

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.

As part of our statutory functions, we will share data with the Planning Inspectorate who will hold the Public Examination on behalf of the Ministry of Housing, Communities and Local Government. You have the right to see what information is held about you, to have inaccurate information corrected, to have information removed from our system unless we are required by law or a statutory purpose to keep it and the right to complain to our Data Protection Officer if you feel that your data has not been handled in accordance with the law.

Further information about how Winchester City Council uses personal information can be found on our website at www.winchester.gov.uk/strategies-and-policies/privacy-policy.

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)

Policy H4: Development within Settlements Part B.

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 H4 Part B. in the proposed submission Local Plan (Regulation 19) confirms that development in villages with no defined settlement boundary - such as Durley - will be limited to infilling of small sites within a continuous developed road frontage, where this would be compatible with the layout, built form and character of the village and would not involve the loss of important gaps between developed areas.

The December 2023 National Planning Policy Framework ('the Framework'), at paragraph 83, confirms that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Furthermore, the Framework sets out the Government's objective of 'significantly boosting the supply of homes' (paragraph 60).

Policy H4 Part B. as currently worded is likely to provide only very limited opportunities for development in these villages, severely restricting any housing growth.

For example, by restricting growth to 'infilling on small sites within a continuously developed frontage', it does not consider the dispersed character of many settlements in the rural area. The Council assess our client's land (Ref: DU01) in the SHELAA (2023) as 'deliverable/developable' for a small-scale residential development and acknowledges that it is surrounded by existing residential and industrial development – albeit, this site would not come forward via Policy H4 as it would not meet the rigid policy requirements.

Indeed, it is considered that almost all the sites promoted at Durley in the SHELAA would not meet the requirements of Policy H4. The lack of housing growth will not help to preserve and enhance services/facilities and will ensure that places such as Durley fall into a 'sustainability trap' and become dormant communities.

This approach is flawed and will have serious implications for these rural communities, contrary to the aims of national policy. It does not support the vitality of these rural communities since it fails to identify opportunities for these villages to grow and thrive.

With the above in mind, it is considered that Policy H4 Part B. should be more flexibly worded to encourage sites to come forward for new homes that are closely related to the existing settlement/built-up areas; situated within a reasonable distance to the available services and facilities (taking into account that in a rural area in accordance with paragraph 109 of the Framework); and are appropriate in scale and character/appearance of the area.

It is considered that this would ensure that the Local Plan supports these rural communities in accordance with national policy. Furthermore, additional windfall development will help the Council boost the supply of housing across the district, particularly pertinent while an early review of the Local Plan is prepared to address the expected significant increase in Local Housing Need from the Government's proposed standard method.

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

See comments above

What is your suggested wording or text for the policy:

See comments above

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