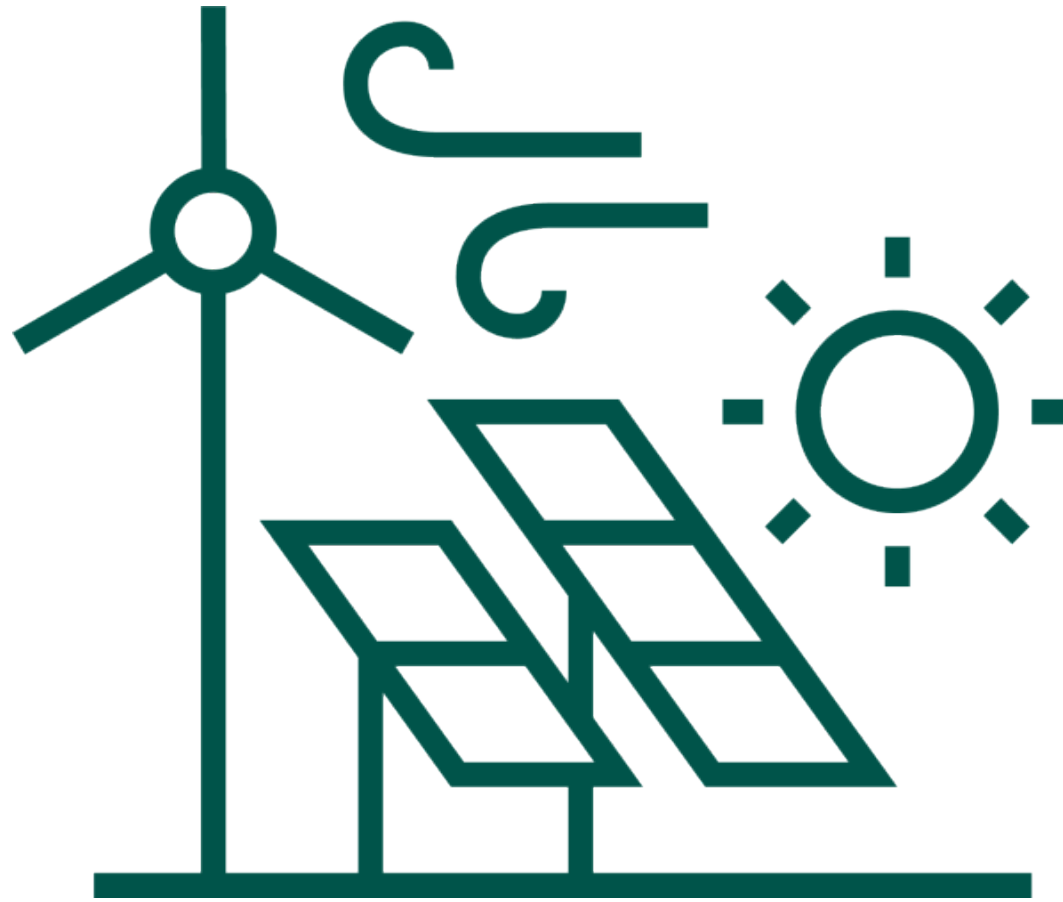
Development in the area will be delivered in a way which achieves the following outcomes

- the County Town of Winchester will continue to be the cultural and economic centre of the district with a significant range of services, facilities and employment, and as such will be a centre for growth. The high-quality environment will attract a range of new uses as the **role of the town evolves**. The visitor and tourism economy, and creative and education sectors will be increasingly important. **Regeneration will make the best use of previously developed land**, which will be delivered while protecting and enhancing the character and the wealth of historic assets.
- areas in the south including Whiteley and Newlands, Waterlooville, will continue to grow forming part of the **wider south Hampshire economy**. Significant housing and employment development will be delivered while protecting and enhancing natural assets. Physical and social infrastructure will be provided to reinforce and maintain a strong sense of community and identity.
- the market towns and rural villages will remain attractive settlements, accommodating changes to support **evolving communities and the economy**, with modest growth to meet their needs underpinning the **resilience of local services and facilities** whilst retaining their individual identity, historic assets and rural character.

