

Privacy and publication

We are unable to legally accept anonymous submissions to the consultation. You must therefore provide your consent below before you are able to submit your response.

Privacy Notice

Any personal information that you supply to Winchester City Council will only be used for the purposes of the work required to prepare a Local Plan under the Planning Acts. We need to collect this information in order to maintain accurate records to ensure that you can be properly involved in the preparation of the Local Plan. This will include general updates on the progress on the Local Plan, sending updates/surveys/newsletters, inviting comments on the Local Plan as it moves through its statutory stages and being notified of the date of the Local Plan Examination and be invited by the Inspector to speak at the Local Plan Examination. Any comments that are received in connection with the Local Plan will be published but they will only display the person/organisation name and postcode beside them. Any information that is received, including contact details, will only be kept until the Local Plan is adopted.

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1. Please confirm that you have read and understood the above.

(Required)

About you

Please add your personal details below. If you are acting as an agent, please also fill in your details where requested below.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publicly available, therefore we cannot accept anonymous representations. The Council will publish names and associated representations on its website but will not publish personal information such as telephone numbers, or email addresses.

You must fill in these details before you can submit the form.

2. What is your full name or client's name if acting as an agent?

Name of respondent (or client): (Required)

3. If you are representing an organisation or acting as an agent, please provide the name below.

Organisation/Agent:

4. What is your address?

If you are responding on behalf of an organisation, please put the organisation's address below. If you are acting as an agent, please put the company address below.

House number/name: (Required)

Street address 1: (Required)

Street address 2:

Town/area: (Required)

Postcode: (Required)

5. What is your email address?

Email address:

6. What is your phone number?

(Required)

Phone number:

7. By submitting this form I acknowledge that;

a) my response, together with supporting information, which includes my name, address and contact details will be sent to the Local Plan Examination Programme Officer and the Planning Inspectorate; and

b) my name will be published, together with my response, in the Winchester City Council Local Plan Examination website.

8. Please select the box below if you would like to be kept up to date on the developments to the Local Plan via the email you have provided?

Yes, I would like to be kept up to date with Local Plan developments

No

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Pervious representation made by Winchester College – Regulation 18 consultation

Winchester College request that a change to the settlement policy boundary is made to include Blackbridge Yard, College Walk, Winchester within the settlement of boundary of Winchester Town.

Officer Comments in relation to the Regulation 18 consultation

‘Blackbridge Yard lies adjacent to the settlement boundary. It is not an area identified for development and it is not considered necessary or justified to amend the boundary at this location.’

Regulation 19 consultation comment – Winchester College

Blackbridge Yard (see Appendix 1) has been used by Winchester College for storage purposes for many years. The site includes areas of made ground and is located immediately adjacent to College Walk.

Winchester City Council do not explain why it is not ‘necessary or justified’ to extend the settlement boundary to include Blackbridge Yard. Including this brownfield site within the settlement boundary would be consistent with the National Planning Policy Framework (NPPF), which promotes the effective use of land, including supporting the development of under-utilised land while safeguarding and improving the environment.

It is therefore justified to include this modest brownfield site within the settlement boundary as it would, subject to obtaining relevant permission, be able to deliver sustainable development and improve the character and appearance of the site which is in the Conservation Area.

Please make sure that you put in all the evidence and information needed to support your representation.

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

To make the policy sound, Blackbridge Yard, a modest brownfield site, should be included within the settlement boundary as it would, subject to obtaining relevant permission, be able to deliver sustainable development and improve the character and appearance of the site which is in the Conservation Area.

What is your suggested wording or text for the policy:

To make the policy sound, Blackbridge Yard, should be included within the settlement boundary.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Strategic Policy CN1 – Managing and adapting to climate change

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous representation made by Winchester College – Regulation 18 consultation

Winchester College support the principle of the City Council's approach to adapting to climate change defined in Strategic Policy CN1. However, for clarification, the College requests that the wording of the policy distinguishes between new development and changes of use.

WCC Officer Comments in relation to the Regulation 18 consultation

Support welcomed and comments noted.

Recommended response: Amend the wording in the policy. In order to clarify this point the words change of use have been added after the words excluding household extensions).

Representation made by Winchester College – Regulation 19 consultation

Whilst it is acknowledged and supported that under the sub-heading 'Mitigating against Climate Change' development proposals which involve 'change of use' have been excluded, this has not been applied to the 'adapting to climate change' part of the policy.

Based on the Officers 'recommended response' it is assumed this is an oversight. For the avoidance of doubt, the College suggested that this policy is amended as follows (suggested additional text is underlined):

Adapting to Climate Change

In order to adapt to climate change, development proposals (excluding household extensions and changes of use) will need to demonstrate through the design process that:

For clarity, Winchester College reiterates that development proposals which involve the change of use of an existing building would not be able to demonstrate that the design process has considered how the layout incorporates and connects multi-functional nature-based solutions and areas of open space, tree planting and biodiversity net gain.

Winchester College objects to the additional criterion that has been added to CN1 at this Regulation 19 consultation stage:

'..The design process assesses and considers the use of green roofs and walls that are covered in vegetation, fenestration, insulation, external shutters, and the use of colour of external materials that can all contribute towards overheating; and..'

Policy CN1 should be amended to confirm that the above requirements do not apply to change of use. Where these buildings are listed, the issue is compounded as retrofitting solutions may have an adverse impact on the significance of the heritage asset or its setting.

