

Winchester District Councillor

March 2020

Report from Councillor Weston (Independent)

Winchester City Council News

The Liberal Democrats' financial plans for 2020/201 were adopted despite opposition, so Council Tax will be put up 3%, parking charges also will increase by 3% or to the closest 10p, and residents will be charged for garden waste as they are introducing wheelie bins for garden waste. There will be a 3% increase on all fees e.g. planning fees. This was despite a total of £4.5m from recent years annual savings in this year's budget left by the previous administration who had not increased Winchester City Council's part of the council tax for a number of years helping to support residents and indeed were accused of avoiding making hard decisions because they had not increased your council tax yet managed to deliver a surplus of £4.5m.

The council has declared that it will commit £750,000 to support ambitious plans to become a carbon neutral council by 2024 and a carbon neutral district by 2030. This will include installing additional solar panels on council owned sites (Not sure if this includes a maintenance budget) developing a council-led flagship ultra-low energy 'Passivhaus' (type of standard) housing scheme and investing an additional £1m per year on energy and water efficiency measures to council housing stock.

You should have all received your **About Winchester** publication, and again there is a lot of on the Climate Emergency but the budget lacked any concrete plans on how this is going to be achieved in the wider district, other than keeping rural visitors out of Winchester City with the increased parking charges, all our Bin Lorries going greener by being replaced with Euro 6 compliant vehicles and planting trees. There are plans to introduce 32 new electric car charging points for the district, including 2 in Wickham, 2 in Bishops Waltham and 1 in Denmead. This is a start to help service the 100,000 electric cars expected to be on UK roads by 2021, with all petrol and diesel cars phased out by 2035! The promise of an added doorstep collection for small electrical items collected at your doorstep will help to increase recycling rates for the council. For full details you can read the papers on line under Councillor and Committees/Committees/Council.

Draft Plans to be aware of:

- **Biodiversity and the Biodiversity Action Plan 2020** – WCC's response to delivering the biodiversity aspects of the Carbon Neutrality Action Plan.
- **Draft Local Enforcement Plan 2020 - comments by 28th March 2020. (Winchester District Only) SDNP have their own Enforcement Guide accessed via this link -** <https://www.southdowns.gov.uk/wp-content/uploads/2015/01/SDNPA-Enforcement-Guide-Amended-Sep-2018.pdf>
- **Local Plan Process 2036 and new updates which includes new housing numbers and updating planning policies (Local Plan Advisory Group Meets Monday 16th at 14:00)**

COUNCIL'S CURRENT CONSULTATIONS

To view the Council's current consultations, follow this link

<https://winchester.citizenspace.com/>

WHAT'S ON ACROSS THE WINCHESTER DISTRICT

For information regarding future events across the district, including festivals, please follow these links:

<https://www.visitwinchester.co.uk/whats-on/>

<https://www.visitwinchester.co.uk/whats-on/festivals/>

Village Spring Clean

Get involved in the Village Spring Clean from March 20th to April 13th. High-vis jackets, litter picks available from Cllr Weston – Dates and venue for collection of collected rubbish to be confirmed.

Winchester District Strategic Housing and Employment Land Availability Assessment (SHELAA) 2019

There has been a call for sites 2018, 2019 and 2020, the results from the call for sites for 2020 is still to be published.

What is a SHELAA?

The SHELAA is a document that forms an important part of the evidence base for the preparation of Winchester's Local Plan. Its purpose is to enable realistic assumptions to be made about how much housing and employment space could come forward on sites that are suitable, available and achievable for development. This will inform decisions on whether further allocations of land are required to meet the identified need for housing and employment space over the plan period. The SHELAA also provides information for the Council's five-year housing land supply assessment which it is required to maintain.

The National Planning Policy Framework - NPPF states that Local Planning Authorities should have a clear understanding of available land in their area through the preparation of a SHELAA to establish realistic assumptions about the suitability, availability and the economic viability of land to meet the identified need for housing over the plan period.

