

HDC Local Plan update March 26

HDC Cabinet decision to commence the project delayed

MHCLG has not yet set out new procedures for Local Plans

HDC have appointed AECOM as Consultants to manage and support the project

NPPF consultation will end in March - not just a refresh but a radical restructure

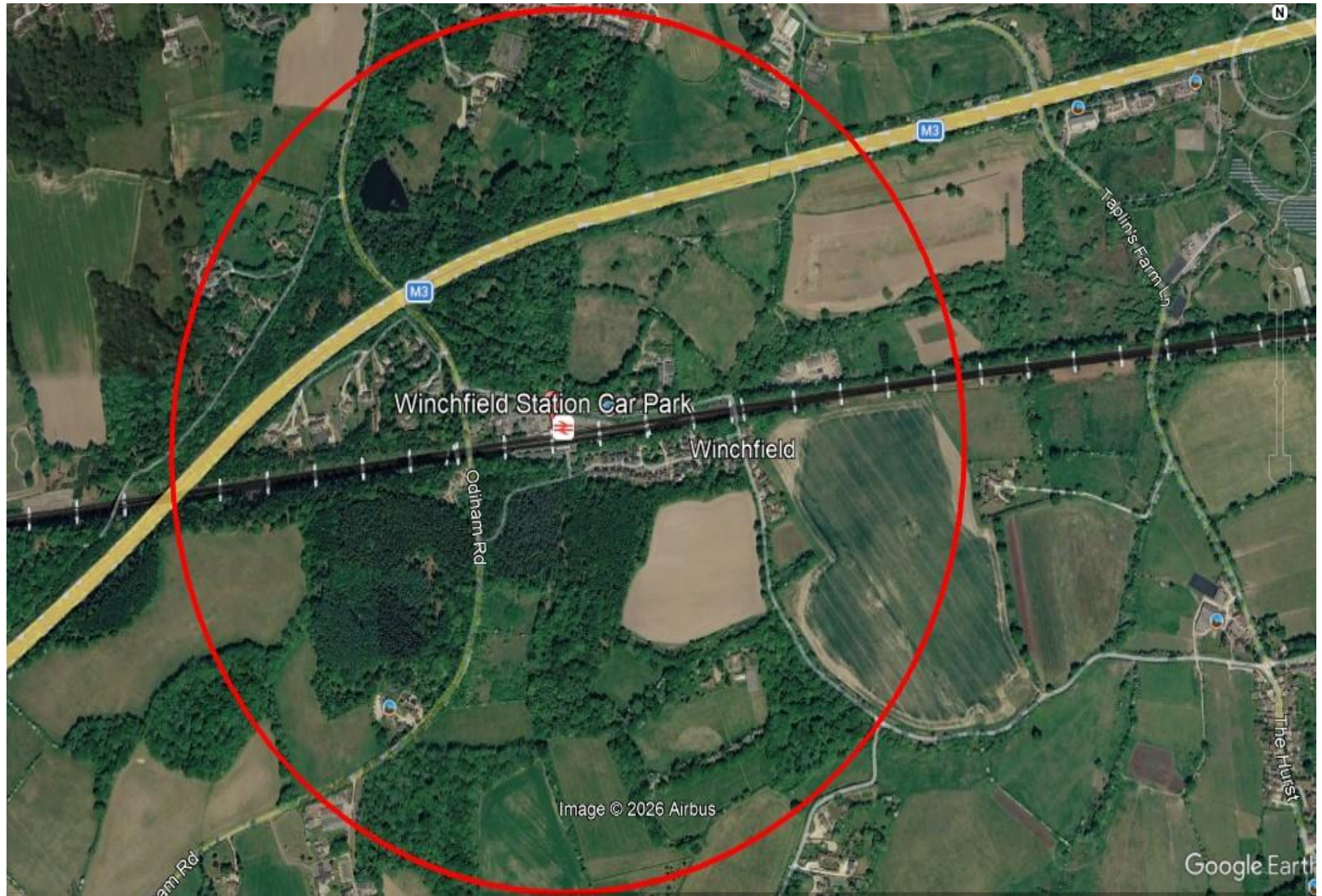
HDC call for sites

- Need to find sites for 15000 houses over 20 years
- Closed formally on 4 Jan but needs more time - not enough offered to date
- Will the likes of the “Shapley Heath” return?
- WPC will be seeking early clarity – expected in March - May timeframe
- Keep any eye on the HDC Local Plan web page

