

# ED29

## **Examination of the Winchester District Local Plan 2020-2040 (the District Plan/the Plan)**

**Inspector:** R Barrett MRTPI IHBC

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### **Inspector Note 11**

#### **Stage 2 (Day 1) hearing agendas**

I sent out my matters, issues and questions for examination in relation to the first stage hearing session some time ago (ED13,17 and 21). In light of the responses received, I have produced an agenda for the stage 1 (week 2) hearing sessions.

The hearing sessions will only cover issues about which I require further information, having read all written submissions. I expect to go round the table once on each item. Rebuttals of others' contributions are not encouraged and I will act to prevent the repetition of points made by previous speakers. However, I may myself seek further comment in the interests of clarification, or where there is a matter that I need to pursue further.

**R Barrett**  
INSPECTOR

16 May 2025

10.00 Tuesday 20 May 2025 (Day 7)

## Agenda

*Inspector's opening announcements*

### **Matter 10 Homes for all (policies H5-H11)**

**Issue: Would the housing policies H5-H11 be clear, justified and consistent with national policy and would they be effective?**

#### **Policy H4 Development within settlements**

1. Given government policy to significantly boost the supply of housing, what is the robust evidence for the appropriateness of this policy which may work to restrict housing development in some types of settlements?

#### **Policy H5 Meeting housing needs**

1. Would the size mix for market and affordable housing set out in policy H5 be justified by the evidence, particularly the Winchester Strategic Housing Market Assessment (HA01)? Would policy H5 provide appropriate flexibility to meet local evidenced needs? Should it provide further flexibility in relation to other matters such as site and local characteristics?

#### **Policy H6 Affordable housing**

1. Would policy H6 strike the right balance between the requirement for provision of affordable housing to help meet local needs and the delivery of the homes required within the Plan period, given other Plan policy requirements?
2. What is the robust evidence to justify policy H6's affordable housing requirements?
3. Would the Plan's approach to first homes/low costs homes be justified by robust evidence? Would it accord with national policy?
4. Would policy H6's requirements accord with NPPF paragraph 66? Would it provide clarity as to what types of development would trigger the policy?
5. Would policy H6's required tenure split for market led housing schemes be effective in meeting community requirements? Would further flexibility be required to ensure the breakdown relates to the most recent evidence of need?
6. Would the policy's approach to the cost uncertainty of nitrate and phosphate mitigation as set out in policy H6 and paragraph 9.49 be justified and effective? Would the policy wording in this regard be clear and unambiguous, in particular reference to '...costs reducing significantly...'?

# ED29

## **Policy H7 Affordable housing exception sites to meet local needs**

1. Would policy H7i in requiring ‘...proposals to meet an identified local housing need ... within the settlement to which that need relates...’ provide adequate flexibility to meet local affordable housing needs?

## **Policy H8 Small dwellings in the countryside**

1. What is the robust evidence to justify the definition of smaller dwellings in the countryside and the 25% extension threshold?

## **Policy H9 Purpose built student accommodation (PBSA)**

1. Would policy H9v strike the right balance between providing for PBSA and protecting the District’s local distinctiveness and the delivery of planned growth within the Plan period?

## **Policy H10 Houses in multiple occupation**

1. Given the Plan’s heritage policies would policy H10, appropriately address the historic environment?

## **Policy H11 Housing for essential rural workers**

1. Given the Plan’s heritage policies, would policy H11, in setting out requirements for the design of dwellings to reflect local distinctiveness appropriately address the historic environment?

*Inspector’s closing remarks*

14.00 20 May 2025 (Day 7)

## Agenda

*Inspector's opening announcements*

### **Matter 12 High quality, well designed places and living well**

**Issue: Would the Plan's approach to achieving high quality design in the Plan's three spatial areas and the individual policies be clear, justified, and consistent with national policy and would they be effective?**

#### **Strategic policy D1 High quality, well designed and inclusive places**

1. The introduction to this chapter and policy is long, and repetitive in places (e.g. paragraphs 5.2, 5.4, 5.21, 5.26 onwards and 5.41 in setting out the requirement for a contextual approach). It repeats national policy and guidance and includes a section on the history of policy development. In this regard, would the policy be clear and unambiguous, so it is evident how a decision maker should react to development proposals?
2. Would the definitions and stages of a contextual approach to design development be consistently used, clear and unambiguous. e.g. site analysis, constraints and opportunities, design principles/ design parameters/design framework/ design vision? How does this relate to the Plan's glossary definition of 'design process'?
3. Would strategic policy D1ii, iii, vi, xii and xiv include repetition within the Plan, so as to impact on effectiveness?

#### **Strategic policy D2 Design principles for Winchester Town**

1. Would Strategic Policy D2 in setting out the design principles for Winchester Town, have a clear purpose and avoid repetition of requirements of strategic policy D1 and the Plan's site allocations?
2. Would strategic policy D2ii and viii, in referring to '...masterplans ... and other relevant planning documents that have been prepared and consulted on with the involved community...', provide the necessary clarity?
3. Would strategic policy D2x accord with Plan paragraph 5.50 in relation to responding to the listed opportunities in each opportunity area?
4. Would paragraphs 5.45, 5.51 introduce policy requirements within supporting text? Would this affect soundness?
5. The supporting text to strategic policy D2 is long and includes historic evidence of approach development. In so doing would the policy be effective?
6. What would the large light purple arrow on plans on pages 87, 89, 91 represent, and should this be included in the key on page 83?

# ED29

## **Strategic policy D3 Design principles for SHUA**

1. Would strategic policy D3 in setting out the design principles for the SHUA have a clear purpose and avoid repetition of requirements of strategic policy D1 and the Plan's site allocations?
2. Should the Plan include a plan, for the purposes of soundness, to indicate the exact area that the policy would apply to?

## **Strategic policy D4 Design principles for MTRAs**

1. Would strategic Policy D4, in setting out the design principles for the MTRAs have a clear purpose and avoid repetition of requirements of strategic policy D1 and the Plan's site allocations?

## **Strategic policy D5 Masterplans**

1. 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?
2. 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)?
3. Would the requirement for a management plan as part of the masterplan process be overly onerous?
4. Overall, would the policy provide the necessary flexibility to ensure that sustainable development is not unnecessarily delayed?

## **Policy D6 Brownfield development and making the best use of land**

1. This policy states that the local planning authority will prioritise development of previously developed land. How would this requirement be implemented and how would that requirement interact with strategic policy H2?

## **Policy D7 Development standards**

1. Would the policy serve a clear purpose and would it be clear and unambiguous, so it is evident how a decision maker should react to development proposals?

## **Policy D8 Contaminated Land**

1. Would the policy serve a clear purpose and would it be clear and unambiguous, so it is evident how a decision maker should react to development proposals?

## **Policy D9 Shopfronts and policy D10 Signage**

1. Would these policies serve a clear purpose and would they be clear and unambiguous, so it is evident how a decision maker should react to development proposals?

ED29

*Inspector's closing remarks*