

**HAMPSHIRE COUNTY COUNCIL**

**ENVIRONMENT DEPARTMENT**

**HAMPSHIRE ACTION TEAM TRANSPORTATION MEETING –  
WINCHESTER**

**PLANNING UPDATE**

The report is to update the HAT on planning proposals in Winchester City and adjoining District areas.

**1) Background:**

- 1.1. The change of Government at national level has led to some fundamental changes affecting the planning system. In some instances changes have been initiated but not concluded, leading to some uncertainty about the long term future.
- 1.2. Many of the key changes arise from the Coalition's 'localism' agenda. Possibly the most fundamental change to date has been the revocation of the Regional Spatial Strategy (RSS), The South East Plan, which includes the deletion of the housing allocations contained in the document. District planning authorities are now free to set their own housing figures for delivery through the Local Development Frameworks (LDFs). Housing requirements are now determined locally. The revocation of the RSS has caused a number of the Districts in Hampshire to pause work on the LDFs and reassess their development proposals.
- 1.3. This paper provides an update on the LDF for Winchester and on the key points for the adjoining Districts.

**2) LDF update - Winchester City Council:**

- 2.1. The City Council's Cabinet considered a paper at a meeting on 22 July. It resolved to continue the previous development strategy for that part of the District within the Partnership for Urban South Hampshire (PUSH) area, including the strategic allocations at Whiteley and West of Waterlooville, but to undertake research and consultation to reassess housing need for the rest of the District, including Winchester town, before making decisions affecting future planning.
- 2.2. The City Council has also indicated that it would resist an application for development at Barton Farm pending the completion of the assessment of need. An application is likely to be considered at an appeal, although no date is currently set. The Council's full position on Barton Farm is set out at <http://www.winchester.gov.uk/Category.asp?cat=10780>. Similarly the future of the strategic site at Bushfield Camp is uncertain, until need is reassessed.

### 3) LDF update - Adjoining Districts:

#### **Eastleigh Borough Council**

- 3.1. The Borough Council has decided that it will not go ahead with the proposal to develop 6,000 new homes in a Strategic Development Area (SDA) north of Hedge End. It has indicated that it will, instead, continue to work with PUSH to ensure that local housing need is met. Further details are at <http://www.eastleigh.gov.uk/the-council/news-and-press-releases/no-to-housing-scheme.aspx>.
- 3.2. Development of the LDF will be delayed, pending a review of PUSH's economic development strategy.

#### **Fareham Borough Council**

- 3.3. The proposed SDA remains the key proposal in the Fareham LDF. The scale of development has been reduced from an initial requirement for 10,000 houses to a revised figure of 7,000. This is a reflection of the limited capacity of the site. The Borough Council is pursuing the option of developing the SDA as an 'eco town' and £200,000 of Government funding was awarded to develop the proposal. However, the future of the eco town programme is uncertain.
- 3.4. It is anticipated that development proposals for the rest of the Borough will remain largely unchanged. It is currently anticipated that the LDF will be produced during 2011.

#### **Havant Borough Council**

- 3.5. The LDF for Havant was submitted in June 2010 and was the subject of a public examination in September. The plan was developed in conformity with the South East Plan and there are no proposals to change this.
- 3.6. Amongst the issues discussed at the public examination was the cross boundary nature of the West of Waterlooville development. Following the Examination, the Inspector's report is expected by the end of the year.

#### **East Hampshire Borough Council**

- 3.7. For East Hampshire the District Council has decided to reassess its housing proposals prior to finalising its LDF. This will delay the development of the Core Strategy, which it is now anticipated will be published in draft late next year.

#### **Basingstoke and Deane Borough Council**

- 3.8. The Basingstoke and Deane LDF is progressing with an expectation of adopting the plan in September 2011. The Borough Council will consider whether the housing targets in the South East

Plan are still appropriate and may proceed with a lower overall figure. None of the major site proposals have a significant impact within the Winchester district area.

### **Test Valley Borough Council**

- 3.9. A meeting of the Borough Cabinet on 1 September 2010 established an interim housing requirement for the Borough. This, in essence, confirmed the previous allocation for the northern Test Valley and a reduce allocation in the south. None of the major site proposals have a significant impact within the Winchester district area.

#### **4) Development at Whiteley:**

- 4.1. The North Whiteley forum has been established by Winchester City Council to discuss and advise on issues relating to the proposed development of 3,000 new homes. Work by the developers' consultants to develop the transport strategy for North Whiteley and develop a transport model to support a planning application in 2011 is ongoing.

#### **5) Development at Whitehill/Bordon:**

- 5.1. The Masterplan for the re-development of Whitehill/Bordon as an eco town has recently undergone public consultation, seeking local views on plans to redevelop the MoD areas of the town for the provision of 4,000 dwellings, along with a new town centre, significant employment space and community facilities. The latest Masterplan can still be viewed at:  
[http://www.whitehillbordon.com/whitehill\\_bordon\\_opportun/the-latest-version-of-the-masterplan-is-published.html](http://www.whitehillbordon.com/whitehill_bordon_opportun/the-latest-version-of-the-masterplan-is-published.html).
- 5.2. No formal decision has yet been made regarding the provision of combined services training in South Wales, and as such there has been no decision on the potential release of MoD land at Bordon that would facilitate this development. The Defence Training Review will provide clarity on this matter and will follow the Strategic Defence and Security Review, due to report in October. No decision is expected on land releases at Bordon until 2011.
- 5.3. In the meantime the County Council is working with East Hampshire District Council to develop a future Transport Strategy for the redevelopment and regeneration of the town, should the decision be made by the MoD to leave Bordon. An emerging Transport Strategy has been prepared to guide the future development of the strategy. Part of this work includes looking at the potential for direct rail connection to the future town, and gathering a sound and credible transport evidence base to properly consider the likely impact of development. The Rail Study is underway and is likely to complete by the end of the year, and the evidence base, which includes the development of a multi-modal Transport Model and the

preparation of a Transport Assessment, will be complete by early 2011.

- 5.4. Following the award of grant funding from the Government, the County Council is also engaged in delivering a number of early win transport projects. Such projects include the establishment of a transport web-site, establishment and promotion of car-sharing measures, the recruitment of a Town Transport Manager to work with local schools and businesses and providing improvements to public transport and walking and cycling infrastructure. The County Council will also shortly be bringing forward proposals for local bus service improvements, designed to demonstrate the latest technology but also to provide a real benefit to local people.

**6) Conclusions:**

- 6.1. The report summarises the current planning situation for Winchester City and adjoining Districts. It is anticipated that things will become clearer over time, as the Government releases additional guidance on various aspects of the planning system.