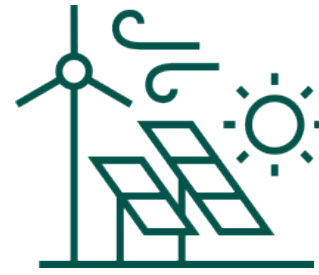








## Carbon Neutrality and Designing for Low Carbon Infrastructure



- Mitigating and adapting to climate change and designing for low carbon infrastructure are vitally important and defining issues for the Plan.
- The Local Plan has a key role in assisting the council with meeting its net zero target by 2030.
- The Planning & Energy Act 2008 gives Local Planning Authorities the power to set local energy efficiency standards in their Local Plans subject to assessing the cost of these measures through the Local Plan Viability Assessment.
- Policy CN3 in the Plan requires residential development to have a total energy use of <math><35 \text{ kWh/m}^2/\text{year}</math> and to be net-zero carbon and for non-residential development to meet BREEAM Excellent standard.
- There are a number of other policies in this topic that address climate change and adaptation that are included in this topic which are considered by Officers to be much stronger than the policies in the current adopted Local Plan.
- The key message is that climate change and adaptation measures need to be addressed as part of the **design process**.



High Quality, Well-Designed Places and Living Well

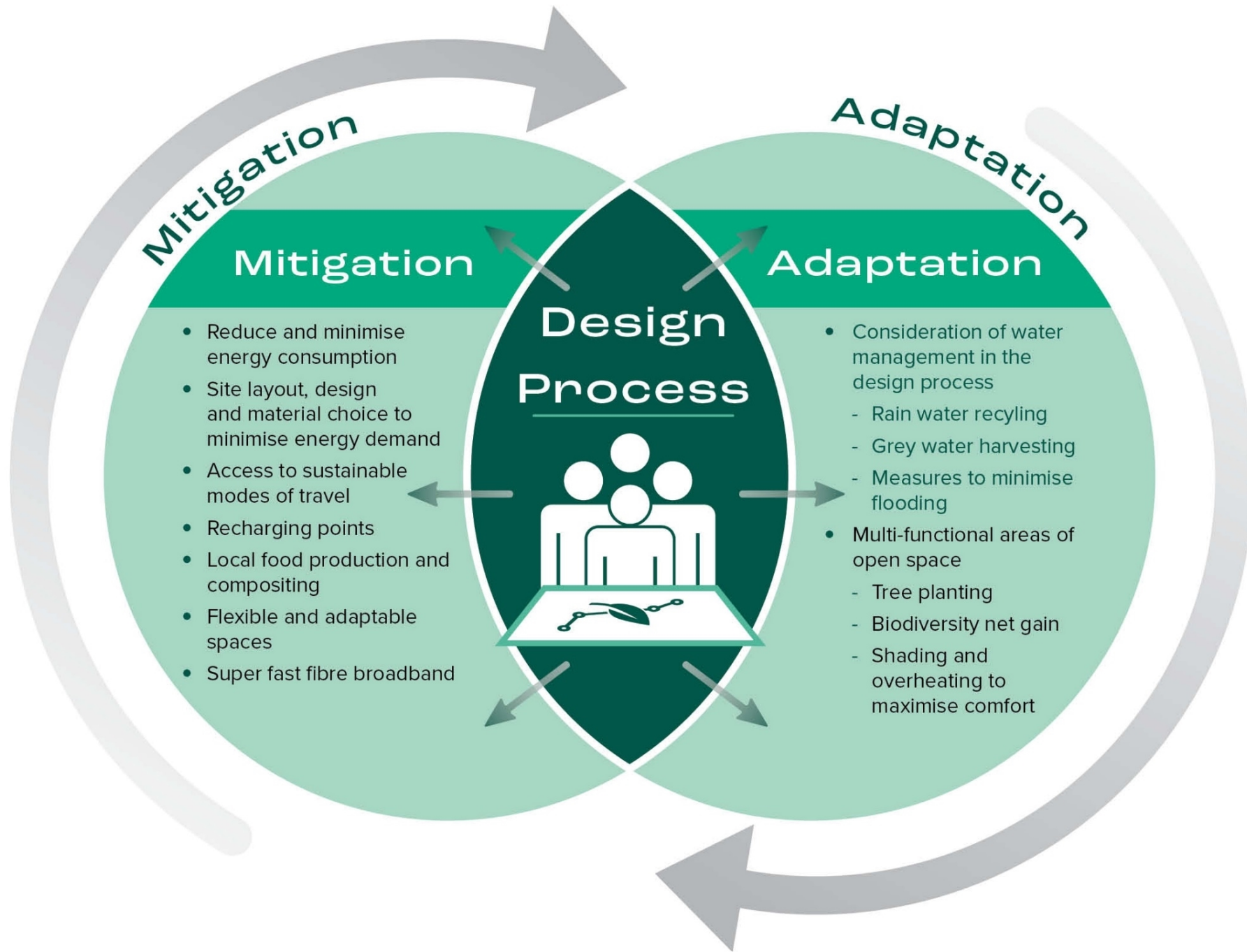
Achieving high quality, well-designed places is a critical part of place making and an integral component of tackling climate change, and the council's journey towards net zero, as well as supporting improved health and well-being of our population.

