

Examination of the Winchester District Local Plan 2020-2040

Inspector: R Barrett MRTPI IHBC

Programme Officer: Ms Jill Taylor. **Email:** Programmeofficer@winchester.gov.uk

Week 1

Day 1 AM - [Matter 1: Procedural/Legal requirements](#)

Day 1 PM - [Matter 2: Spatial strategy and distribution of development Policies](#)

Day 2 AM - [Matter 3: The Plan's vision and strategic policies](#)

Day 2 PM - [Matter 4: Meeting housing need](#)

Day 3 AM - [Matter 4: Meeting housing need - continued](#)

Day 3 PM - [Matter 5: Site allocation methodology](#)

Hearing Session: Week 1 – Day 1	
Tuesday 22 April	
Morning Session 10:00 hrs start	
Inspector's opening announcements Procedural matters Opening statement by Council	
Matter 1: Procedural/Legal requirements	
Issues: Whether all Statutory and Regulatory requirements have been met.	
Policies: Duty to Cooperate, Sustainability Appraisal, Habitats Regulations Assessment (HRA), Local Development Scheme, Community Involvement, Climate Change, Equalities, Superseded Policies, Other Matters	
PARTICIPANTS	
Winchester City Council	
Adrian Fox	Strategic Planning Manager
Andrew Fraser-Urquhart KC	Francis Taylor Building Chambers
Emma Betteridge	Principal Planning Officer
Kieran Moroney	Associate Planner Land Use Consultants
Katherine Sydney	Associate Planner Land Use Consultants
Jonathan Pearson	Associate Director Land Use Consultants
REPRESENTORS	
Blenheim Strategic Partners / Bargate Homes	Jacqueline Mulliner - Tor&Co
Blenheim Strategic Partners	Nia Powys - Tor&Co
Bargate Homes	Pearce Gunne-Jones - Tor&Co
Barwood Land	Helen Ross - Grass Roots Planning

Hearing Session: Week 1 – Day 1

Tuesday 22 April

Morning Session

10:00 hrs start

Richard Agnew	Gladman Developments Limited
Croudace Homes Ltd	Rhiannon Jones - Neames Sutton
Croudace Homes Ltd	David Neame - Neames Sutton
Foreman Homes Ltd	Hollie Sturgess - Master LP
O'Flynn Group	Matthew Spry - Lichfields
O'Flynn Group	Rupert Warren KC
Vistry & Taylor Wimpey	Tony Clements - Nexus Planning
Bewley Homes	Lucy Morris - Icen Projects
Bloor Homes	Chris Young KC
Bloor Homes	Jon Gateley - Savills
Mark Behrendt	Home Builders Federation
Thakeham Homes Limited	TBC
Bellway Strategic Land	Daniel Wiseman - Gillings Planning
YMCA Fairthorne Manor Group	Daniel Wiseman - Gillings Planning
Taylor Wimpey Strategic Land	Jeremy Gardiner - Pegasus Group

Hearing Session: Week 1 – Day 1

Tuesday 22 April

Afternoon Session

14:00 hrs start

Matter 2: Spatial strategy and distribution of development Policies

Issues: Whether the spatial strategy and distribution of development is positively prepared, justified, effective and consistent with national policy.

Policies: SP1, SP2, SP3, H1, H2, H3, and E1 and E2

PARTICIPANTS

Winchester City Council

Andrew Fraser-Urquhart KC	Francis Taylor Building Chambers
Toby Ayling	Principal Planning Officer
Adrian Fox	Strategic Planning Manager
Steve Opacic	Strategic Planning Projects Officer

REPRESENTORS

Tom Hutchinson	Land & Partners Ltd
Cala Homes Southern	Ian Johnson - Luken beck
Cala Homes Southern	Steve Culpit - Landacre
Blenheim Strategic Partners / Bargate Homes	Jacqueline Mulliner - Tor&Co
Blenheim Strategic Partners	Nia Powys - Tor&Co
Bargate Homes	Pearce Gunne-Jones - Tor&Co
Wates Developments Ltd	Peter Canavan - Carter Jonas
Richard Agnew	Gladman Developments Limited
Dominick Veasey	Gleeson Land
St Philips Land	Joanne Jones - Nexus Planning
Foreman Homes Ltd	Hollie Sturgess - Master LP
O'Flynn Group	Matthew Spry - Lichfields
Vistry Homes	Stuart Crickett - Boyer Planning
Vistry Homes & Taylor Wimpey	Tony Clements - Nexus Planning
Bewley Homes	Lucy Morris - Icen Projects
Bloor Homes	Chris Young KC
Bloor Homes	Jon Gateley - Savills
Heritage Property Southern Limited	Edward Heron
Clayfield Developments Limited	Edward Heron
Alfred Homes	Chris Rees

