

WCC Local Plan Consultation

Soberton Parish Council Draft Response (4/3/21)

General Comments

1. This stage of the LP is not making choices
2. There is no change in Government housing numbers for Winchester
3. Neighbourhood Development Plans remain but more clarity is needed on their development. We are seeking this on the VDS.
4. Consultation events as follows:
 - 4 March 2pm
 - 9 March 7pm
 - 12 March 10am
 - 20 March 10.30am
5. WCC are continuing preparation of Local Plan whilst Government is considering White Paper consultation

Summary of Documents

The Local Plan home page ([Home | Winchester District Local Plan](#)) is only very superficial, the Key Issues page ([The Key Issues | Winchester District Local Plan](#)) provides a bit more detail but does not give much more information if you want to understand matters in more detail.

The most useful document is the Strategic Issues & Priorities Consultation [YPYP Consultation Doc V4.pdf \(cloudinary.com\)](#) which also includes all the questions WCC are asking on each of the 9 issues.

The Integrated Impact Assessment [Integrated-Impact-Assessment-of-SIP-Main-Report.pdf \(cloudinary.com\)](#) provides the detailed assessments of the key topics. The most important section on options for development and housing numbers is Section 5.

9 KEY ISSUES AND WCC QUESTIONS ON EACH

Column 1 of the table below are the questions in the Strategic Issues & Priorities Consultation.

Column 2 contains the draft response agreed by the Policy Sub Committee members.

Column 3 contains additional comments made in the preparation of the draft answers. This column will be deleted when the response is sent to WCC.

ISSUE 1: CARBON NEUTRALITY

Question	Draft Answer	Comments to be Deleted on Issue
1. Are the possible Local Policy approaches ambitious enough and how would you rank them in order of priority? (Too ambitious/ about right/ not ambitious enough)	About right except for the following; You only have said that developers should think about sustainable energy options but this could be stronger. We support the requirement for higher energy requirements than building regs.	
2. What else can the Local Plan do to assist with moving the district towards zero carbon?	Given the size of the rural population there should be more emphasis on how zero carbon can be achieved outside the main settlements.	
3. Do you agree or disagree with the following statement? “A carbon offsetting fund should be used as a last resort” (Strongly agree/ agree/ neither agree nor disagree/ disagree/ strongly disagree)	Agree There should be greater emphasis on developers achieving targets. Offsetting funds can be a too easy option for them.	
4. If you agree with the establishment of a carbon offsetting fund, how should this money be used?	Used to fund schemes for existing public buildings and infrastructure and subsidies for other older buildings.	

ISSUE 2: BIODIVERSITY AND THE NATURAL ENVIRONMENT

Question	Draft Answer	Comments to be Deleted on Issue
1. Do you agree or disagree with the following statements? “Where biodiversity net gain cannot be provided on-site, it should be allowable to offset this by enhancing biodiversity off site” (Strongly agree/ agree/ neither agree nor disagree/disagree/ strongly disagree)	Agree but policy needs to be strong enough so that offsetting is not an easy option.	

<p>2. “We should allocate land specifically for open space or for biodiversity net gain, to provide opportunities for off-site mitigation of the effects of new development” (Strongly agree/ agree/ neither agree nor disagree/ disagree/ strongly disagree)</p>	<p>Agree. This could be achieved by allocating sites around the rural areas and villages</p> <p>This appears a good option but there is a risk that allocating sites becomes too restrictive and does not allow flexibility as plans evolve.</p>	
<p>3. “Current development management policies for the protection of the countryside are adequate” (Strongly agree/ agree/ neither agree nor disagree/ disagree/ strongly disagree) If you disagree with the previous statement, please explain your reasons and your view on what new policy measures should be adopted.</p>	<p>Agree</p>	
<p>4. Do you think a new Green Belt is needed in the south or north of the district? If so, what changes in circumstances make this ‘exceptional measure’ necessary; and</p>	<p>There is not an overwhelming need for Green Belt as a large part of the district is in the National Park. Green Belt can be a very crude policy which can restrict development in locations with lesser landscape and biodiversity qualities. It is better to use other planning and environmental designations for larger areas outside the National Park wherever there are qualities worthy of protection.</p>	
<p>5. How would a Green Belt designation contribute to achieving sustainable development in the district and adjoining areas?</p>	<p>It would restrict the potential for sustainable development.</p>	