In order to raise the bar on design a new topic has been included in the Plan on 'High Quality, Well Designed Places and Living Well' which has built on the feedback from the Design South East Local Plan workshops that took place in autumn 2021.

Discussions have also taken place with the Town Forum about how the Local Plan can be used in a positive way to raise the standard of design.

This topic is based around fundamental concept that good design comes out of **design process** and this is a defining point that flows through the content of the whole of the Regulation 18 Local Plan.







Sustainable Transport and Active Travel



- The Local Plan prioritises development towards sustainable transport modes of travel which includes safe and accessible means of transport with an overall low impact on the environment which includes walking, cycling, ultra-low and zero carbon emission vehicles, car sharing including car clubs and public transport.
- The Local Plan can be used to promote the concept/principles of 15 minute neighbourhoods and focus new development in the most sustainable locations with high quality infrastructure to promote active travel and access to public transport buses and trains to connect together neighbourhoods, facilities and services.
- Policies in this topic focus around using the **design process** to really focus and prioritise sustainable transport modes of transport over the private car because of the rural nature of the district, it may not be possible to completely rule out the use of the private car.
- Another key change in the Plan is the move away from setting defined car parking standards and instead Policy T2 requires developers to as, part of the **design process**, to demonstrate why they are planning for the number of car parking spaces in their developments and to be able to demonstrate how their proposal is linked to bus stops, Public Rights of Way and cycle route not just within the site boundary.





## Biodiversity and the Natural Environment





- The current Local Plan has been largely successful in preventing development that adversely affects the countryside and protected sites with high conservation value, by restricting the type of development that can take place there, there are some new challenges for the Plan:
- Ensuring a brownfield first approach with greenfield second.
- There are changes in legislation (some still awaited) which require more of our district to be safeguarded and used to meet the needs of biodiversity net gain, the multi-use of green infrastructure, open spaces and to help development achieve nutrient neutrality.
- The Local Plan has a key role to play in resolving the many competing demands made on the natural environment and biodiversity and ensure any unavoidable impact caused by development is mitigated on site, or offset as a last resort, or where local conditions indicate that this would be the most beneficial approach.
- The policies in this topic support and reinforce each other with Green and Blue Infrastructure and Biodiversity Action Plan requirements for new developments reducing the impact on the environment and providing biodiversity net gain.
- They will also ensure that there is open space (Policy NE3), Biodiversity Net Gain (Policy NE5), Nutrient Neutrality (Policy NE16) are provided in new developments requiring planning permission.



