

Missing policy - Homes for all

Respondent number	Comment	Officer comments
ANON-KSAR-NKTV-M	<p>One for Park homes which are a significant part of some areas. Although, they are not an appreciating asset, they are all that some people (especially older) can afford and do serve a need. The policy should ensure that these are developed close to facilities and transport</p>	<p>Comments noted. It is accepted that park homes can provide a relatively affordable form of housing which is popular with some sections of the community. However, mobile homes come within the definition of 'dwellings' and are therefore subject to the same policies as other forms of housing. This requires new sites to be within the built-up areas of defined and sustainable settlements, so that they are accessible to facilities and transport.</p> <p>Recommended response: No change</p>
ANON-KSAR-NKG6-7	<p>H19, Mobile Homes and Mobile Home parks need to be added including ensuring sufficient services to cover the number of homes in locality.</p>	<p>Comments noted. Mobile homes are subject to the same policies as other forms of housing. This requires new sites to be within the built-up areas of defined and sustainable settlements, so that they are accessible to facilities and transport, and to contribute towards infrastructure as necessary. Mobile home parks are also subject to site licences which typically include conditions covering the provision of specific facilities and services.</p> <p>Recommended response: No change</p>
ANON-KSAR-NKGD-N	<p>Mobile homes and mobile home parks, the need to ensure proper planning and services for the number of properties on site.</p>	<p>Comments noted. Mobile homes are subject to the same policies as other forms of housing. This requires new sites to be within the built-up areas of defined and sustainable settlements, so that they are accessible to facilities and transport, and to contribute towards infrastructure as necessary. Mobile home parks are also subject to site licences which typically include conditions covering the provision of specific facilities</p>

		and services, site layout/spacing, common areas, parking, etc. Recommended response: No change
ANON-KSAR-NKG6-7	Mobile homes are not mentioned or covered in the plan	Comments noted, see recommended responses above. Recommended response: No change
ANON-KSAR-NKZU-S	<p>A separate policy should be created within HOMES FOR ALL specifically to address 'Self-Custom Build Housing' rather than forming part of Policy H5.</p> <p>Whilst the existing wording within the policy looks to address future delivery of this tenure of housing on large scale sites, with 6% being serviced plots, the policy should go further and be expanded to consider standalone self-custom build developments and the inclusion of site-specific allocations that have been promoted through the SHELAA, pre-application and planning process.</p> <p>Small scale custom build developments should look to be supportive based on evidence of housing need, community support and to provide development opportunities for SME housebuilders, in a market dominated by large scale housing schemes and Developers.</p>	<p>It is acknowledged that the Council has a duty to meet the needs for custom and self build housing. The Council has since updated the relevant webpages to provide a more up to date picture of the situation in Winchester.</p> <p>Consideration has been given to providing a sperate, focused policy on custom and self build housing. However, In most cases within the existing settlements one is not considered necessary. The main option open to the Council would be to provide a form of “exceptions” policy to enable development to come forward outside the existing settlement boundaries. While this may boost supply, there is concern that such an approach would jeopardise the affordable housing rural exceptions policy H11 which has been in operation in Winchester District for many years and has had some significant success in delivering affordable dwellings. Given that Winchester is a relatively high cost area for housing the need to deliver affordable dwellings is considered the main priority and hence an “exceptions” policy has not been followed.</p>
ANON-KSAR-N85D-G	The Winchester Local Plan should include a specific policy to promote and enable self-build and custom housebuilding and community led housebuilding initiatives. The Winchester Local Plan is intended to cover the period up to 2039 and self-build and custom housebuilding is a key element of the government’s agenda to increase the housing supply. This is not	

currently reflected in the Local Plan. Nor does the Local Plan recognise the contribution to be made by self and custom housebuilders. I believe it is a valuable but wasted resource.

The self-build and custom housebuilding information currently available on Winchester City Council's website is inadequate and out of date. For example, there is a link to Collaborative Homes, but the webpage appears to no longer exist. The Collaborative Homes Facebook page latest post appears to have been in 2016.

I should like the policy to promote and enable self-build and custom housebuilding by requiring a dedicated webpage to be established by Winchester City Council with a facility for prospective self and custom builders registered with Winchester to form an online forum to share and exchange information, opportunities, and ideas. There should be links from the website to other related local organisations and contact through the website with a named officer at Winchester with responsibility for oversight of the forum, answering queries, and co-ordinating the group. The Council should make facilities available for the group to hold an occasional meeting.