NPPF - key issues

- **Strategic Planning Authorities responsible for Spatial Development Strategy**
- **Permanent presumption in favour of suitably located development**
- **Building homes around stations**
- **Driving urban and suburban densification**
- **Support for rural social and affordable housing**
- **Supporting small and medium sites**
- **Payments into a nature restoration levy as alternatives to appropriate assessment**
- **Concept of Valued landscapes - absent**
- **More positive approach to heritage assets**

What it means for Winchfield



WPC update

- Consultants appointed, initial meetings held, site visits set for late March
- Troy Planning appointed to assist with planning policy and drafting representations

www.troyplanning.com

- Stone & Meadow appointed to assist with landscape and heritage issues

www.stoneandmeadow.co.uk

WPC objectives re HDC Local Plan

- To ensure that the revised Local Plan is based on a thorough and balanced assessment of all sustainable options
- To focus and prioritise on a strategy of brownfield first and the intensification of settlements.
- To ensure that the heritage, key landscape, biodiversity, SSSI sites and ancient woodlands in Winchfield, are preserved.
- To ensure that dwellings proposed for Winchfield meet the design criteria specified in our Neighbourhood Plan
- To ensure that appropriate levels of infrastructure and services (such as schools and doctor surgeries) are defined in advance of any significant settlement and delivered early
- That full consideration is given to the physical constraints and limitations in and around Winchfield
- That WPC is engaged with HDC and any developer in an early dialogue regarding Section 106 contributions
- To engage and partner with neighbouring villages to formulate coordinated responses to proposals.