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Please make sure that you put in all the evidence and information needed to support your representation.

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

See above response. To make the policy sound, Policy CN1 should be modified as per the text changes below.

What is your suggested wording or text for the policy:

The College suggested that this policy is amended as follows (suggested additional text is underlined):

Adapting to Climate Change

In order to adapt to climate change, development proposals (excluding household extensions and changes of use) will need to demonstrate through the design process that:

Winchester College objects to the additional criterion that has been added to CN1 at this Regulation 19 consultation stage:

'..The design process (excluding change of use) assesses and considers the use of green roofs and walls that are covered in vegetation, fenestration, insulation, external shutters, and the use of colour of external materials that can all contribute towards overheating; and..'

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy CN3 Energy efficiency standards to reduce carbon emissions

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>

Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation

Winchester College support the principle of the City Council's approach to reduce carbon emissions defined in Policy CN3. However, for clarity, the College requests that the wording of the policy distinguishes between proposals for new development and those for a change of use in recognition that measures to reduce carbon emissions may not be possible on existing buildings or appropriate on listed buildings.

WCC Officer Comments in relation to the Regulation 18 consultation

Support welcomed and comments noted.

Policy CN3 is not intended to apply to the change of use and this point has been made clear in the suggested changes to the wording of this policy. Recommended Response: include the words (excluding conversion and change of use) in Policy CN3 in connection with the LETI energy standards.

Representation made by Winchester College – Regulation 19 consultation

Whilst it is acknowledged and supported that under the sub-heading 'all new residential development', the words (excluding conversion and change of use) have been inserted, this wording has not been inserted into the sub-section on 'non-residential development'. It is not clear why 'excluding conversion and change of use' has not been added to this part of the policy.

Winchester College reiterate that it might not be possible for existing buildings to meet 'BREEAM Excellent'. Where these buildings are listed, the issue is compounded as retrofitting solutions may have an adverse impact on the significance of the heritage asset or its setting. For clarity, it is suggested that this policy is amended as follows (suggested additional text is underlined):

... 'Non-residential development (excluding change of use) should meet the BREEAM Excellent standard... '

Please make sure that you put in all the evidence and information needed to support your representation.

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

See above response. To make the policy sound Policy CN3 should be modified as per the text changes below.

What is your suggested wording or text for the policy:

Winchester College reiterate that it might not be possible for existing buildings to meet 'BREEAM Excellent'. Where these buildings are listed, the issue is compounded as retrofitting solutions may have an adverse impact on the significance of the heritage asset or its setting. For clarity, it is suggested that this policy is amended as follows (suggested additional text is underlined):

... 'Non-residential development (excluding change of use) should meet the BREEAM Excellent standard... '

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Strategic Policy D1 High quality, well designed and inclusive places

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

The College supports the amendment to this policy which includes:

– Amend criteria iv and vii to note “where appropriate”.

Please make sure that you put in all the evidence and information needed to support your representation.

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

n/a

What is your suggested wording or text for the policy:

n/a

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

- Yes, I want to take part in a hearing session if I am invited to by the Inspector to participate
- No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Strategic Policy D2 Design principles for Winchester Town
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Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation

Winchester College support the principle of the City Council's approach to achieving high quality design for Winchester Town defined in Strategic Policy D2. However, for clarity, the College requests that the wording of the policy is amended to take account of the fact that the criteria listed will not be appropriate for all development proposals.

For site security and safeguarding reasons development proposals within the Winchester College estate are unlikely to be able to provide more public spaces as required by (vii). The College therefore requests that the policy is amended as follows (suggested additional text is underlined):

“The retention and opportunities for enhancement of existing green open spaces, . . . public realm including more public spaces where appropriate, more natural . . . of the high street.”

WCC Officer Comments in relation to the Regulation 18 consultation

It is accepted that it may not always be appropriate to deliver new public spaces, but the policy states proposals should demonstrate how they address this policy aim. Therefore it is considered that, as worded, the policy would allow such circumstances to be taken into account.

Representation made by Winchester College – Regulation 19 consultation

Winchester College is grateful that the City Council recognises that it may not always be appropriate to deliver new public spaces. However, as worded, the policy does not make it clear that in such circumstances the requirement for new public spaces would be not apply. Including the suggested text below would mean that the policy is clear and unambiguous (suggested additional text is underlined);

“The retention and opportunities for enhancement of existing green open spaces, . . . public realm including more public spaces where appropriate, more natural . . . of the high street.”

Winchester College notes the additional policy text added under point viii:

‘The delivery transport improvements identified in the Winchester Movement Strategy, Winchester Walking Strategy and City of Winchester Local Cycling and Walking Infrastructure Plan and other relevant transport documents that have been prepared and consulted on with the involved local community’

The College considers that bullet point viii is not necessary. It is not a policy requirement, but is a statement which at best should be provided as supporting text. Further, policy on delivering sustainable travel as part of development proposals is addressed in draft Local Plan policy T1 – Sustainable and Active Transport and Travel. Chapter 6 – Sustainable Travel and Active Travel refers to the *Winchester Movement Strategy, Winchester Walking Strategy and City of Winchester Local Cycling and Walking Infrastructure Plan*. As such, Point viii under Policy D2 should be deleted to avoid duplication of policy.

Please make sure that you put in all the evidence and information needed to support your representation.

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

See above response. To make the policy sound, Policy D2 should be modified as per the text changes below.

