

Winchester District Proposed Submission Local Plan (Regulation 19) Consultation

Policy SH2 – 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 City 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 30th July 2024 and 24th 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 requirement¹.
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)², they are a material consideration.

Policy SH2: North Whiteley

Do you consider the supporting text and policy are:

- Legally compliant – Yes
- Sound – No (supporting text)
- Complies with duty to co-operate – Yes

Comments

9. Crest Nicholson supports the proposed allocation of the Policy SH2 site which will form a sustainable extension to the North Whiteley Major Development Area (herein, “MDA”) (specifically, land parcels CU14, CU34 & CU45), known as Land off Bluebell Way.
10. Proposals are well advanced on the Site with pre-application discussions with the Council and public consultation with the local community taking place in 2023.
11. A planning application for circa 90 dwellings is to be submitted to the Council shortly.
12. The application will include a full suite of technical information including the following:
 - Transport Assessment
 - Framework Travel Plan

¹ Proposed Paragraph 62

² Proposed Paragraph 226

- Flood Risk Assessment and Drainage Strategy
- Landscape and Visual Impact Assessment
- Heritage Assessment
- Noise Impact Assessment
- Lighting Assessment
- Ecological Impact Assessment (including Biodiversity Net Gain Metric)
- Nutrient Neutrality Calculations
- Shadow Appropriate Assessment
- Tree Survey and Arboricultural Impact Assessment
- Employment and Skills Plan
- Statement of Community Involvement
- Energy and Sustainability Assessment

13. As demonstrated under the below headings, the Site is deliverable in accordance with Planning Practice Guidance³:

Available

14. The Site is within the control of Crest Nicholson, a major national housebuilder promoting the land for residential development alongside land it has already developed in the North Whiteley MDA. There are no landownership or legal constraints that would prevent the delivery of housing.
15. Crest Nicholson has prepared an application for the development of the Site, demonstrating that it is available to be delivered.

Suitable

16. The Site is in a suitable location to accommodate residential development. The Site is accessible through the existing North Whiteley MDA, with access to the northern parcel achieved via Coldland Road and access to the southern parcel is achieved from the roundabout on Bluebell Way. The Site will connect to the pedestrian, cycle and bus routes into Whiteley Town Centre provided by the MDA and is within walking distance of nearby services and facilities including the adjacent Cornerstone Primary School, the Southern Neighbourhood Centre as well as the comprehensive green infrastructure network comprising playing fields and allotments.
17. Swanwick Railway Station is located approximately 1.9km to the south of the Site and Botley Railway Station is located approximately 2.4km north of the Site. Collectively, these stations offer direct connections to London Waterloo, London Victoria, Southampton and Portsmouth. Bus routes also offer local connections to nearby towns alongside long distance services to Southampton and Portsmouth.
18. Access to the M27 is achieved from Junction 9 approximately 2km from the Site and provides direct travel routes between Southampton and Portsmouth. Future residents of the Site would be able to achieve their daily needs utilising sustainable modes of transport and the allocation of the Site for residential development therefore accords with Paragraph 108 of the Framework.
19. The Site is not constrained by any heritage designations and is located in Flood Zone 1 as detailed in the Environment Agency's Flood Map for Planning. The Site is neither constrained by ecological or landscape

³ Paragraphs ref. ID: 3-018-20190722 to 3-020-20190722

designations and provision will be made for a 15m buffer adjacent to the Ancient Woodland which lies along the western boundary of the southern parcel.

20. The Site is not affected by any public rights of way, nor constrained by its topography or any other physical constraints that would affect development in this location.
21. The planning application that will be submitted shortly for the development of the Site demonstrates that a residential development can be delivered in accordance with the relevant policies of the Plan as well as material considerations, notably the National Planning Policy Framework.

Achievable

22. The Site lies adjacent to the MDA which offers suitable connection to the existing infrastructure network. Crest Nicholson considers the residential development of the Site can be delivered with policy compliant levels of affordable housing – as demonstrated by the planning application that will be submitted shortly – to address the identified housing needs of the district.

Supporting Text

23. The supporting text to Policy SH2 at Paragraphs 13.16 and 13.20 includes reference to development of an extra care scheme, which was not included in the previous version of the plan. The 'Council Response to N Whitely SH2 Repts' document clarifies that the extra care scheme has already been approved as part of the North Whiteley development but not counted within the original 3,500 dwellings allocation. As currently worded, Paragraph 13.16 is misleading as it suggests that an extra care scheme is allocated for development and not yet approved. This conflicts with Paragraph 16 of the Framework which states that plans should be 'clearly written' and 'unambiguous'. As currently worded it suggests an additional extra care scheme is expected to be included in a future planning application when this is clearly not the case.
24. Furthermore, it is not clear which land within the SH2 allocation the extra care scheme relates to and this should be clearly set out.

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

25. Amendment to paragraphs 13.16 and 13.20 to provide clarity on the extra care scheme.

What is your suggested wording or text for the policy:

26. Crest Nicholson suggest Paragraph 13.16 is amended as follows with reference to where the extra care scheme has been approved:

“At North Whiteley additional capacity can be achieved through small extensions to the proposed development area, without breaching important boundaries, and development of an extra care scheme (planning permission has already been granted for the extra care scheme under planning reference XXX on land off XXX). These are expected to give an additional capacity of about 200 dwellings over and above the approximately 2,500 (at April 2023) still to be developed through the existing planning consent.”

27. Paragraph 13.20 should be amended as follows:

“In addition, the development of an extra care scheme on land off XXX approved under planning reference XXX will contribute a further approximately 40 dwelling equivalents.”

28. The allocation map should also clearly show where the extra care scheme has been approved.

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

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