## The Historic Environment



- The historic environment is an irreplaceable resource that needs to be protected and enhanced for the benefit of current and future generations.
- The historic environment of Winchester District has a wealth of iconic heritage assets that are a major cultural and environmental strength of the district and are important in terms of defining the character and significance, local distinctness, and cultural identity of the individual settlements.
- This particular topic includes a number of policies on Historic Environment (both designated and non designated assets), Conservation Areas and Registered Parks and Gardens that have been developed in close consultation with Officers from Heritage team and Historic England.
- One of the key changes from the current adopted Local Plan and this Regulation 18 Local Plan is the inclusion of Policy HE14 which deals with energy efficiency improvements to listed buildings and non-designated buildings in order to align this topic with the council's climate emergency.



Homes for All



- One of the key requirements of the Plan is to identify land to accommodate housing growth the quantum of which is set out in the government's standardised housing methodology (715 dwellings per annum).
- This calculation is carried out each year, so the number may change in 2023 (it is unlikely to decrease but may grow), and will not be 'fixed' for our Local Plan until the Regulation 19 version is submitted for a Local Plan Examination.
- Taking account of the response to SIP consultation, the Sustainability Appraisal of the options, the evidence base and updated information on housing requirements and supply, the Plan has identified a development strategy which is primarily based on Approach 1 in the Strategic Issues & Priorities document, which mirrors the development strategy in the existing Local Plan, but has been updated and modified to include elements of Approaches 2 (focus development on Winchester itself and other larger and more sustainable locations) and Approach 4 (dispersing development around the district largely in proportion to the size of the existing settlement).
- The Plan carries forward a number of housing sites that are either partly under construction, have the benefit of planning permission, or are existing Local Plan allocations, but where either work has not yet started on site or development is still underway (e.g. Barton Farm Major Development Area). It also includes a windfall allowance for sites which may be developed but are not allocated.



- In the section called ‘Local Plan Allocations that are needed to deliver the development strategy’ there are a number of new site allocations in Winchester Town, the South Hampshire Urban Area and the Market Towns and rural area (Policy H3).
- The Plan also includes a section on the needs for Gypsy and Travellers based on the finding of the updated Gypsy and Traveller Accommodation Needs Assessment and Pitch Deliverability Assessment. These are calculated separately.
- Sites that have been either carried forward or are new sites are clearly labelled with tabs on the right hand side of the Local Plan.

Source (whole district inc. SDNP)	No of dwellings
Completions 2019-2021	1,517
Permissions	8,560
Previous allocations	892
Windfall	1,975
New allocations	2,685
Total	15,629



- Factors impacting development economics have changes significantly since the last Local Plan and there are new challenges to delivering residential development some of which are outside the council's control.
- Need to mitigate the impact of development on nationally protected sites in terms of additional nutrients and provide 10% improvement for Biodiversity Net Gain (2023).
- Climate Emergency and aim to achieve a net zero district by 2030.
- Other policies have been adjusted to reflect this, based upon the current position, and this may well change in future. Main impact on Affordable Housing.
- AH provision now fixed at the plan stage rather when applications are made.
- % of AH determined by nature of the site - greenfield (40%) or brownfield (30%).
- In the Itchen catchment area greenfield 35% and brownfield 25%.
- Likely to be revised as we move through the plan making process and cost data refreshed.



Creating a vibrant economy





Plan rolls forward some of the existing employment allocations that have not yet come forward for development (e.g. Bushfield Camp) but which are still needed/relevant and considered deliverable. This topic also takes into account amongst other matters:

- The changing nature of people's shopping habits;
- Changes to the Use Classes Order and national policy on changes to Permitted Development Rights;
- The growth of internet shopping and the changes that this has had on the nature of the high streets and local centres
- Opportunities to include policies in the Plan that support and encourage the rural economy; and
- How the Local Plan can be used to help to support and deliver the Green Economic Development Strategy which is being developed into a more detailed series of actions which will be reflected in the Plan where they are relevant and available before the Regulation 19 Submission Stage.