What is your suggested wording or text for the policy:

Including the suggested text below would mean that the policy is clear and unambiguous (suggested additional text is underlined);

“The retention and opportunities for enhancement of existing green open spaces, . . . public realm including more public spaces where appropriate, more natural . . . of the high street.”

The College considers that bullet point viii is not necessary and should be deleted.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Strategic Policy D5 Masterplan

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation

Winchester College requests that further details are provided in the supporting text and Policy D5 to explain the process for Masterplans and how this will work in practice.

It is not clear whether the City Council intends to consider the requirement for a Masterplan on a site-by-site basis and if so, what criteria would be used to determine the need and justification for the preparation of a Masterplan. Clarification is requested.

Additionally, it is not clear whether a Masterplan will be required for all significant landholdings, even those where limited new built development opportunities exist, or which will largely rely on the repurposing of existing buildings. Clarification is requested.

Paragraph 5.70 suggests that the Masterplan should be prepared before, or in conjunction with, the submission of development proposals. This is reiterated in draft Policy D5 which seeks to ensure that the masterplan is developed and agreed for the site in advance and has involved stakeholders and interested parties. This will significantly lengthen the process for obtaining planning consent and therefore it is important the Council provides more detail on the process and timescales for approval of a Masterplan and the circumstances upon which it can be revised.

WCC Officer Comments in relation to the Regulation 18 consultation

The Plan states that the LPA will consider whether the requirement for a masterplan is justified and necessary on a site by site basis unless stipulated by a site allocation in the Plan.

Since the regulation 18 plan was published for consultation, the Council has approved an Approach to Concept Masterplans, setting out the minimum the Council expects to be undertaken in the production of Concept Master Plans. No change proposed.

Representation made by Winchester College – Regulation 19 consultation

The 'Concept Masterplanning' on the Winchester City Council website and the related 'Master Planning Approach to Concept Masterplans' have been reviewed. However, the status of this document is not clear. It is not identified as a Supplementary Planning Document, which is used to add further detail to the policies in the development plan. In any instance an SPD that provides details on Policy D5 could not be adopted ahead of the Local Plan.

As the Master planning Approach to Concept Masterplans is not part of the development plan or an SPD, it is not clear how this document can be used to add detail to Policy D5. Clarification is sought.

The officer's comments in relation to this policy (as set out above) identify that *'The Plan states that the LPA will consider whether the requirement for a masterplan is justified and necessary on a site by site basis unless stipulated by a site allocation in the Plan.'*

Policy NE2 – Major Commercial, Education and MOD Establishments in the Countryside - requires *'Any application for development is preceded by, and is consistent with a comprehensive and evidence based site wide masterplan....'*

Draft Policy D5 and Policy NE2 do not make it clear what criteria would be used to determine the need and justification for the preparation of a Masterplan. Clarification is requested.

Additionally, it is not clear whether a Masterplan will be required for all significant landholdings, even those where limited new built development opportunities exist, or which will largely rely on the repurposing of existing buildings. Clarification is requested.

Paragraph 5.72 of the Draft Regulation 19 Local Plan suggests that the Masterplan should be prepared before or in conjunction with the submission of development proposals. This is reiterated in draft Policy D5, which seeks to ensure that the masterplan is developed and agreed for the site in advance and input from the local planning authority and following community engagement. This will significantly lengthen the process for obtaining planning consent, and therefore it is important that the Council provides more details on the process and timescales for approval of a Masterplan and the circumstances upon which it can be revised.

Currently, as drafted, Policy D5 and point ii of Policy NE2 are not positively prepared, justified or effective as it is not clear in what circumstances the masterplan will be required and how this will be decided by the Council on site by site basis.

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

Please see the above response as to why it is considered that the policy is unsound.

What is your suggested wording or text for the policy:

Please see the above response as to why it is considered that the policy is unsound.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy D6 Brownfield development and making best use of land

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation

Winchester College support the principle of the City Council's approach to making the best use of brownfield land in Policy D6. However, for clarification, the College requests that the wording of the policy is amended to take account of the fact that higher densities may not be appropriate for all development proposals, for instance where heritage assets may be affected.

The College therefore requests that the policy is amended as follows (suggested additional text is underlined):

“In order to ensure that development land within existing settlements is used most effectively, . . . and expect higher densities, where appropriate on sites which have good access . . . well designed places.”

WCC Officer Comments in relation to the Regulation 18 consultation

Agree amendment.

Proposed change. Amend first sentence of policy D6 as follows -

*“and expect higher densities **where appropriate** on sites”.*

Representation made by Winchester College – Regulation 19 consultation

Winchester College supports the amendments to Policy D6.

Please make sure that you put in all the evidence and information needed to support your representation.

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

n/a

What is your suggested wording or text for the policy:

n/a

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy T3 Promoting sustainable travel modes of transport and the design and layout of parking for new developments

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation

Winchester College support the principle of the City Council's approach to promote sustainable travel modes in Policy T3. However, for clarification, the College requests that the wording of the policy is amended to take account of the fact that priority parking for active and e-mobility travel (which is not defined) and car clubs may not be appropriate for all development proposals, as this will depend on the scale of the development or constraints on the site, for instance where heritage assets may be affected.

The College therefore requests that the policy is amended as follows (suggested additional text is underlined):

- (i) “Where appropriate provides priority parking . . . and car clubs.”

