

Examination of the Winchester District Local Plan 2020-2040 - Hearing Statement on behalf of Taylor Wimpey Strategic Land - ANON-AQTS-32TA-K Field Farm, Swanmore

Matter 3 – The Plan’s vision and strategic policies SP1, SP2 and SP3

Issue 1: Whether the Vision and strategic policies SP1, SP2 and SP3 are positively prepared, justified, effective and consistent with national policy.

Policy SP2

- 1. Given the transitional arrangements set out in NPPF December 2024 paragraphs 234-236) would a modification requiring a Plan review within a stated timescale be clear and effective? Given the above national policy would such a modification be necessary for soundness?***

Yes, paragraph 236 of the NPPF (December 2024) is clear that local planning authorities are expected to begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 as soon as the relevant provisions are brought into force in 2025, in order to address the shortfall in housing need, as is the case within Winchester District. The Council’s proposed Modification (SD14a, PM2 & PM3) which states that ‘*The Council will undertake a review of the Local Plan 2040, which will start no later than 6 months after the adoption of the plan*’, does not accord with the requirements of the NPPF.

We further note that the Interim Local Development Scheme (February 2025) ED16 proposes that the Examination for the new replacement Plan will not take place until Q4 (January – March) 2028. This is between 2 and 2.5 years after the anticipated adoption of the 2040 Plan in Q3 (October – December) 2025 and, in our opinion, is much too late to deal with the significantly higher housing requirement derived from the December 2024 Standard Method figure for Winchester.

In light of the clear forthcoming significant shortfall against the new housing requirements, a reasonable and realistic timescale would be for the new replacement Plan to be submitted for examination no later than 18 months of adoption of the 2040 Plan.

- 2. To accord with national policy at NPPF paragraph 60, to boost significantly the supply of homes, should the numbers expressed in policy SP2 be stated as minimums?***

Yes, the housing requirement set out by Policy H1 should be a minimum figure to be achieved to support the Government objective as set out in the NPPF of significantly boosting the supply of homes.