Consultants will be commissioned to update the Employment Land Review/Retail, Leisure and Town Uses Study in early 2023 in recognition that both of these reports were undertaken before Covid-19.

# Local Plan Allocations needed to deliver the Development Strategy



# Delivering Development

## Phosphates

New issue for River Itchen catchment

Advice from Natural England that phosphorus needs to be offset

Permissions temporarily halted

Ongoing Government announcements

Delivery is dependent upon availability of mitigation in accordance with advice and legislation



## Phasing

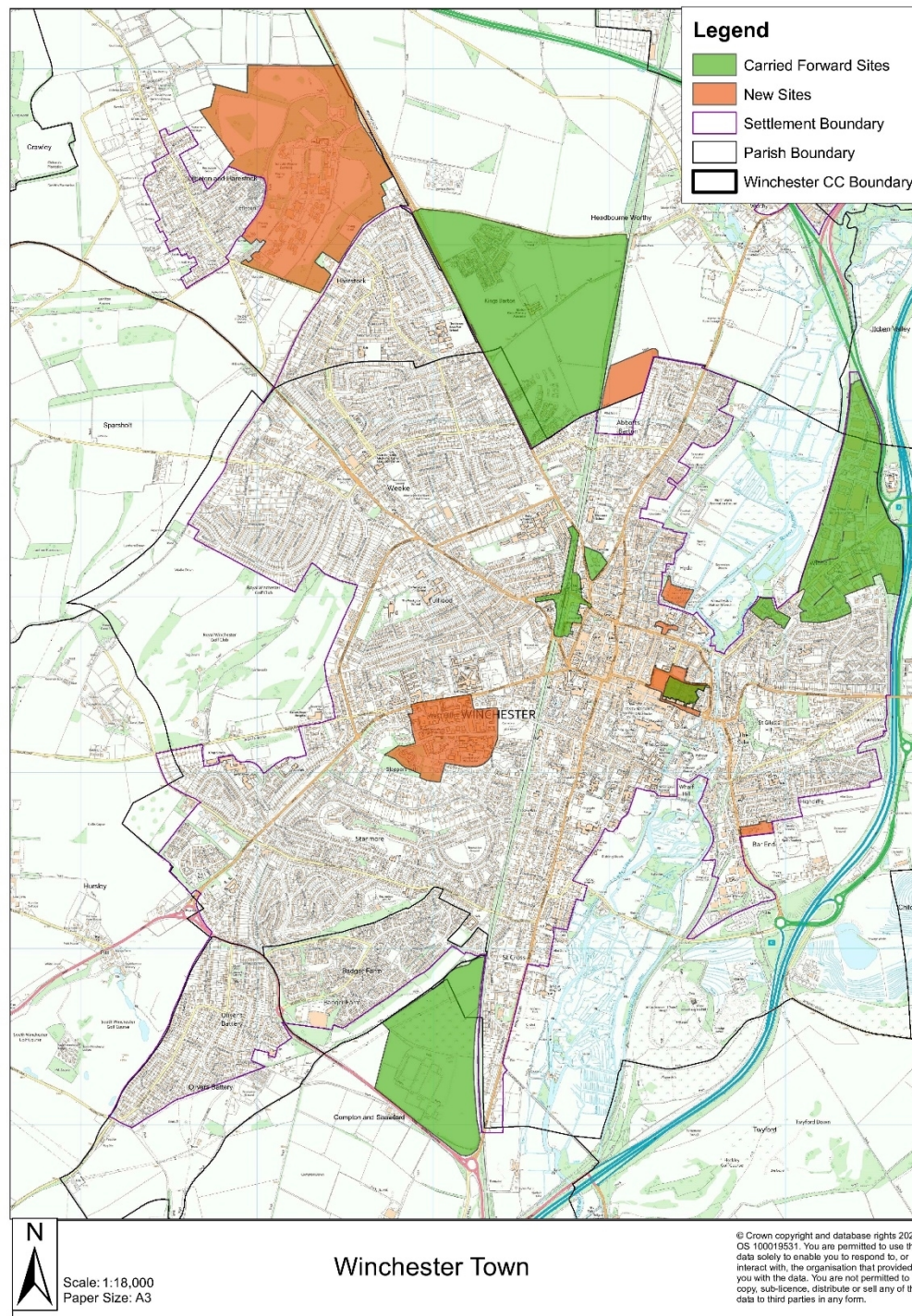
Seeking to maintain a five year supply across Plan period - at present over delivery in early years