WCC Officer Comments in relation to the Regulation 18 consultation

Comments noted and support welcomed

We understand that not all aspects of the Local Plan policies will apply to all areas, especially rural areas. However, we do want to make sure active travel promoted and prioritised where possible.

Recommended response: no change

Comments noted

The policy sets out a hierarchy but they will not all be appropriate in all cases.

Recommended response: no change

Representation made by Winchester College – Regulation 19 consultation

It is acknowledged that Policy T3 has been updated to recognise that the list of criteria is only applicable to new development - ‘*New development will only be permitted where...*’ which would therefore not include change of use.

The Council’s response acknowledges that active travel should be promoted and prioritised but this has not been reflected in Policy T3. The policy as currently drafted is therefore not effective and should be reworded to promote active travel.

Please make sure that you put in all the evidence and information needed to support your representation.

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

The Council’s response acknowledges that active travel should be promoted and prioritised but this has not been reflected in Policy T3. The policy as currently drafted is therefore not effective and should be reworded to promote active travel.

What is your suggested wording or text for the policy:

At the start of the Policy T3 it should be made clear that active travel should be promoted and prioritised.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy NE2 Major commercial, educational and MOD establishments in the countryside

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound – see comments below	<input type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

It is noted that no changes to this policy have been made and Winchester College continues to support Policy NE2 and the acknowledgement given to the importance of educational establishments in the countryside to the district's economic prosperity (the College campus includes land both within the settlement boundary and in the countryside).

In respect to criteria (ii) and the requirement for site wide masterplans, please refer to the objection made on Strategic Policy D5.

Please make sure that you put in all the evidence and information needed to support your representation.

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

In respect to criteria (ii) and the requirement for site wide masterplans, please refer to the objection made on Strategic Policy D5.

What is your suggested wording or text for the policy:

In respect to criteria (ii) and the requirement for site wide masterplans, please refer to the objection made on Strategic Policy D5.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy NE3 Open space, Sport and recreation

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation

Winchester College objects to the last sentence of the first paragraph of Policy NE3 which requires improved public access for all to existing facilities and educational provision.

For site security and safeguarding reasons development proposals within the Winchester College estate are unlikely to be able to provide improved public access as required by the policy. The College therefore requests that the policy is amended as follows (suggested additional text is underlined):

“The local planning authority will seek improvements in the open space network . . . This will be achieved by new and improved provision, or improving public access_for all to existing facilities and educational provision where appropriate.”

WCC Officer Comments in relation to the Regulation 18 consultation

Comments Noted. It is recognised that not all amenity space is practicable. ‘As appropriate’ has been added to the Policy.

Recommended Response: Add ‘As Appropriate’ to the Policy.

Representation made by Winchester College – Regulation 19 consultation

Winchester College supports the update made to Policy NE3.

Please make sure that you put in all the evidence and information needed to support your representation.

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

n/a

What is your suggested wording or text for the policy:

n/a

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy NE4 Green and blue infrastructure

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation

The policy requires a measurable net gain of green infrastructure in accordance with the categories and standards specified in Policy NE3 (which refers to Tables 1 and 2). These standards relate to increases in population and are more relevant to residential development than residential institutions such as the College. There is no justification for the provision of a net gain of green infrastructure to meet the needs of students at the College, specifically where proposals for development do not increase the student population*.

The draft policy seeks to secure a financial contribution to the provision and management of Green Infrastructure (GI) sites where on-site provision is not possible. Further information is needed on what additional GI this would fund and how it would be linked to the proposed development.

Given the significant costs associated with the mitigation of phosphates and nitrates, the Council should enable the mitigation secured to demonstrate nutrient neutrality to be offset against any requirement for a net gain in GI. The impact on development viability of residential developments is acknowledged by the Council in the reduced requirement for affordable housing, but no such reduction in financial contributions is available for other developments involving a net increase in overnight accommodation.

The requirement for landscaping schemes to incorporate predominantly native planting species (criteria iii) should be considered in the context of climate change. It is suggested that the wording is amended to require native species unless there are appropriate and justified reasons to select non-native species (i.e. the wording used in criteria iii of Policy NE9).

WCC Officer Comments in relation to the Regulation 18 consultation

(Officer comment below relates to the * paragraph above)

Comments Noted. A contribution towards Green Infrastructure would only be required if there was an extension to the college.

Recommended Response: No Change

Other officer comments:

Comments Noted. It would only be where there is a proposed extension to the college where a contribution towards Green Infrastructure would be required, if a vacant Greenfield site were to be developed for example.

Recommended Response: No Change

Further information will be found in the IDP in regard to funding and linkages to the development.

Recommended Response: No Change

Representation made by Winchester College – Regulation 19 consultation

Whilst Winchester College appreciate that clarification from the Council – ‘*A contribution towards Green Infrastructure would only be required if there was an extension to the college*’ - it is important that the Council recognise that any future extension to the college may not necessarily result in an increase in student population. The College reiterates that the standards in Policy NE3 (which refers to Tables 1 and 2) relate to increases in population and are more relevant to residential development than residential institutions such as the College. There is no justification for the provision of a net gain of green infrastructure to meet the needs of students at the College, specifically where proposals for development do not increase the student population.