The Planning Practice Guidance - PPG suggests that assessing the suitability of sites or broad locations for development should be guided by:

- the development plan, emerging planning policy and national policy
- market and industry requirements

When assessing the sites against the adopted development plan, the PPG advises the need to take account of how up to date the plan policies are and consider the appropriateness of identified constraints on sites/broad location and whether such constraints may be overcome.

In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

There are also assessed under Suitability Assessment Criteria and the Achievability Assessment Criteria

See Tables 3 and 4

Those sites which were not screened out at Stage 1 were then assessed against the criteria listed in Table 3 which was set up in line with the PPG as stated above. Sites within the countryside have been included as few sites were submitted within the defined settlement boundaries during the 'Call for Sites'. These could not be developed under current planning policies but can be considered as potential Local Plan allocations to meet identified development needs.

Local Plan policies were not excluded from the site area for sites outside settlement boundaries, but were identified for future consideration

Housing numbers

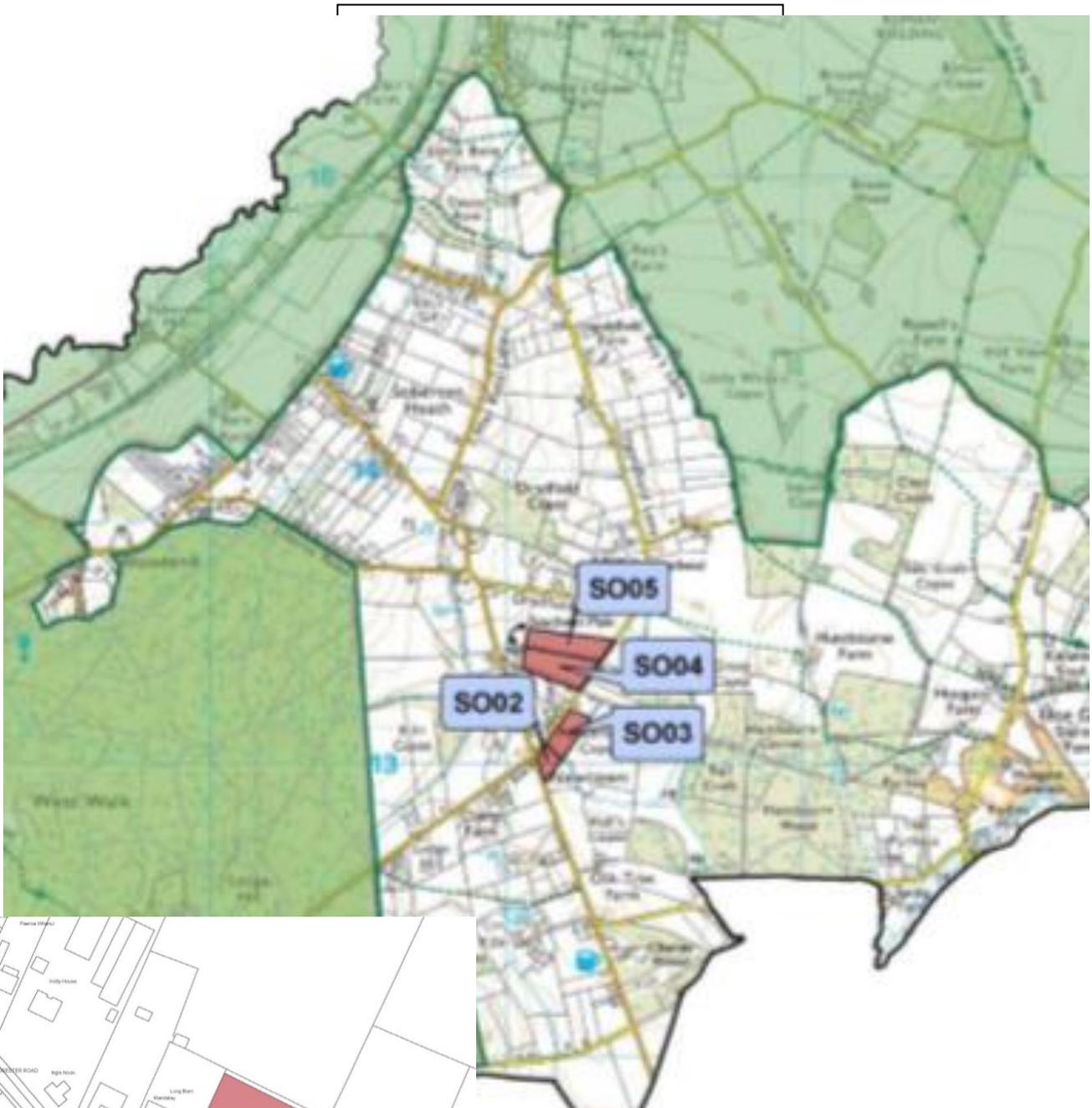
Table 6 - Estimated Housing Capacity by Parish (Within Settlements)