Hearing Session: Week 1 – Day 1

Tuesday 22 April

Afternoon Session

14:00 hrs start

Hallam Land	TBC - IRM Planning - TBC
Thakeham Homes Limited	TBC
Bellway Strategic Land	Daniel Wiseman - Gillings Planning
YMCA Fairthorne Manor Group	Daniel Wiseman - Gillings Planning
Persimmon South Coast	Hannah Young - DHA Planning
Taylor Wimpey Strategic Land	Jeremy Gardiner - Pegasus Group

Hearing Session: Week 1 – Day 2

Wednesday 23 April

Morning Session

10:00 hrs start

Matter 3: The Plan's vision and strategic policies

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

Policies: SP1, SP2, SP3

PARTICIPANTS

Winchester City Council

Andrew Fraser-Urquhart KC	Francis Taylor Building Chambers
Toby Ayling	Principal Planning Officer
Adrian Fox	Strategic Planning Manager
Steve Opacic	Strategic Planning Projects Officer
Emma Betteridge	Principal Planning Officer

REPRESENTORS

Wates Developments Ltd	Peter Canavan - Carter Jonas
Gleeson Land	Dominick Veasey
Vistry Homes & Taylor Wimpey	Tony Clements - Nexus Planning
Bloor Homes	Chris Young KC
Bloor Homes	Jon Gateley - Savills
Blenheim Strategic Partners	Robert Mitchell - Knight Frank
Blenheim Strategic Partners	Chris Bedekovic - Knight Frank
Foreman Homes Ltd	Hollie Sturgess - Master LP
Blenheim Strategic Partners / Bargate Homes	Jacqueline Mulliner - Tor&Co
Blenheim Strategic Partners	Nia Powys - Tor&Co
Bargate Homes	Pearce Gunne-Jones - Tor&Co
Foreman Homes Ltd	Hollie Sturgess - Master LP
O'Flynn Group	Matthew Spry - Lichfields
Bellway Strategic Land	Daniel Wiseman - Gillings Planning
YMCA Fairthorne Manor Group	Daniel Wiseman - Gillings Planning
Persimmon South Coast	Hannah Young - DHA Planning
Richard Agnew	Gladman Developments Limited
Clayfield Developments Limited Heritage Property Southern Limited	Edward Heron
Mark Behrendt	Home Builders Federation

Hearing Session: Week 1 – Day 2

Wednesday 23 April

Afternoon Session

14:00 hrs start

Matter 4: Meeting housing need

Issue: Would the overall strategy and provision for housing development be justified, effective and consistent with national policy.

Policies: Calculation of Local Housing Need (LHN), The housing requirement, The overall supply of housing, Five-year housing land supply.

PARTICIPANTS

Winchester City Council

Andrew Fraser-Urquhart KC	Francis Taylor Building Chambers
Steve Opacic	Strategic Planning Projects Officer
Adrian Fox	Strategic Planning Manager
Toby Ayling	Principal Planning Officer

REPRESENTORS

Blenheim Strategic Partners / Bargate Homes	Jacqueline Mulliner - Tor&Co
Blenheim Strategic Partners	Nia Powys - Tor&Co
Bargate Homes	Pearce Gunne-Jones - Tor&Co
Wates Developments Ltd	Peter Canavan - Carter Jonas
Barwood Land	Helen Ross - Grass Roots Planning
Richard Agnew	Gladman Developments Limited
Gleeson Land	Dominick Veasey
Croudace Homes Ltd	Rhiannon Jones - Neames Sutton
Croudace Homes Ltd	David Neame - Neames Sutton (Lead)
Foreman Homes Ltd	Hollie Sturgess - Master LP
O'Flynn Group	Matthew Spry – Lichfields
Obsidian Strategic	Dan Melling
Obsidian Strategic	Graeme Warriner
Vistry Homes & Taylor Wimpey	Tony Clements - Nexus Planning
Bewley Homes	Lucy Morris - Icen Projects
Bloor Homes	Chris Young KC
Bloor Homes	Richard Henshaw - Intelligent Land
Mark Behrendt	Home Builders Federation
Persimmon Homes	Nick Billington - SLR consulting
Alfred Homes	Chris Rees

Hallam Land	TBC - IRM Planning
Thakeham Homes Limited	TBC
Bellway Strategic Land	Daniel Wiseman - Gillings Planning
YMCA Fairthorne Manor Group	Daniel Wiseman - Gillings Planning
Persimmon South Coast	Hannah Young - DHA Planning
Taylor Wimpey Strategic Land	Jeremy Gardiner - Pegasus Group
Blenheim Strategic Partners	Robert Mitchell - Knight Frank
Blenheim Strategic Partners	Chris Bedekovic - Knight Frank
The Clay Family	Andy Partridge - Southern Planning

Hearing Session: Week 1 – Day 3

Wednesday 23 April

Morning Session

10:00 hrs start

Matter 4: Meeting housing need - *continued*

Issue: Would the overall strategy and provision for housing development be justified, effective and consistent with national policy.