The draft policy seeks to secure a financial contribution to the provision and management of Green Infrastructure (GI) sites where on-site provision is not possible. It is noted that the Council response on funding refers to further information being found in the IDP. The IDP (August 2024) has been reviewed, and whilst Section 7 outlines the assessment of needs for open spaces and parks (pages 31 and 32), there is not a section on Green Infrastructure which is defined in paragraph 7.30 of the Draft Local Plan ‘*The GI network includes five key elements:- spaces, links and features such as parks and gardens (on private or public land), and green links between spaces such as hedgerows and rights of way, green roofs/ walls and ‘blue corridors’ such as rivers and ponds.*’ Therefore, it is still not clear what additional GI Policy NE4 is seeking to fund.

The following officer response are also noted in relation to College’s Regulation 18 representation on Policy NE4:

‘In regards to the suggested wording for Criterion v, it is considered that this wording is too specific, as some developments will not have a phasing plan. By stating ‘feasible stage’ this is incorporates phases.

In regards to criterion vii, it is considered that the policy is worded in a way that only development alongside or the access routes will be required to protect disused railway lines.’ (page 18, allocated reference BHLF-KSAR-N8ZV-7)

There appears to be some confusion here as the Council's response does not relate to the comments the College made in relation to Policy NE4. Winchester College continue to make the following representations that do not appear to have been responded to at the Regulation 18 stage.

Given the significant costs associated with the mitigation of phosphates and nitrates, the Council should enable the mitigation secured to demonstrate nutrient neutrality to be offset against any requirement for a net gain in GI. The impact on development viability of residential developments is acknowledged by the Council in the reduced requirement for affordable housing, but no such reduction in financial contributions is available for other developments involving a net increase in overnight accommodation.

The requirement for landscaping schemes to incorporate predominantly native planning species (criteria ii) should be considered in the context of climate change. It is suggested that the wording is amended to require native species unless there are appropriate and justified reasons to select non-native species (i.e. the wording used in criteria iii of Policy NE9).

Please make sure that you put in all the evidence and information needed to support your representation.

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

See above response.

Given the significant costs associated with the mitigation of phosphates and nitrates, the Council should enable the mitigation secured to demonstrate nutrient neutrality to be offset against any requirement for a net gain in GI. The impact on development viability of residential developments is acknowledged by the Council in the reduced requirement for affordable housing, but no such reduction in financial contributions is available for other developments involving a net increase in overnight accommodation.

The requirement for landscaping schemes to incorporate predominantly native planning species (criteria ii) should be considered in the context of climate change. It is suggested that the wording is amended to require native species unless there are appropriate and justified reasons to select non-native species (i.e. the wording used in criteria iii of Policy NE9).

What is your suggested wording or text for the policy:

See above response. To make the policy sound the wording in Policy NE4 (criteria ii) should be amended to use the wording in criteria iii of Policy NE9.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy NE5 Biodiversity

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Policy NE5 has been amended to include the requirement for '*Developments within 500 metres of the SPA/Ramsar FLL should produce a Construction Environmental Management Plan (CEMP)*' (point iv).

The supporting text to Policy NE5 refers to the HRA which provides information on functionally linked land in relation to the European sites – the potential for FLL within the Plan area has been considered for all Habitat Sites with mobile qualifying species.

The policy, as currently drafted, is ambiguous and requires reference to the HRA to understand this policy and identify when a CEMP may or may not be required. It is, therefore not sound for point iv. to be included in Policy NE5.

Please make sure that you put in all the evidence and information needed to support your representation.

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

The policy, as currently drafted, is ambiguous and requires reference to the HRA to understand this policy and identify when a CEMP may or may not be required. It is, therefore not sound for point iv. to be included in Policy NE5.

What is your suggested wording or text for the policy:

Delete point iv from Policy NE5 Biodiversity.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

- Yes, I want to take part in a hearing session if I am invited to by the Inspector to participate
- No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy NE8 – South Downs National Park

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Winchester College did not make representations at the Regulation 18 consultation stage and is now making comments directly related to changes to the wording of this Policy at the Regulation 19 stage.

Policy NE8 has been amended to require development 'in close proximity' to the South Downs National Park to be expected to take account of the National Park assessments of landscape and tranquillity and demonstrate how a proposal conserves and enhances the special qualities of the Park.

Winchester College objects to the amendment to Policy NE8, which changes the text from 'adjoining' to 'in close proximity' to the South Downs National Park. The policy and supporting text do not define what is meant by 'in close proximity' therefore, the policy is ambiguous, and it is not clear how this policy should be applied.

In addition, the wording 'in close proximity' is not consistent with the National Planning Policy Framework (NPPF) which refers to development in the 'setting' of National Parks '*should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas*' (NPPF 2023, paragraph 182).

The additional paragraph included at the end of Policy NE8 should also be deleted as policy to protect National Parks is already set out in the NPPF.

The College, therefore, requests that the policy is amended as follows (suggested additional text is underlined and suggested deleted text is shown as strikethrough):

Amendments to policy Development in the setting ~~in close proximity~~ of the South Downs National Park will only be permitted where it would be in accordance with the statutory purposes and duty for National Parks as specified in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act 1995 and where they conserve and enhance the intrinsic quality of dark night skies and the setting of the National Park.

~~Development proposals in close proximity to of the South Downs National Park are expected to take account of the National Park assessments of landscape and tranquillity and demonstrate how a proposal conserves and enhances the special qualities of the Park.~~

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Please make sure that you put in all the evidence and information needed to support your representation.

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

See above response. To make the policy sound Policy NE8 should be modified as per the text changes below.