Parish	2019-2024	2024-2029	2029-2034	Total
Within settlements				
Bishops Waltham	25	0	0	25
Boarhunt	0	0	0	0
Colden Common	0	0	0	0
Compton and Shawford	14	0	0	14
Crawley	0	0	0	0
Curridge	0	0	0	0
Denmead	0	0	0	0
Durley	0	0	0	0
Headbourne Worthy	0	0	0	0
Hursley	0	0	0	0
Itchen Stoke and Ovington	0	0	0	0
Itchen Valley	0	0	0	0
Kings Worthy	62	0	0	62
Littleton and Harestock	0	0	0	0
Micheldever	0	0	0	0
New Alresford	6	0	0	6
Northington	0	0	0	0
Old Alresford	0	0	0	0
Olivers Battery	0	0	0	0
Otterbourne	0	0	0	0
Shedfield	0	0	0	0
Soberton	0	0	0	0
South Wonston	0	0	0	0
Southwick and Widley	0	0	0	0
Sparsholt	0	0	0	0
Swanmore	0	0	0	0
Upham	0	0	0	0
Whiteley	0	0	0	0
Wickham	0	0	0	0
Winchester	28	20	0	48
Wonston	0	0	0	0
Totals	135	20	0	155

Table 7 - Estimated Housing Capacity by Parish (Outside Settlements)

Parish	2019-2024	2024-2029	2029-2034	Total
Outside settlements				
Bishops Waltham	1889	510	0	2399
Boarhunt	52	0	0	52
Colden Common	319	102	0	421
Compton and Shawford	141	25	0	166
Crawley	168	0	0	168
Curridge	2926	176	0	3102
Denmead	2088	0	0	2088
Durley	2898	1033	0	3931
Headbourne Worthy	2599	0	0	2599
Hursley	5324	0	1071	6395
Itchen Stoke and Ovington	10	0	0	10
Itchen Valley	25	22	0	47
Kings Worthy	615	0	0	615
Littleton and Harestock	1477	1264	0	2741
Micheldever	8388	0	0	8388
New Alresford	350	0	0	350
Old Alresford	67	0	0	67
Olivers Battery	188	0	0	188
Otterbourne	516	0	0	516
Shedfield	2154	1000	0	3154
Soberton	129	0	0	129
South Wonston	256	0	0	256
Southwick and Widley	243	0	0	243
Sparsholt	204	0	0	204
Swanmore	907	0	0	907
Upham	29	0	0	29
Whiteley	51	0	0	51
Wickham	2341	0	0	2341
Winchester	595	0	0	595
Wonston	199	0	0	199
Totals	37146	4132	1071	42349

Sites identified in our village include:



