

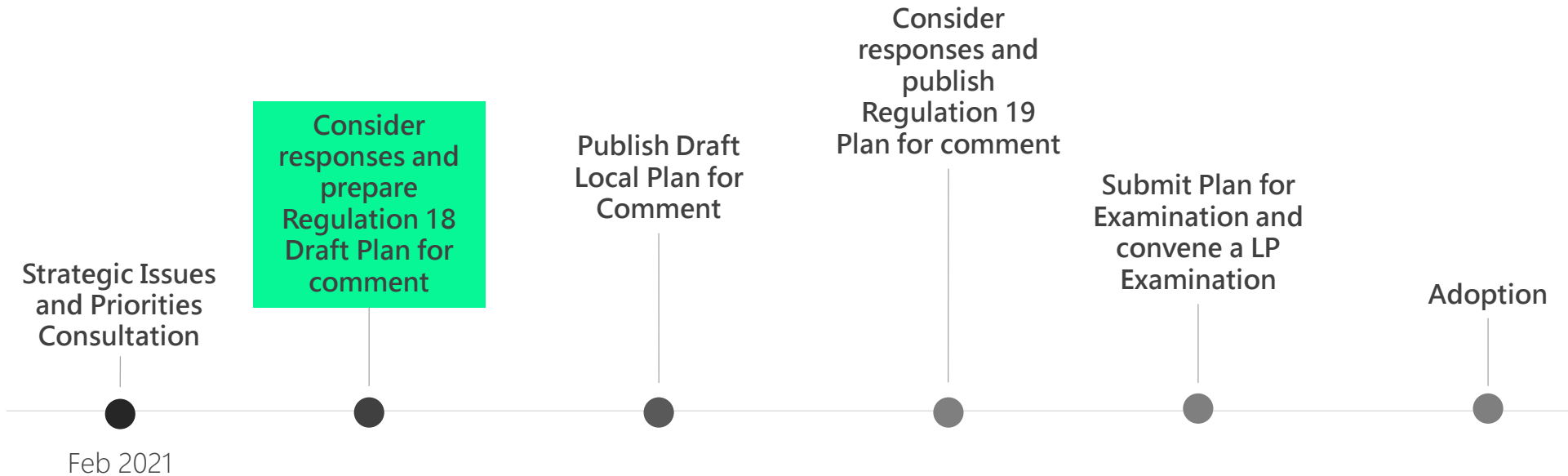


Responses to the Strategic Issues & Priorities Consultation

Local Plan Vision and Development Strategy



THE LOCAL PLAN PROCESS



RESPONDENT BREAKDOWN

2202

TOTAL NUMBER OF RESPONSES, INCLUDING:

603

CITIZENSPACE
RESPONSES:
'C' NUMBERS

1183

EMAIL RESPONSES:
'E' NUMBERS

50

RESPONSE
LETTERS:
'L' NUMBERS

366

SOCIAL MEDIA
RESPONSES:
'H' NUMBERS



THE VISION - Question 1

Is the vision in the current Local Plan still appropriate for inclusion in the new Local Plan?

Summary of the key points raised - the Vision needs to:

- be updated to acknowledge the different challenges facing the District
- recognise a shift away from high street shopping and towards more people working from home
- refer to climate change and Winchester City Council's carbon neutrality goals
- refer to 15 minute neighbourhoods, promote sustainable and attractive development , reduce and mitigate CO2 emissions
- ensure the vision is not Winchester centric and supports the market towns and rural area
- promote and prioritise brownfield land, protect the countryside, increase green spaces / biodiversity

THE VISION - Question 1

Is the vision in the current Local Plan still appropriate for inclusion in the new Local Plan?

Summary of the key points raised (cont'd) - the Vision needs to:

- address the setting of the South Downs National Park
- place a greater emphasis on historic and cultural heritage
- allow settlements to grow in a proportional way to accommodate any additional growth and locate development where there is already existing infrastructure
- ensure affordability and have a greater emphasis on sustainable, flexible and multi-generational housing
- promote start ups and attract new businesses to the District
- curb traffic, reduce pollution and create an integrated public transport system

THE VISION - Question 2

Are there any elements of the Winchester Town Forum's Winchester 2030 document that could be used to help inform a vision for the Local Plan?