What is your suggested wording or text for the policy:

The College requests that the policy is amended as follows (suggested additional text is underlined and suggested deleted text is shown as strikethrough):

Amendments to policy Development in the setting in close proximity of the South Downs National Park will only be permitted where it would be in accordance with the statutory purposes and duty for National Parks as specified in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act 1995 and where they conserve and enhance the intrinsic quality of dark night skies and the setting of the National Park.

~~Development proposals in close proximity to of the South Downs National Park are expected to take account of the National Park assessments of landscape and tranquillity and demonstrate how a proposal conserves and enhances the special qualities of the Park.~~

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy NE9 – Landscape Character

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Winchester College did not make representations at the Regulation 18 consultation stage and is now making comments directly related to changes to the wording of this Policy at the Regulation 19 stage.

Winchester College objects to the amendment to Policy NE9, which includes the requirement for '*A Landscape Visual Appraisal (LVA) or a Landscape Visual Impact Assessment (LVIA) proportional to the proposed development must be provided in order to assess potential harm to the character of the area*'.

The policy does not identify which scale and type of development this is applicable to – clarification is sought. It is not proportionate to require all minor development proposals to provide a *Landscape Visual Appraisal (LVA) or a Landscape Visual Impact Assessment (LVIA)*. It would not be appropriate to require proposals for the change of use of an existing building to provide a LVA or LVIA. For clarification, the College requests that the wording of the policy distinguishes between new development and changes of use.

The College, therefore, requests that the policy is amended as follows (suggested additional text is underlined):

A Landscape Visual Appraisal (LVA) or a Landscape Visual Impact Assessment (LVIA) proportional to the proposed development (other than for change of use) must be provided in order to assess potential harm to the character of the area.'

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

See above response. To make the policy sound Policy NE9 should be modified as per the text changes below.

What is your suggested wording or text for the policy:

The College requests that the policy is amended as follows (suggested additional text is underlined):

'A Landscape Visual Appraisal (LVA) or a Landscape Visual Impact Assessment (LVIA) proportional to the proposed development (other than for change of use) must be provided in order to assess potential harm to the character of the area.'

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy NE10 Protecting Open Areas

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation

Winchester College supports the principle of the protection of open areas however requests that only those sites with amenity, biodiversity, heritage or recreational value are protected.

Kingsgate Park (Site 28 in the City Council's Open Space Assessment) is protected as it has an amenity and recreational value. The site has limited visibility from the public realm and therefore it does not have a significant public amenity value and any recreational value is a private benefit as it is not accessible to the public. This contrasts markedly with the College playing fields (Site 29) which have both an amenity and recreational value. It is therefore requested that the open area designation is removed from Kingsgate Park.

WCC Officer Comments in relation to the Regulation 18 consultation

Comments Noted.

The Kingsgate Park site of the College does still add open space value to the city and forms part of the open space assessment whether or not there is public access. We would therefore not want open space designation removed from this site.

There are many private school and college playing fields and sports grounds in Winchester. Even though they are not generally accessible to the wider community they have always been considered worthy of protection in the local plan. They are also mapped in the Open Space Assessment (but not counted as contributing to the quantum of fully accessible recreational areas) and where they are visible from the public realm they are classed as having an amenity value in addition to their recreational value and included in the Open Space Assessment as contributing to the character and appearance of the town. Kingsgate Park is visible from Romans Road and although this is limited to a short stretch of Romans Road it is nevertheless contributing to the amenity of the area and it is therefore included in the OSA for both its recreational value and its amenity value.

Recommended Response: no change

Representation made by Winchester College – Regulation 19 consultation

Winchester College continues to object to this policy. The NPPF (2023) provides the following definition for open space:

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity (NPPF 2023, page 73).
from the Local Plan.

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Recognising the definition provided in the glossary of the NPPF, Kingsgate Park (Site 28 in the City Council's Open Space Assessment) is not an open space of public value. As set out in the Regulation 18 representations, it does not offer sport and recreation to the public, and the site has limited visibility from the public realm therefore, it does not have a significant public amenity value, and any recreational value is a private benefit as it is not accessible to the public.

Winchester College supports the principle of the protection of open areas; however, it requests that only those sites with amenity, biodiversity, heritage or recreational value be protected. In order to be consistent with the NPPF, Site 28 should be removed from the Local Plan.

Please make sure that you put in all the evidence and information needed to support your representation.

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

The open area designation for Kingsgate Park should be removed.

What is your suggested wording or text for the policy:

The open area designation for Kingsgate Park should be removed.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy NE16 Nutrient Neutrality Water quality effects on the SPA, SAC and Ramsar sites of the Solent and River Itchen

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation

Winchester College requests that this policy should acknowledge that the Habitats Regulations will cease to have effect at the end of 2023 and decisions on nutrient neutrality will be made based on the legislation and latest guidance in force at that time.

WCC Officer Comments in relation to the Regulation 18 consultation

Comments Noted. It is unclear whether this element will now be retained as part of the retained EU Law. Therefore, any changes will be monitored and incorporated into the policy if and when these changes take place. Recommended Response: No Change

Representation made by Winchester College – Regulation 19 consultation

The WCC Officer response acknowledges that the situation is unclear and there is a requirement to monitor and incorporate any changes into policy. It would take a period of time for the local plan policy to be updated to reflect any change in EU Law.

For Policy NE16 to be sound, Winchester College suggest that text is added to acknowledge that decisions on nutrient neutrality will be made based on the legislation and latest guidance in force at that time.

Please make sure that you put in all the evidence and information needed to support your representation.