2018 Schedule also Included Land Opposite Daisy Cottage

2018 and 2019 sites

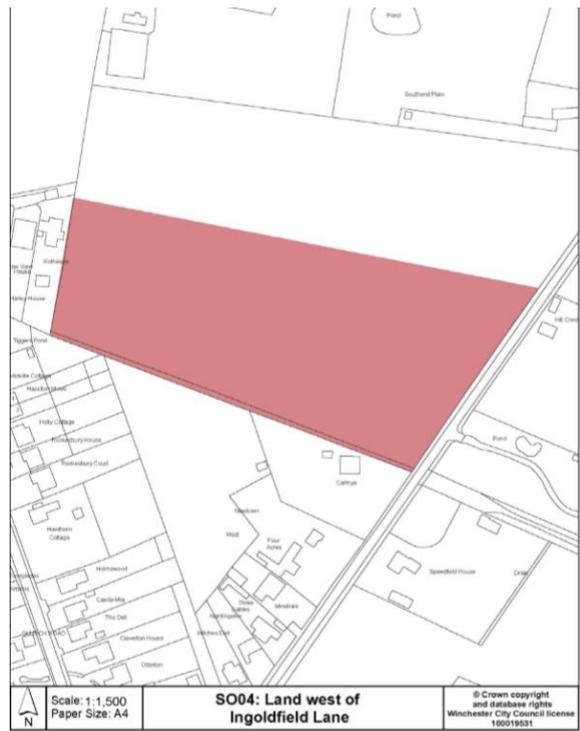
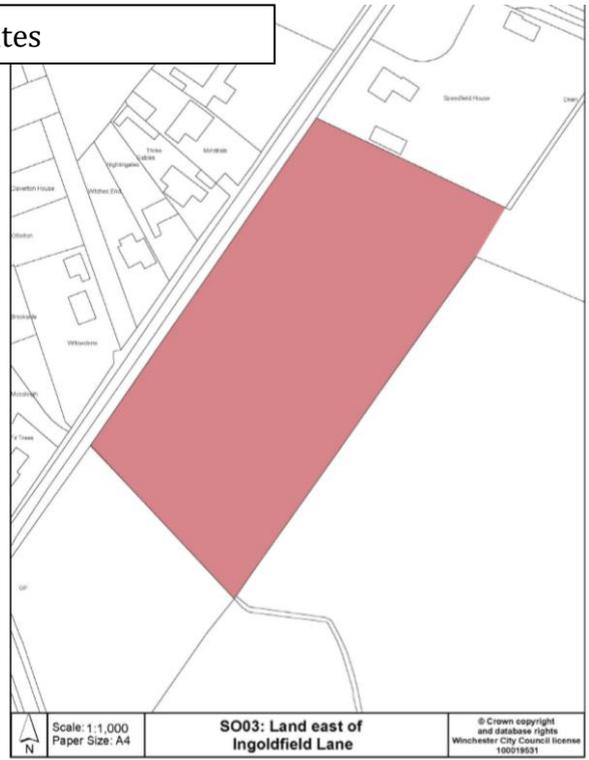
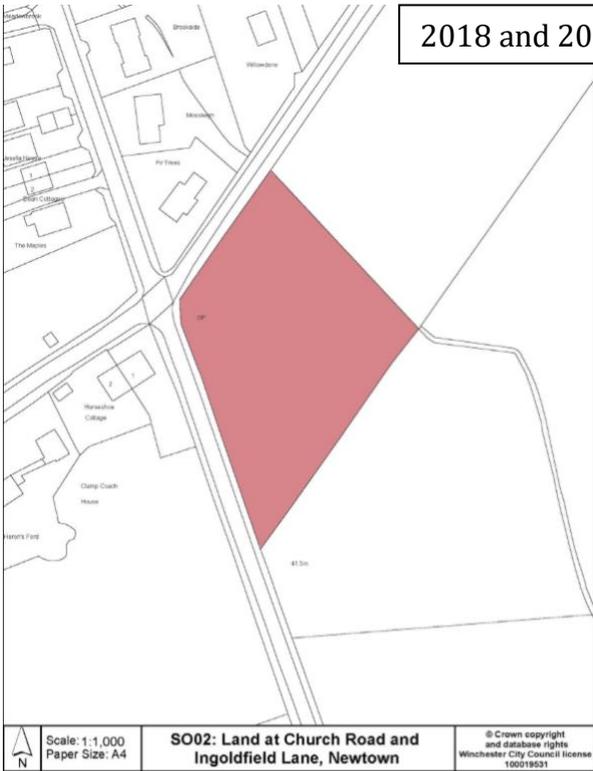


