

Winchester District Proposed Submission Local Plan (Regulation 19) Consultation

Policy D1 – 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.

Strategic Policy D1: High Quality, Well Designed and Inclusive Places

Do you consider the supporting text and policy are:

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

Comments

9. Crest Nicholson fully supports the Council’s objective of achieving high quality, well designed and inclusive places through Strategic Policy D1. Crest Nicholson is committed to enhancing the communities of Winchester (notably, North Whiteley) through making good design fundamental to all its proposals in the authority. The Design and Access Statement which will support the planning application includes design principles for the site and demonstrates how it connects and extends into the surrounding context in keeping with Active Travel Principles.
10. Crest Nicholson has developed a proposal of high-quality design that responds to the established local context of the area and is informed by the design principles of Strategic Policies D1 and D3, the 10 characteristics of good design set out in the National Design Guide and the objectives of paragraphs 131 and 132 of the Framework.
11. Amongst other things Policy D1 states:

¹ Proposed Paragraph 62

² Proposed Paragraph 226

“All development should use high quality materials that are attractive and durable and appropriate to the context and the proposed design.”

12. The word ‘attractive’ is open to interpretation and therefore does not comply with Paragraph 16 of the Framework which requires policies to be ‘clearly written’ and ‘unambiguous’.

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

13. Deletion of the word ‘attractive’ to comply with Paragraph 16 of the Framework. See suggested amendment to wording below.

What is your suggested wording or text for the policy:

14. We suggest Policy D1 is amended as follows:

*“All development should use ~~high quality~~ materials that are ~~attractive~~ **high quality** and durable and appropriate to the context and the proposed design.”*

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

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