Summary of the key points raised - the Vision needs to:

- ensure that the Local Plan is balanced and reflects the needs of the whole of the district
- use elements of the Winchester Town Forum vision but acknowledge it does not reflect all of the District
- use City of Walking as a concept but acknowledge this does not relate to all communities
- support efficient, low pollution transport, with greater emphasis on public transport and cycling
- develop brownfield sites first for housing and reuse vacant office space
- involve more organisations with better and more meaningful engagement and consultation
- acknowledge that COVID-19 has changed the way we want to live, work and shop
- protect green spaces for biodiversity, health and wellbeing

THE VISION – ANALYSIS & WAY FORWARD

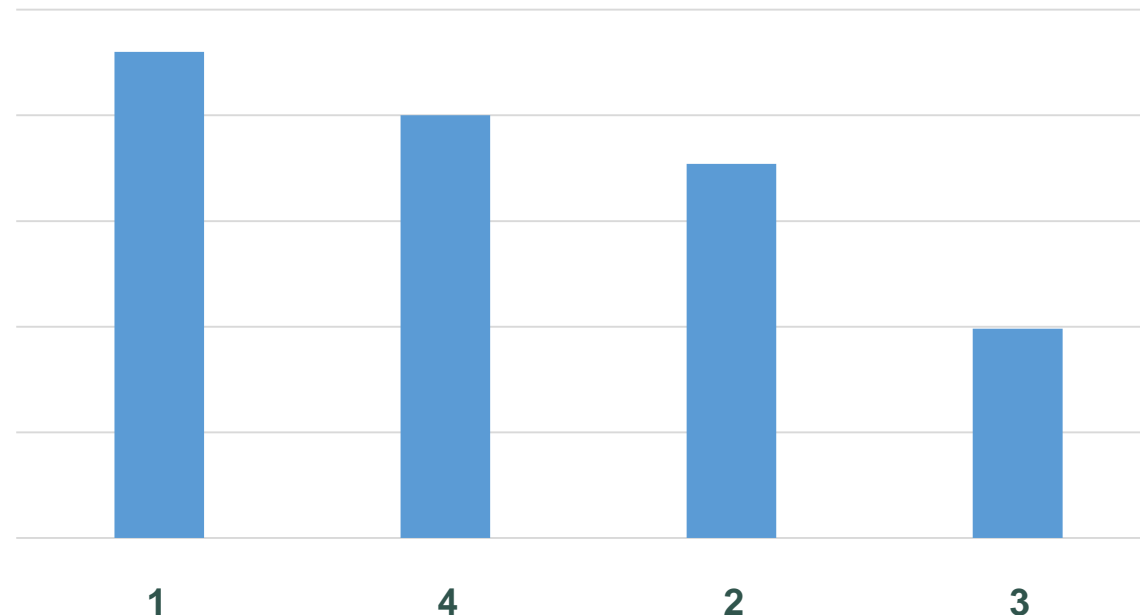
- The comments relate to a wide range of topics and raise many important issues
- Most will be covered in detail in the Local Plan's objectives and 'topic' sections
- The overall conclusion is that the current Local Plan's vision needs to be up-dated to reflect current issues such as:
 - climate change,
 - sustainable neighbourhoods and development
 - changes as result of COVID
 - protecting the countryside and using brownfield land
 - providing / protecting green spaces for biodiversity, health and wellbeing
- It is recommended that a draft updated vision be worked up reflecting these issues
- Are there any other key matters that are not covered and need to be included in the updated vision?

HOMES FOR ALL - Question 1

What are your views on the alternative possible approaches towards accommodating development in the district?

