

# Winchester District Proposed Submission Local Plan (Regulation 19) Consultation

## Policy SP2 – Representations on behalf of Crest Nicholson Partnerships and Strategic Land

October 2024

### Introduction

1. These representations have been prepared on behalf of Crest Nicholson Partnerships and Strategic Land (herein, “Crest Nicholson”) in response to the Winchester District Council (herein, “the Council”) Proposed Submission Local Plan (herein, “the Plan”) Regulation 19 Consultation.
2. Crest Nicholson has an interest in all strategic and non-strategic matters informing the preparation of the Plan. However, these representations are made specifically in the context of Crest Nicholson’s interests in land falling within the North Whiteley Major Development Area (herein, “MDA”) (specifically, land parcels CU14, CU34 & CU45), which are identified under Policy SH2 of the Plan. Through these representations, Crest supports the allocation of the site for residential development.
3. These representations concentrate only on matters that are relevant to the allocating policy and matters that would associate with delivery of the site in due course pursuant to the terms of that policy.
4. These representations follow the structure of the Regulation 19 Consultation online survey, as relevant, with a particular focus on the Development Allocations (notably Policy SH2) and consider whether the policies are legally compliant, meet the tests of soundness and are compliant with the duty to co-operate. These representations also consider the evidence base which has informed the Regulation 19 Consultation including the Integrated Assessment documents which assess each of the proposed allocation sites.
5. Overall, these representations cover the following areas:
  - Strategic Policy SP1: Vision and Objectives
  - Strategic Policy SP2: Spatial Strategy and Development Principles
  - Strategic Policy CN1: Mitigating and Adapting to Climate Change
  - Policy CN3: Energy Efficiency Standards to Reduce Carbon Emissions
  - Strategic Policy D1: High Quality, Well Designed and Inclusive Places
  - Strategic Policy D3: Design Principles for the South Hampshire Urbans Areas
  - Strategic Policy T1: Sustainable and Active Transport and Travel
  - Policy NE5: Biodiversity

- Strategic Policy H5: Meeting Housing Needs
- Policy SH2: North Whiteley
- Integrated Impact Assessment (Sustainability Appraisal)

### National Planning Policy Framework

6. The current version of the National Planning Policy Framework (herein “the Framework”) was published in December 2023. It should be noted that an updated version of the Framework was consulted on by the government between 30<sup>th</sup> July 2024 and 24<sup>th</sup> September 2024, with significant changes proposed to support the government’s ambitions to deliver 1.5 million homes over the next five years. Amendments are proposed to reverse the changes made to the Framework in December 2023, including making the standard method for housing needs a mandatory requirement<sup>1</sup>.
7. The government also consulted on a new standard method for assessing housing need based on housing stock which would result in significant uplifts in housing needs for some areas, including in Winchester.
8. Whilst the new Framework and updated standard method may not be relevant for the purpose of examining the Council’s Local Plan if the Council submits the Plan before the new Framework comes into effect (plus one month)<sup>2</sup>, they are a material consideration.

### Strategic Policy SP2: Spatial Strategy and Development Principles

#### Do you consider the supporting text and policy are:

- Legally compliant – Yes
- Sound – Yes
- Complies with duty to co-operate – Yes

#### Comments

9. Paragraph 20 of the Framework requires strategic policies to establish the overall strategy for the provision of housing, infrastructure and community facilities alongside the conservation of the built and natural environment. In this respect, Crest Nicholson notes there is a proven record of strategic allocations, particularly the MDA, in the district successfully delivering infrastructure, affordable housing and comprehensive development over a sustained period and therefore supports the approach set out in the Spatial Strategy and Development Principles under Strategic Policy SP2, which establishes the principle of focusing development at large scale strategic MDAs. Crest Nicholson believes that this is the most sustainable and appropriate response to addressing the climate emergency declared by the Council and represents a long-term policy response to planning for strategic growth.
10. The Plan’s strategy of focusing future growth in the most sustainable locations aligns with paragraph 109 of the Framework. Crest Nicholson’s commitment to sustainable construction is detailed within our representations to Policy CN3. However, irrespective of this, Crest Nicholson considers that the most effective means of responding positively to the climate emergency and pursuing a policy that contributes effectively to reducing carbon emissions

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<sup>1</sup> Proposed Paragraph 62

<sup>2</sup> Proposed Paragraph 226

is to ensure that new development is allocated in locations where there is the greatest potential to encourage sustainable lifestyles and reduce travel demand, which is a key contributor to greenhouse gas emissions and climate change. The North Whiteley MDA is an established sustainable location for growth with a wide range of services and facilities (including schools, convenience stores and playing fields) within walking distance of the dwellings that are being delivered in this location.

11. Accordingly, Crest Nicholson supports the proposed focusing of additional growth at the North Whiteley MDA under Strategic Policy SP2 as a valuable contributor towards addressing the Council's declared climate emergency.

**What modification(s) are necessary to make the policy legally compliant or sound?**

12. No changes.

**What is your suggested wording or text for the policy:**

13. No changes.

**If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?**

14. Yes, I want to take part in a hearing session if I am invited to by the Inspector to participate.