Pegasus Group consultation on behalf of Lightwood Land

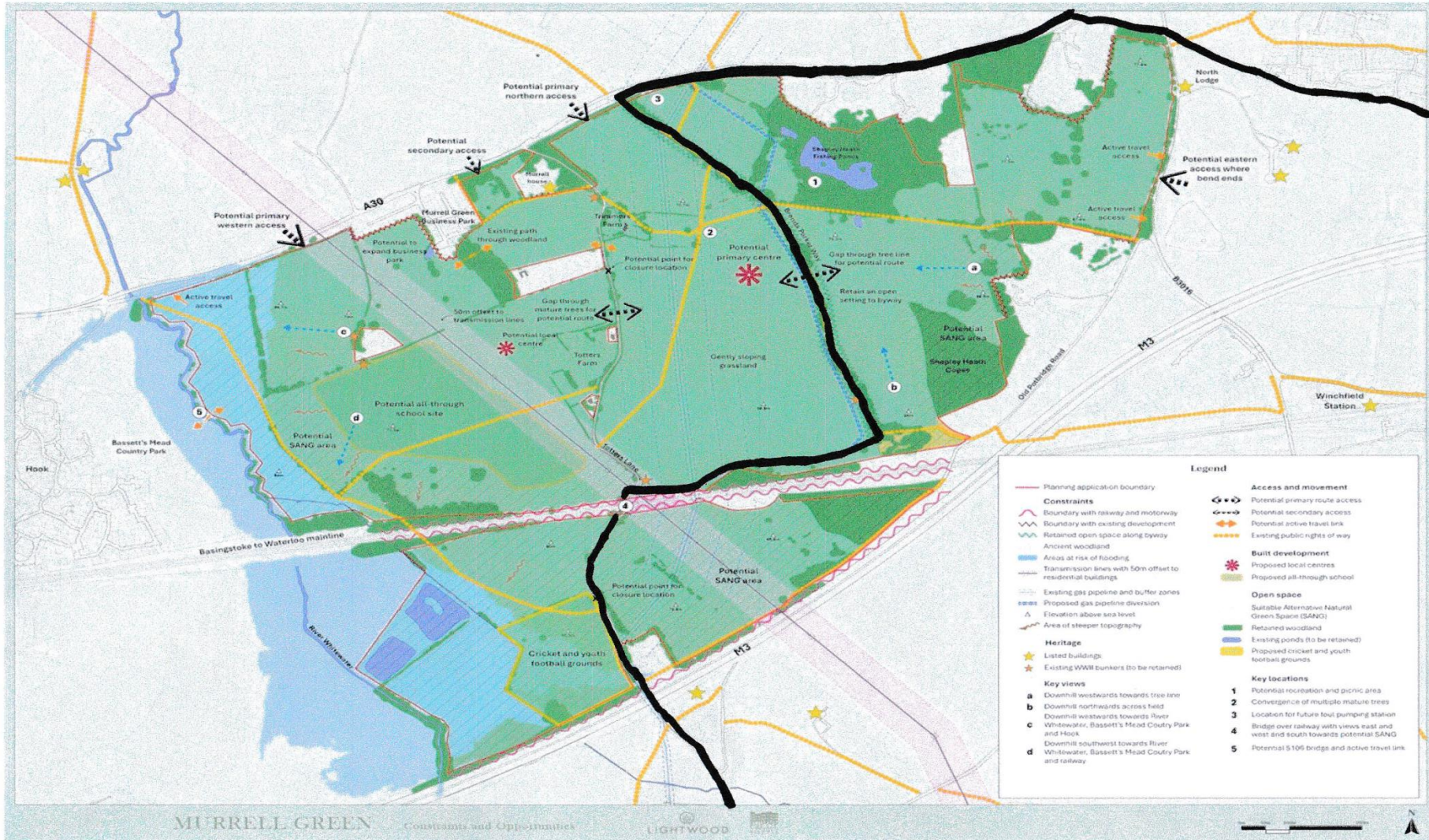
- Letters distributed in Winchfield
- Proposal for new village of 2200 homes at Murrell Green
- Public consultation 24 Mar at Hook Community Centre
- Comments by 9 Apr
www.murrellgreenconsulation.co.uk
- Planning application to HDC to follow