- **Approach 1:** A development strategy based on the approach in the existing Local Plan of distributing development to a sustainable hierarchy of settlements
- **Approach 2:** To focus development on Winchester itself and other larger and more sustainable settlements
- **Approach 3:** A strategy that includes one or more completely new strategic allocations or new settlements
- **Approach 4:** A strategy of dispersing development around the district largely in proportion to the size of existing settlements

Overall Ranking of Approaches



HOMES FOR ALL - Question 2

Have we identified all of the possible approaches – are there any missing?

Summary of the key points raised :

- Suggest a 5th option (as advocated originally by Save South Winchester) which uses the existing supply of housing, prioritises brownfield sites, redevelops the City Centre, develops parts of the South Hampshire urban areas, allows small developments in the market towns/villages, supports a Green Belt
- Greater use of brownfield sites / less use of greenfield land e.g. vacant town centre sites or commercial units, higher densities, assessment of previously developed land / urban capacity
- 'Standard method' is a minimum requirement, the Council should / shouldn't plan for a higher number or help meet unmet needs in South Hampshire
- Support a Green Belt, additional green infrastructure, open space, etc
- Hybrid or blended approaches are suggested - no consensus on which elements should be combined
- Representations seeking the allocation of sites in various locations – these will be assessed through the SHELAA and later stages of developing the draft Local Plan
- Support for small-scale developments / oppose large-scale developments, some support for using publically-owned land or sites not promoted through the SHELAA.

HOMES FOR ALL – ANALYSIS & WAY FORWARD (1)

The Housing Requirement

- should be based on the Standard Method but uncertainty over what this will be when Plan is submitted
- recommend planning for 700 dwellings per annum + possible PfSH unmet need (yet to be determined)
- update Plan period to 2019-2039 to give 15 years from adoption
- discuss SDNP's contribution

Proposed Development Strategy

- Approach 3 received very limited support and a new settlement raises concerns about maintaining existing centres, reducing carbon emissions and using brownfield land
- Approach 1 was well supported and can support existing settlements, use brownfield sites and reduce the need to travel
- recommend a modified Approach 1 – limited increases to targets for 'Winchester Town' and 'Market Towns and Rural Area' (including for 3 additional settlements) to meet needs in north of District and reduced expansion targets for the South Hampshire Urban Areas strategic sites (as significant intensification is unlikely).

HOMES FOR ALL – ANALYSIS & WAY FORWARD (2)

Potential 5th Option

- the '5th Option' is not an alternative spatial strategy in itself, but a set of principles which could potentially be achieved within the SIP's Approaches
- proposed development strategy rejects a new settlement, takes into account housing commitments, makes a windfall allowance, prioritises brownfield development and provides for development in the market towns and villages
- therefore, the proposed strategy addresses many of the aims of the 5th option

Use of Brownfield Sites

- brownfield sites are taken into account and prioritised, a finite source of supply and emerges over time
- can't require all brownfield sites to be used before greenfield sites released, but windfall assessment produced, brownfield commitments will be reviewed, and assessment of Winchester 'opportunity areas'
- the proposed development strategy will help to maximise use of brownfield land, which would be addressed in the new LP vision.

CONCLUSIONS & RECOMMENDATIONS

The Vision:

- The current Local Plan's vision needs to be up-dated to reflect current issues such as: climate change; sustainable neighbourhoods and development; changes as result of COVID; protecting the countryside and using brownfield land; providing / protecting green spaces for biodiversity, health and wellbeing
- A draft updated Local Plan vision should be worked up reflecting these issues

Homes for All:

- Plan for 700 dwellings per annum + possible PfSH unmet need (yet to be determined)
- Update Plan period to 2019-2039 to give 15 years from adoption
- Develop a modified Approach 1, with limited increases to targets for Winchester Town and the MTRA and reductions in the SHUA
- The '5th Option' is not an alternative spatial strategy but the proposed strategy addresses many of the aims of the 5th option
- Brownfield sites should be prioritised but are a finite source of supply. The proposed development strategy will help to maximise use of brownfield land

THANK YOU –
QUESTIONS?

**YOUR PLACE
YOUR PLAN.**

Winchester District Local Plan