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

For Policy NE16 to be sound, Winchester College suggest that text is added to acknowledge that decisions on nutrient neutrality will be made based on the legislation and latest guidance in force at that time.

What is your suggested wording or text for the policy:

For Policy NE16 to be sound, Winchester College suggest that text is added to acknowledge that decisions on nutrient neutrality will be made based on the legislation and latest guidance in force at that time.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy HE5 Protecting the significance of heritage assets (designated and non-designated heritage assets) and mitigating unavoidable harm)

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation

Winchester College objects to policy HE5 which as worded applies equally to all heritage assets and does not distinguish between designated and non-designated heritage assets. This is not in accordance with NPPF (2021) and National Planning Practice Guidance which makes clear the difference between designated and non-designated heritage assets and that in weighing applications that directly or indirectly affect non-designated heritage assets, *a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset* (NPPF paragraph 203).

WCC Officer Comments in relation to the Regulation 18 consultation

Comments noted and welcomed

Officer response: Policy HE5 reflects the Council's present and planned approach to manage the loss of heritage assets and any consequent mitigation which may be necessary. It sets out our aspiration to limit the loss of any heritage assets wherever possible. It does not preclude our obligations under the NPPF, but adds a specific local issue, to ensure that new development does take place as planned where it involves the loss of a heritage asset, to ensure that such loss is justified. The principal application of this policy will be to archaeological issues (where in the NPPF, presently non-designated archaeological remains can be of equivalent importance to designated archaeological remains (i.e. scheduled monuments), but HE5 will occasionally apply to historic buildings.

Representation made by Winchester College – Regulation 19 consultation

Winchester College notes the Officer's comments, however, there appears to be an inconsistency between the intention for this policy and the policy text as drafted. The officer comments that *'the principal application of this policy will be to archaeological issues (where in the NPPF, presently non-designated archaeological remains can be of equivalent importance to designated archaeological remains (i.e. scheduled monuments), but HE5 will occasionally apply to historic buildings.'*

If policy HE5 is only intended to apply to archaeology, then the title and policy text should be amended accordingly. The policy cannot 'occasionally apply to historic buildings' as there are no criteria or an explanation in the policy to explain when it would be applicable to such assets. The policy as drafted is unclear and ambiguous and is therefore not sound.

Winchester College refers the Council to its original objection to policy HE5, which, as worded, applies equally to all heritage assets and does not distinguish between designated and non-designated heritage assets. This is not in accordance with NPPF (2023) and National Planning Practice Guidance, which makes clear the difference between designated and non-designated heritage assets and that in weighing applications that directly or indirectly affect non-designated heritage assets, *a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset* (NPPF paragraph 209).

Please make sure that you put in all the evidence and information needed to support your representation.

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

If policy HE5 is only intended to apply to archaeology, then the title and policy text should be amended accordingly. The policy cannot 'occasionally apply to historic buildings' as there are no criteria or an explanation in the policy to explain when it would be applicable to such assets. The policy as drafted is unclear and ambiguous and is therefore not sound.

What is your suggested wording or text for the policy:

If policy HE5 is only intended to apply to archaeology, then the title and policy text should be amended accordingly. The policy cannot 'occasionally apply to historic buildings' as there are no criteria or an explanation in the policy to explain when it would be applicable to such assets. The policy as drafted is unclear and ambiguous and is therefore not sound.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

HE6 Scheduled monuments and nationally important non-designated assets

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>
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Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation

Winchester College objects to policy HE6 which as worded applies equally to all heritage assets and does not distinguish between designated and non-designated heritage assets.

The criteria for determining which non-designated heritage assets are considered to be of national importance are missing, as are details of who will make this judgement.

Furthermore, as the City Council is proposing a separate policy - Policy HE7 which covers non-designated archaeological assets, reference to these assets can be deleted from Policy HE6.

WCC Officer Comments in relation to the Regulation 18 consultation

Comments noted and welcomed

Policy HE6 reflects the Council's present and planned approach to manage the affects to scheduled monuments and nationally important non-designated assets. It sets out our aspiration to limit the effect on any scheduled monuments and nationally important non-designated assets. It does not preclude our obligations under the NPPF, but adds a specific local issue, to ensure that new development which may affect a scheduled monument and should be supported by appropriate and proportionate evidence. HE7 refers to specifically to non-designated archaeological assets and therefore non designated assets are included within policy HE6.

Recommended response: no change

Representation made by Winchester College – Regulation 19 consultation

Winchester College seeks clarification on the Officer's response to the objection made at the Regulation 18 stage as it is not considered that these have been addressed – particularly the criteria for determining which non-designated heritage assets are considered to be of national importance are missing, as are details of who will make this judgement. No information has been provided on this, therefore, the policy is ambiguous about how it should be applied.

Further, it is not clear what is intended by the response '*HE7 refers to specifically to non-designated archaeological assets and therefore non designated assets are included within policy HE6.*' Winchester College maintains its original objection that is - as the City Council is proposing a separate policy - Policy HE7 which covers non-designated archaeological assets, reference to these assets can be deleted from Policy HE6.

Please make sure that you put in all the evidence and information needed to support your representation.

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

Winchester College seeks clarification on the Officer's response to the objection made at the Regulation 18 stage as it is not considered that these have been addressed – particularly the criteria for determining which non-designated heritage assets are considered to be of national importance are missing, as are details of who will make this judgement. No information has been provided on this, therefore, the policy is ambiguous about how it should be applied.