New village layout



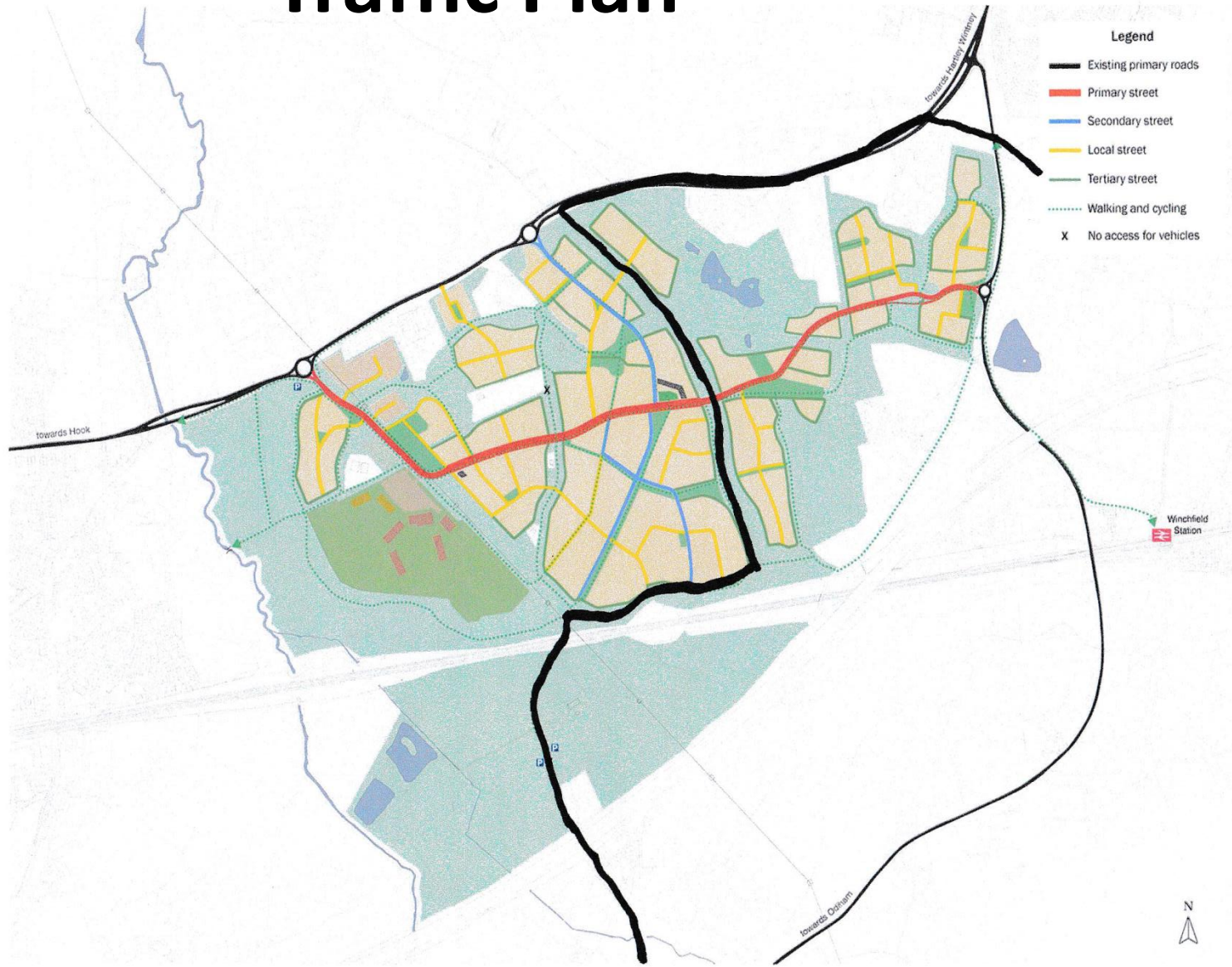
Winchfield/Hook parish boundary —

Landscape constraints



Winchfield/Hook parish boundary

Traffic Plan



Winchfield/Hook parish boundary ———

Letter from Alex Brewer MP to the Minister of State for Housing and Planning

Starting the new local plan process triggers the new numbers to take effect immediately and, therefore, tips the balance of approval in favour of development before the new local plan can be implemented, leaving the council with at least two years of unprotected time during which many inappropriate developments could be pushed through on appeal.

The legal changes required for councils to progress their local plans have not been made, thereby holding up the process for councils which are keen to finalise this quickly

1. Whether a valid local plan would be able to be completed with old housing numbers, before new housing target numbers take effect for that area.
2. What protections, if any, currently exist for local authorities during the interval between the triggering of the local plan process and its completion?
3. Does the Department intend to introduce transitional provisions to prevent inappropriate development during this interim phase?
4. How does the Department intend to support councils who may experience their local plan becoming out of date due to changes in national guidance or housing need calculations outside their control?
5. Support for councils to fast-track the local plan process in areas which are going through local government reorganisation, in order to ensure the plan is in place before council changes.
6. Confirmation that the local plan developed will remain in place for the area of the old council, even after that Council ceases to exist, for the full duration of the local plan.

WPC response

- **Discussion in hand with Hook PC, Hartley Wintney PC and Odiham PC**
- **WPC to meet with Lightwood late March**
- **WPC meeting with consultants during site visit on 27 March**
- **WPC website will be kept up to date**
- **Public are encouraged to attend consultation in Hook on 24 March and to respond**
- **WPC to decide whether to respond to this consultation or to wait until a formal planning application is submitted to HDC**