ISSUE 3: CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

Question	Draft Answer	Comments to be Deleted on Issue
1. Is there any need for any additional heritage policies over and above those that are already included in the existing Local Plan?	No	
2. Do you have any suggestions for how the Local Plan can be used to support energy efficiency improvements to Listed Buildings?	Use offsetting funds. Seek funds from any development which has an impact on a listed building.	

ISSUE 4: HOMES FOR ALL

Question	Draft Answer	Comments to be Deleted on Issue
<p>What are your views on the alternative possible approaches towards accommodating development in the district?</p> <p>Please score these approaches in order of preference with 1 being your most preferred approach and 4 being the worst approach:</p>	<p>Approach 1: Score 1= Approach 2: Score 3 Approach 3: Score 1= Approach 4: Score 4</p> <p>Approach 3 is worthy of consideration first because it has the greatest ability to deliver a truly sustainable community for the future with less impact spread across the district. The limited early provision of transport and some infrastructure can be offset by the highest quality energy design.</p> <p>It is acknowledged that sites may be difficult to find in which case Approach 1 should be the fall back position as it seeks sustainable sites in order of size of communities.</p> <p>Approach 2 places too great a burden on Winchester which already has limited scope for increases in infrastructure.</p> <p>Approach 4 is the worst option as it is a blunt tool which does not recognise constraints and activity, particularly associated with smaller villages.</p>	<p>Description of approaches</p> <p>Approach 1: A development strategy based on the approach in the existing Local Plan of distributing development to a sustainable hierarchy of settlements</p> <p>Approach 2: To focus development on Winchester itself and other larger and more sustainable settlements</p> <p>Approach 3: A strategy that includes one or more completely new strategic allocations or new settlements</p> <p>Approach 4: A strategy of dispersing development around the district largely in proportion to the size of existing settlements</p>

<p>2. We must try to meet all housing needs but, if this is not viable, which needs are the most pressing? Please score in order (1 being the most important and 4 the least)</p>	<p>No Comment</p>	<p>The types of housing are shown below. The Policy committee does not feel knowledgeable enough to comment.</p> <p>Affordable rented housing (at least 20% below market rents)</p> <p>Starter homes (shared ownership, equity loans, low cost homes for sale)</p> <p>Discounted market sales (sold at least 20% below market values)</p> <p>Other affordable home ownership (see Glossary for definitions)</p> <p>Housing for young people</p> <p>Older people's accommodation</p>
<p>3. Do you agree or disagree with the following statements? "Policies on student housing and houses in multiple ownership in Winchester need to...</p> <p>...make more provision for students in terms of purpose built accommodation" (Strongly agree/ agree/ neither agree nor disagree/ disagree/ strongly disagree)</p> <p>...control new student accommodation more within existing residential neighbourhoods in Winchester?" (Strongly agree/ agree/ neither agree nor disagree/ disagree/ strongly disagree)</p>	<p>No comment</p>	<p>As above the Policy committee does not feel knowledgeable enough to comment.</p>

<p>4. Where specialised types of housing (such as for self-build, the elderly, or travellers) are required, should these be provided on... separate sites; (Strongly agree/ agree/ neither agree nor disagree/ disagree/ strongly disagree)</p> <p>or as part of larger housing allocation sites? (Strongly agree/ agree/ neither agree nor disagree/ disagree/ strongly disagree)</p>	<p>Strongly disagree - This will result in isolated sites which could be socially undesirable and less sustainable.</p> <p>Strongly agree for the opposite reasons</p>	
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ISSUE 5: CREATING A VIBRANT ECONOMY

