

Winchester City Council Local Plan Examination

Our ref 64121/01/NG/NWh
Date 14 April 2025
To Programme Officer
From Lichfields obo Church Commissioners for England

Subject Matter 12: High quality, well designed places and living well

This hearing statement has been submitted by the Church Commissioners for England ('the Commissioners'). The Commissioners are promoting Bushfield Camp which is allocated in the adopted WCC Local Plan (Policy WT3) and also in the emerging WCC Local Plan (Policy W5). Lichfields submitted representations on behalf of CCE to the Regulation 19 Local Plan Consultation which were given the personal reference number: **ANON-AQTS-32U5-8**.

Strategic Policies D1, D2, D3, D4

1.1 No comments.

Strategic Policy D5 – Masterplans

Q1. Would strategic policy D5 be clear in its policy wording and supporting text as to what development would require a masterplan (para 5.70 states '...assessed on a site by site basis...', strategic policy D5 states at different parts '...on larger sites ... significant development on sites occupied by major landowners/users...) when they should be prepared, how they would be agreed by the local planning authority, and their status on that agreement? In this regard would the policy be clear and unambiguous so as to be effective?

1.2 As set out within our representations to the Regulation 19 Local Plan Consultation (ref. ANON-AQTS-32U5-8), the Commissioners consider that further clarity should be provided within Policy D5 as to how the masterplan process is to be progressed in conjunction with a site allocation. It is not clear, within the policy wording, as to how the masterplan process works as part of the planning application process, whether sign off/approval is required and, if so, at what point in the process. At the Cabinet meeting (June 2023) where the Bushfield Camp Concept Masterplan was approved, Members stated that the Concept Masterplan would be given the same status as Interim Planning Guidance. The status/weight to be afforded to masterplans does not appear to be set out in Policy D5.

1.3 It would be helpful if additional wording was included within Policy D5 to provide certainty to applicants on this process and in particular, clarification on whether Policy D5 applies to sites which are covered by a site allocation which also requires a masterplan to be produced e.g. Policy W5 (Bushfield Camp).

Q2.

1.4 No comments.

Q3. Would this policy have a clear purpose, avoiding repetition in other Plan policies (e.g. site allocation policies and other design policies (strategic policies D1, D2, D3 and D4 in particular))?

1.5 As per our response to question 1, there is some repetition between Policy D5 and Policy W5 – the site allocation for Bushfield Camp – which also requires a masterplan to be produced. Clarification should be provided within the Policy – either through confirming that the policy requires a masterplan for all allocations, or the removal of Policy D5 and confirmation within the policy for each allocation whether a masterplan is required.

Q4. Would the third paragraph of strategic policy D5 provide the necessary clarity to ensure effectiveness, in particular ‘... should be preceded by...’?

1.6 Greater clarity should be provided as to how the masterplan is to be agreed and at what stage prior to the submission of an application for development.

Q5. Given that the Plan should be read as a whole, what is the justification for strategic policy D5xiii, xiv and xv?

1.7 No comments.

Q6. Would the requirements of strategic policy D5xiv accord with Plan policy CN3iv, in relation to all new residential development?

1.8 No comments.

Q7. Would the requirement for a management plan as part of the masterplan process be overly onerous?

Q8. Should strategic policy D5xiii refer to green and blue infrastructure, for the purposes of soundness?

1.9 No comments.

Q9. Overall, would the policy provide the necessary flexibility to ensure that sustainable development is not unnecessarily delayed?

1.10 Not at present. As per our response to question 1, greater clarity on how the masterplan is to be progressed, how it works as part of the planning application process and how it dovetails with site allocation policies, is required for Policy D5 to ensure that sustainable development is not unnecessarily delayed.

Strategic Policy D6, D7, D8, D9 and D10

1.11 No comments.