I believe such a policy would give rise to a vibrant group of serious and committed self and custom builders, with knowledge, skills, and abilities, well able to self-organise, who, given the requisite facility to contact one another and form a cohesive group, could meet a social need and make a significant and valuable contribution

	<p>to the community.</p> <p>Winchester appears, so far, to have done only the minimum necessary to meet recommendations following the Bacon Report and I respectfully suggest that it is time for some meaningful action, such as that seen by other local authorities in, for example, Oxfordshire, Norfolk, and North Yorkshire.</p>	
ANON-KSAR-NKZU-S	The Local Plan does not include a First Homes Exception Site policy. Whilst this does not yet form part of the NPPF it will be forthcoming in the next iteration of the NPPF (anticipated Spring 2023). The Local Plan will therefore need a requirement to include this national policy and should be planned for in a proactive way within the plan.	
ANON-KSAR-NKJP-4	Social Housing plans are not mentioned as a separate policy. (Social housing is NOT the same as affordable housing.) There is a fundamental need for noticeable amount of social housing to be built in the short and medium term, never mind such plans for the long term. There should be a fundamental right to safe and warm housing for everyone that currently is simply not met, nor adequately planned for.	Policy H6 sets out the approach for affordable housing, which can include housing for social rent. The Council is able to prepare and update its own housing strategy as and when appropriate which sits outside and in parallel with the Local Plan process.
ANON-KSAR-N8YU-5	A separate policy on social housing would be helpful, including targets where there is an identifiable need.	
ANON-KSAR-NK79-T	The housing numbers calculation should include a section accounting for the impact of the South Downs National Park on the standard methodology, The policy should include the reasons why exceptional circumstances mean that the standard methodology should not be followed. Not least, the standard	Responded under policy H1

	methodology might well change following the Ministerial Statement on 7th December.	
BHLF-KSAR-N8TT-Y	<p>Omission: strategic briefs for neighbourhood plans. The concept of Neighbourhood Plans where the local community is actively involved in deciding on land use management policies in their area is worthy. The context for their deliberations should, however, be more than just a number of additional houses. These plans will attempt to interpret the strategic policies in the local plan. To ensure that there is a consistent interpretation across the District it is essential that the strategic briefs for the exercises provided by the City Council forms part of the submitted plan.</p> <p>Finally implementing the provisions of the local plan is not a speedy process. As time moves on circumstances change and often the final form of development shares only a passing relationship with what was originally proposed. Locally in Alresford, the development in The Dean and the final form of the proposals east of Sun Lane are prime examples. In terms of these developments (and perhaps elsewhere, the text of the submitted document needs to be reviewed to confirm that what is written reflects the current situation.</p>	Responded under policy NA3
ANON-KSAR-N83W-1	<p>INFRASTRUCTURE DELIVERY</p> <p>There are lots of mentions in the plan of the need to ensure there is infrastructure capacity to meet the requirements of existing communities and of new development, and yet there is no single policy in the Local Plan that explicitly gives policy support to the provision of necessary new infrastructure to meet</p>	Policy SP2 criterion x requires that infrastructure capacity to accommodate new development is tested and increased where necessary in a timely manner. Various other policies require the provision of infrastructure as necessary, including policies D5, NE4 and NE6. Where specific infrastructure needs have been identified in conjunction with development

existing and future needs, and recognises the role of the Local Planning Authority in positively determining planning applications for such development. This is an omission that should be addressed.

proposed by the Local Plan, the relevant site allocation policies set out the more detailed requirements.

Therefore, while there is not one specific policy dealing with infrastructure, it is covered by policy SP2, various topic policies, and the site allocation policies. Nevertheless, policy SP2 is quite brief and could be improved by some minor changes, along with additions to the explanatory text.

Recommended response: Amend policy SP2, criterion x, as follows:

x. Test existing infrastructure and service capacity to serve new development and make arrangements in a timely manner for appropriate increases in capacity or measures to mitigate impact. The Local Planning Authority will support the improvement or development of important infrastructure needed to serve existing or new development, provided that the need for such facilities is consistent with other policies within this Plan.

Add new paragraph after paragraph 3.9, as follows:
3.10 New development often creates a need for new infrastructure and facilities, or to mitigate its effects. The Council has worked with a range of infrastructure and service providers to prepare an Infrastructure Delivery Plan (IDP). The IDP covers existing infrastructure and new infrastructure that will be required to support development allocated by the Local Plan. New or improved infrastructure delivery should be aligned with development and provided on-site where possible. Where off-site infrastructure provision or improvements are needed to facilitate specific developments they will

		<p><u>typically be secured through planning obligations, in accordance with Government policy. More general infrastructure funding is secured through the Community Infrastructure Levy (CIL).</u></p>
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