Further, it is not clear what is intended by the response '*HE7 refers to specifically to non-designated archaeological assets and therefore non designated assets are included within policy HE6.*' Winchester College maintains its original objection that is - as the City Council is proposing a separate policy - Policy HE7 which covers non-designated archaeological assets, reference to these assets can be deleted from Policy HE6.

What is your suggested wording or text for the policy:

As the City Council is proposing a separate policy - Policy HE7 which covers non-designated archaeological assets, reference to these assets can be deleted from Policy HE6.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy HE10 Development in Conservation Areas

Do you consider the supporting text and policy are:

(Required)

	Yes	No
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Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation

Winchester College objects to policy HE10 (viii) as it may not be possible to incorporate energy efficiency or energy generation measures into the design of the proposals without causing harm to the character and appearance of the area, or the significance of a listed building.

WCC Officer Comments in relation to the Regulation 18 consultation

Comments noted:

To reiterate the policy refers to new buildings within conservation areas. Local Plan policy states: ‘Incorporate any energy efficiency or energy generation measures into the design of the proposals in a manner that has an acceptable impact on the character or appearance of the area in accordance with Policy

Recommended response: no change

Representation made by Winchester College – Regulation 19 consultation

Winchester College seek clarification from the Council in relation to the officer comment’s which state ‘*To reiterate the policy refers to new buildings within conservation areas.*’

However, Policy HE10 appears to be split into two parts with points i-iv referring to new buildings and points v-viii referring to ‘extensions and alterations’.

Confirmation is required as to whether point viii applies to the development of extensions and alterations to buildings in the conservation area.

For the avoidance of doubt, Winchester College maintains its original objection that it may not be possible to incorporate energy efficiency or energy generation measures into the design of the proposals without causing harm to the character and appearance of the area or the significance of a listed building.

Please make sure that you put in all the evidence and information needed to support your representation.

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

Confirmation is required as to whether point viii applies to the development of extensions and alterations to buildings in the conservation area. For the avoidance of doubt, Winchester College maintains its original objection that it may not be possible to incorporate energy efficiency or energy generation measures into the design of the proposals without causing harm to the character and appearance of the area or the significance of a listed building.

What is your suggested wording or text for the policy:

Please see above comments for the clarifications that have been sought on Policy HE10.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

Policy H9 Purpose Built Student Accommodation

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

Previous Representation made by Winchester College – Regulation 18 consultation
Winchester College supports the principle of Policy H9. However, the College requests that the wording of the policy in (v) is amended to enable development on sites protected for open space if it can be demonstrated that no alternative sites are available and any loss of open space is mitigated by qualitative improvements to existing open space (suggested additional text is underlined):

“(v) The proposal is not on a site allocated for other uses, or where there are policies in place to protect the existing uses such as open space, employment or facilities and services, unless it can be demonstrated that no alternative sites are available and the existing use is not required or its loss can be mitigated.”

WCC Officer Comments in relation to the Regulation 18 consultation

Comments noted:

Comments noted. The suggested change to criterion v is not considered appropriate and could weaken the Plan’s protection for open space, employment land, etc. It is possible for the local planning authority to approve an application that departs from policy where other material considerations justify this. An applicant could seek to demonstrate, as part of a planning application, a need for student provision, a lack of alternative sites and mitigation for the loss of open space, etc, but such exceptional circumstances should not be incorporated into the policy. Recommended response: No change

Representation made by Winchester College – Regulation 19 consultation

As this is the only policy in the plan that is connected to the provision of student accommodation, it is important that the policy is sufficiently flexible to meet the Colleges needs and to ensure that the College retains its position as a prestigious public school for its pupils and parents. The city also benefits from the multiplier effect of the College’s turnover, including expenditure for the College’s staff, pupils and visiting parents.

As a leading independent school, the College operates in a highly competitive educational environment. If it is unable to adapt to meet the changing needs of pupils and the requirements of prospective parents, it risks falling behind its competitors and its ability to attract students will be weakened. In order to maintain its position and standards, with all the benefits it brings to the city and the local area, the College needs to ensure the parent and pupil experience meets expectations today and in the future. Therefore, it is essential that the policy provides flexibility to provide student accommodation in the right location, subject to demonstrating need and compliance with other policies in the plan.

For the avoidance of doubt, the College continues to make its original representation, requesting that the wording of the policy in (v) is amended to enable development on sites protected for open space if it can be demonstrated that no alternative sites are available and any loss of open space is mitigated by qualitative improvements to existing open space (suggested additional text is underlined):

“(v) The proposal is not on a site allocated for other uses, or where there are policies in place to protect the existing uses such as open space, employment or facilities and services, unless it can be demonstrated that no alternative sites are available and the existing use is not required or its loss can be mitigated.”

Please make sure that you put in all the evidence and information needed to support your representation.

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

The College continues to make its original representation, requesting that the wording of the policy in (v) is amended to enable development on sites protected for open space if it can be demonstrated that no alternative sites are available and any loss of open space is mitigated by qualitative improvements to existing open space.

What is your suggested wording or text for the policy:

suggested additional text is underlined:

“(v) The proposal is not on a site allocated for other uses, or where there are policies in place to protect the existing uses such as open space, employment or facilities and services, unless it can be demonstrated that no alternative sites are available and the existing use is not required or its loss can be mitigated.”

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

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

No, I don't want to take part in a hearing session