Table 3 – Suitability Assessment Criteria

Constraint	Criteria	Action
Neighbouring Land Uses	Is the site affected or has the potential to be affected, by neighbouring development and current uses?	Yes – Can there be mitigation? If yes include No – Include in SHELAA
Previous Use	Will the previous use of the land affect development of the site?	Yes – Can there be mitigation? If yes include No – Include in SHELAA
Planning Policy	Is the site within the designated Countryside (Policy MTRA4)? Is the site located adjacent to the Settlement Boundary?	Include site and note for further consideration when looking at allocations.
	Is the site a designated Protected Open Space (Policy DM5)?	Yes – Exclude from SHELAA No – Include in SHELAA
Flood Risk	Is the site located wholly within Flood Zone 2 or 3?	Yes – Exclude from SHELAA No – Include in SHELAA
Land Contamination	Is the site affected by any potential land contamination? Will land contamination severely affect deliverability of the site or is there potential for mitigation?	Yes – Exclude from SHELAA No – Include in SHELAA
Minerals and Waste	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	Include site and note for further consideration when looking at allocations.
Tree Preservation Orders	Are there any Tree Preservations Orders on the site or on the boundary of the site?	Include site and note for further consideration when looking at allocations.
Agricultural Land	If the site is currently in agricultural use, what grade is the land?	Include site and note for further consideration when looking at allocations.
Archaeology	Does the site have any archaeological potential which may require investigation prior to development or during construction?	Include site and note for further consideration when looking at allocations.
Listed Buildings/Heritage Assets	Could development potentially adversely affect listed buildings or heritage assets?	Include site and note for further consideration when looking at allocations.
Conservation Areas	Is the site within a Conservation Area?	Include site and note for further consideration when looking at allocations.

Table 4 – Achievability Assessment Criteria

Constraint	Criteria	Action
Planning Status	Is the site currently allocated for other development?	Yes – Is the development likely to come forward? If no include. No – Include in SHELAA
	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	Include site and note for further consideration when looking at allocations.
Legal Constraints	Are there any legal matters which may prevent the site from being available?	Yes – Exclude from SHELAA No – Include in SHELAA
Marketability	Could the current use of adjoining sites impact on the marketability of the site?	Yes – Exclude from SHELAA No – Include in SHELAA
	Is the location of the site likely to have an effect on the marketability of the site?	Include site and note for further consideration when looking at allocations.
Highways	Could development on the site impact on the Strategic Road Network?	Include site and note for further consideration when looking at allocations.
	Are there any potential highways issues associated with the site?	Include site and note for further consideration when looking at allocations.
Access	Is there an existing access point to the site?	Yes – Include from SHELAA No – Exclude in SHELAA
	Are there opportunities for alternative access points to the site?	Yes – Include from SHELAA No – Exclude in SHELAA
	If no access currently exists, are there opportunities to create a safe access to the site?	Yes – Include from SHELAA No – Exclude in SHELAA
Exceptional Costs	Are there any exceptional works necessary to enable development?	Include site and note for further consideration when looking at allocations.
Site Preparation Costs	Are site preparation costs expected to affect the site being successfully developed?	Include site and note for further consideration when looking at allocations.
Third Party Land	Is third party land required to deliver sites? (e.g. access land)	Include site and note for further consideration when looking at allocations.
Economic Viability	Does the economic viability of the current use of the site make development less or more attractive?	Include site and note for further consideration when looking at allocations.

For more details please use this link <https://www.winchester.gov.uk/planning-policy/evidence-base/local-plan-2036-evidence-base>