Policies: Calculation of Local Housing Need (LHN), The housing requirement, The overall supply of housing, Five-year housing land supply.

PARTICIPANTS

Winchester City Council

Andrew Fraser-Urquhart KC	Francis Taylor Building Chambers
Steve Opacic	Strategic Planning Projects Officer
Adrian Fox	Strategic Planning Manager
Toby Ayling	Principal Planning Officer

REPRESENTORS

Blenheim Strategic Partners / Bargate Homes	Jacqueline Mulliner - Tor&Co
Blenheim Strategic Partners	Nia Powys - Tor&Co
Bargate Homes	Pearce Gunne-Jones - Tor&Co
Wates Developments Ltd	Peter Canavan - Carter Jonas
Barwood Land	Helen Ross - Grass Roots Planning
Richard Agnew	Gladman Developments Limited
Gleeson Land	Dominick Veasey
Croudace Homes Ltd	Rhiannon Jones - Neames Sutton
Croudace Homes Ltd	David Neame - Neames Sutton (Lead)
Foreman Homes Ltd	Hollie Sturgess - Master LP
O'Flynn Group	Matthew Spry – Lichfields
Obsidian Strategic	Dan Melling
Obsidian Strategic	Graeme Warriner
Vistry Homes & Taylor Wimpey	Tony Clements - Nexus Planning
Bewley Homes	Lucy Morris - Icen Projects
Bloor Homes	Chris Young KC
Bloor Homes	Richard Henshaw - Intelligent Land
Mark Behrendt	Home Builders Federation
Persimmon Homes	Nick Billington - SLR consulting
Alfred Homes	Chris Rees

Hearing Session: Week 1 – Day 3

Wednesday 23 April

Morning Session

10:00 hrs start

Hallam Land	TBC - IRM Planning
Thakeham Homes Limited	TBC
Bellway Strategic Land	Daniel Wiseman - Gillings Planning
YMCA Fairthorne Manor Group	Daniel Wiseman - Gillings Planning
Persimmon South Coast	Hannah Young - DHA Planning
Taylor Wimpey Strategic Land	Jeremy Gardiner - Pegasus Group
Blenheim Strategic Partners	Robert Mitchell - Knight Frank
Blenheim Strategic Partners	Chris Bedekovic - Knight Frank
The Clay Family	Andy Partridge - Southern Planning

Hearing Session: Week 1 – Day 3

Thursday 24 April

Afternoon Session

14:00 hrs start

Matter 5: Site allocation methodology

Issue: Whether the site allocation methodology for proposed housing, mixed-use and non-residential site allocations is justified, effective and consistent with national policy.

Policies: Methodology and application

PARTICIPANTS

Winchester City Council

Andrew Fraser-Urquhart KC	Francis Taylor Building Chambers
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Adrian Fox	Strategic Planning Manager
Steve Opacic	Strategic Planning Projects Officer

REPRESENTORS

Blenheim Strategic Partners / Bargate Homes	Jacqueline Mulliner - Tor&Co
Blenheim Strategic Partners	Nia Powys - Tor&Co
Bargate Homes	Pearce Gunne-Jones - Tor&Co
Wates Developments Ltd	Peter Canavan - Carter Jonas
Barwood Land	Helen Ross - Grass Roots Planning
Croudace Homes Ltd	Rhiannon Jones - Neames Sutton
Croudace Homes Ltd	David Neame - Neames Sutton
Hathor Property	Simon Packer - Turley
Hathor Property	Fred Schiff - Turley
O'Flynn Group	Matthew Spry - Lichfields
Vistry Homes	Stuart Crickett - Boyer Planning
Bewley Homes	Lucy Morris - Icen Projects
Bloor Homes	Chris Young KC
Bloor Homes	Jon Gateley - Savills
Thakeham Homes Limited	TBC
Bellway Strategic Land	Daniel Wiseman - Gillings Planning
YMCA Fairthorne Manor Group	Daniel Wiseman - Gillings Planning
Bloor Homes Ltd	Suzanne Bangert - Tor&Co
Vivid Housing	James Iles - Pro-Vision