Therefore Phasing Policy proposed to hold back new greenfield development until 2030, unless priority

# Winchester Town

<b>Winchester Town Housing Sources</b>	<b>No. of dwellings</b>
Net Completions in or adjoining settlement (2019 – 2021)	347
Outstanding permissions (at 2021) (excluding Barton Farm)	699
Local Plan allocation carried forward (Policy W1, Barton Farm)	1,680
Windfall allowance	<b>1,035</b>
New Local Plan allocation (Policy W2, Sir John Moore Barracks)	900
New Local Plan allocation (Policy W3, St Peter's Car Park)	30
New Local Plan allocation (Policy W4, Courtenay Road)	100
New Local Plan allocation (revised carried forward allocation) (Policy W7, Central Winchester Regeneration area)	300
New Local Plan allocation (revised carried forward allocation) (Policy W8, Station Approach area)	250
New Local Plan allocation (Policy W9, Bar End Depot)	30
New Local Plan allocation (Policy W10, River Park - student accommodation to be provided on a site nearby to the site allocation, dwelling equivalents)	100
New Local Plan allocation (Policy W11, Winchester University/Hospital area - student accommodation at/nearby, dwelling equivalents)	200
<b>Total New Allocations</b>	<b>1,910</b>
<b>Total Provision 2019 - 2039</b>	<b>5,671</b>

# Winchester Town



# How to get involved Reg 18 Consultation

We have arranged 6 drop in sessions across the district:

- Kings Worthy – Jubilee Hall, London Rd – Monday 7<sup>th</sup> Nov (2:30pm-7pm)
- Whiteley Community Centre - Friday 11<sup>th</sup> Nov (2:30pm-7pm)
- Bishops Waltham – Jubilee Hall – Friday 18<sup>th</sup> Nov (2:30pm-7pm)
- Winchester Mercure hotel – Tuesday 22<sup>nd</sup> November (2:30pm-7pm)
- Colden Common Community Centre – Thursday 24<sup>th</sup> Nov (2:30pm-7pm)
- Littleton and Harestock Memorial Hall – Tuesday 29<sup>th</sup> Nov (3:30pm-7pm)

There are also two online specialised events:

- Raising the bar on design – 15<sup>th</sup> November (12'o'clock – 1:30pm)
- Energy efficiency standards in the new local plan - 23<sup>rd</sup> November (12'o'clock – 1pm)

## How to get involved Reg 18 Consultation –

- We want to really encourage everyone to read the draft local plan and to help us to spread the message that we are consulting on the local plan
- At this stage of the local plan process we want to hear whether people agree, disagree to draft local plan policies and more importantly, if people disagree with a policy or specific site allocation, what changes need to be made to the local plan
- It is really important that a response is as clear as possible
- All of the comments will be analysed and any suggested changes that are made to the local plan will be discussed at a Local Plan Advisory Group meeting in the New Year – everyone is welcome to attend these meetings
- Another version of the local plan will be prepared and we will consult on this again in the autumn (Regulation 19) before submitting the local plan for an independent examination.