Question	Draft Answer	Comments to be Deleted on Issue
<p>1. What types of economic development do we need to consider? Please add industries and professions that should be supported throughout the district</p>		<p>The Policy committee does not feel knowledgeable enough to comment with regard to the whole district.</p>
<p>2. Do you agree or disagree with the following statements?</p> <p>“The town centre policies should be flexible in order to reflect changes that are taking place to the retail and leisure sector, people’s shopping habits and the decline in the number of office based jobs that are located in town centres” (Strongly agree/ agree/ neither agree nor disagree/ disagree/strongly disagree)</p> <p>“The Local Plan should be more encouraging and supportive of the use of vacant upper floors in town centres above shops for other uses?” (Strongly agree/ agree/ neither agree nor disagree/ disagree/strongly disagree)</p> <p>If you agree what uses would be acceptable?</p>	<p>Strongly agree</p> <p>Strongly agree</p> <p>Residential as this naturally creates demand for local shops and reduces travel.</p>	

3. Should the rural employment policies in the Local Plan be: less restrictive allowing for a wider range of employment options in the rural areas and provide a wider range of uses; and how does this fit with moving towards carbon neutrality?	No. Non rural and agricultural employment should be located in settlements with a viable / active centre. Rural employment will result in less sustainable travel.	
4. How can the Local Plan support home working and move towards a green economy?	High quality broadband service into people's homes with more support in rural areas.	Do members have other ideas?

ISSUE 6: PROMOTING SUSTAINABLE TRANSPORT AND ACTIVE TRAVEL

Question	Draft Answer	Comments to be Deleted on Issue
1. Are the current Local Plan policies for promotion of sustainable and active forms of transport ambitious enough?	No. Needs to be more facilities for longer journeys on the edges of the larger settlements and links between nearby rural settlements and larger settlements. Greater emphasis on vehicle charging infrastructure providing it does not detract from the local urban and rural realm.	

<p>2. Do you agree or disagree with the following statements? “Development should be concentrated in locations which already have cycling, walking and public transport opportunities” (Strongly agree/ agree/ neither agree nor disagree/ disagree/ strongly disagree)</p> <p>Provision should be made for additional Park and Ride facilities in the district” (Strongly agree/ agree/ neither agree nor disagree/ disagree/ strongly disagree)</p> <p>If you agree, where would you like to see additional Park and Ride facilities in the district?</p> <p>“Neighbourhoods that are accessible to services and facilities within 15 minutes (using sustainable modes of transport such as buses, walking or cycling) should be created” (Strongly agree/ agree/ neither agree nor disagree/ disagree/ strongly disagree)</p>	<p>Agree, but not to the exclusion of developing sites which can enable enhanced infrastructure for these modes.</p> <p>Disagree. Apart from Winchester there are no other settlements of a suitable size. Additional P&R should be limited around Winchester. P&R encourages more car journeys whereas the provision of high frequency bus services from larger settlements would be better.</p> <p>Strongly agree</p>	
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ISSUE 7: LIVING WELL

Question	Draft Answer	Comments to be Deleted on Issue
<p>1. Do you think current Local Plan and national policies around the provision of open space are adequate for protecting health and well-being and reducing inequality?</p>	<p>No comment</p>	
<p>2. Do you have any suggestions for how we can plan positively to create multi-generational neighbourhoods and communities where social isolation is reduced and opportunities for independent mobility are promoted?</p>		<p>Does any member have opinions on this?</p>

ISSUE 8: LOW CARBON INFRASTRUCTURE AND LOCAL PLAN VIABILITY

Question	Draft Answer	Comments to be Deleted on Issue
1. Are there any other key infrastructure issues that we need to be aware of?	Rural properties primarily use high carbon energy. The Local Plan should consider schemes and initiatives which would allow for and support low carbon energy use in rural areas.	
2. Are there any other options available to the Council to address low carbon energy or other infrastructure?		Does any member have opinions on this?

ISSUE 9: ENSURING DELIVERY AND SUCCESS OF THE LOCAL PLAN

Question	Draft Answer	Comments to be Deleted on Issue
1. Do you have any suggestions or any good examples of a successful monitoring framework?	No comment	
2. Would you like to suggest any indicators we could use in the Local Plan to help us monitor whether we are on track to achieve net zero carbon in the district by 2030?	No comment	