## How to get involved

### **Residents/businesses can attend any of the following drop-in sessions:**

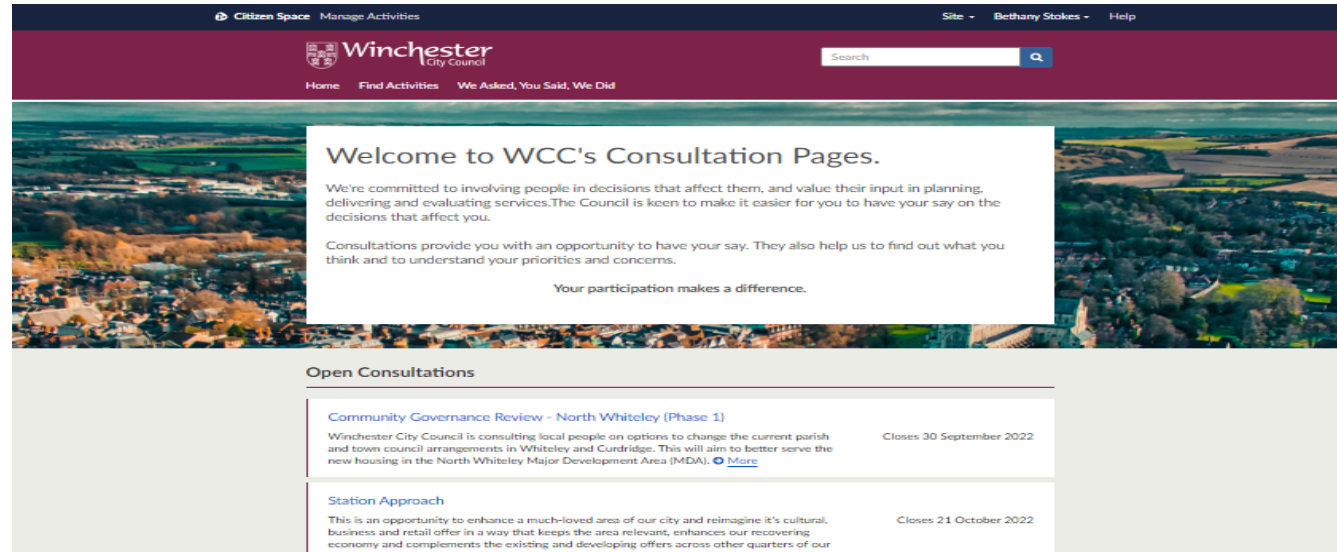
- Monday 07 November, 2.30-7pm - The Worthy's Jubilee Hall, Kings Worthy
- Friday 11 November, 2.30-7pm – Whiteley Community Centre, Whiteley
- Friday 18 November, 2.30-7pm – Bishop's Waltham Jubilee Hall, Bishop's Waltham
- Tuesday 22 November, 2.30-7pm – St. Giles Suite, Mercure Winchester Wessex Hotel
- Thursday 24 November, 2.30-7pm -Colden Common Community Centre, Colden Common
- Tuesday 29 November, 3.30-7pm – Littleton Memorial Hall, Winchester

### **Specialised on line events:**

- Tuesday 15<sup>th</sup> November 12-1:30pm - Raising the bar on design
- Wednesday 23<sup>rd</sup> November 12-1pm - LETI energy standards for future homes



# How to get involved



We really need the help to spread the message that we want people to respond to this consultation via Citizenspace which will ensure:

- We do not misinterpret what people have said as we will be asking people to log their comments against a specific paragraphs or Local Plan policies;
- It enables us to collate together similar comments rather than us having to interpret whether people are making a similar comment.

We have produced a short video on how to enter comments on Citizenspace which is available on our website.



# Local Plan website update

For the Strategic Issues & Priorities consultation we developed a new stand alone Local Plan website:

<https://www.localplan.winchester.gov.uk/>

We have relaunched this website with a number of changes to its layout to make it more user friendly with a series of drop down menus rather than relying on people scrolling down the website.

The new website is now live and includes all of the documents that support the local plan along with a link to the Citizens Space consultation

**Finally, remember to have your say by the deadline 23:59 hours on Wednesday 14<sup>th</sup> December**

THANK YOU –  
ANY QUESTIONS?