

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

25 July 2007

Attendance:

Committee Members:

Councillors:

Wood (Chairman) (P)

Beckett (P)
Coates (P)

Pearson (P)

Other Invited Councillors:

Beveridge (P)
Busher (P)
Cook (P)

Jeffs (P)
Sutton (P)

1. MINUTES

RESOLVED:

That the minutes of the meeting held 7 June 2007 be approved and adopted.

2. PUBLIC PARTICIPATION

Mr A Weeks (Winchester City Residents Association) referred to the previous minutes of the meeting held on 7 June 2007. The Agenda for the 25 July meeting stated that these minutes has been submitted to Cabinet on 17 July 2007 and were attached for Committee Members only. He asked that as the minutes had not been made available to the public with the Agenda, whether this would be recorded in the Statement of Community Involvement.

Mr Weeks also made reference to the Winchester District Development Framework – Sustainability Appraisals Scoping Report (CAB1502(LDF) refers). He referred to the projection of 2000 additional households within the unparished area of the District between 2006 and 2011. He stated that this would lead to an increase in traffic within the town area, including cross City traffic, from those travelling to work, accessing recreation and shopping. He suggested that an origin and destination survey might identify alternative routes to alleviate potential traffic problems.

Mr Weeks also made reference to the “shared space” concept. He urged the removal of traffic signs in the North Walls, Jewry Street area which he stated were intrusive. He added that traffic speed regulation was required to ensure that speed limits were not exceeded.

In reply, the Chairman, stated that the issues raised by Mr Weeks regarding potential increases in traffic and cross City routes, together with the shared space concept would be taken up for consideration in the Traffic and Access Plan.

The Head of Strategic Planning stated that with regard to the circulation of minutes, the City Council had met its requirements for the Statement of Community Involvement and no further action would be required to record the circulation of minutes within the Statement. The Head of Democratic Services added that the minutes of the Committee were available for inspection on the Council's website within ten working days of a Committee meeting and the reduced circulation of paper copies had been introduced in the interests of economy and sustainability. If Mr Weeks wished to receive a paper copy of the minutes then this could be taken up on a personal basis through contact with the Head of Democratic Services.

Mr C Slattery made reference to the report on Winchester District Development Framework – Strategic Flood Risk Assessment (Report CAB 1504 (LDF) refers). He stated that in addressing issues regarding climate change, the mitigation of flood damage and the promotion of cycling and walking to help reduce carbon emissions were important elements to be considered by the Council to meet its sustainability objectives.

In reply the Chairman and Councillor Pearson confirmed that these issues would be addressed by the Council through the related strategy papers. The Head of Strategic Planning added that Report CAB1504(LDF) on Strategic Flood Risk Assessment, recognised the importance of identifying flood risk and ensuring that new development would not be subject to flooding or exacerbate risks elsewhere. Flood emergencies would be dealt with by the Environment Agency and the Emergency Planning Authorities and individual mitigation measures were not addressed in this paper.

Mrs C Slattery spoke in respect of report CAB1505(LDF) – Winchester District Development Framework – Rural Facilities Audit. She asked that the Committee give equal weight to issues regarding the environment as it did to economic and social issues when considering the report.

The Committee considered Mrs C Slattery's comments under CAB1505(LDF) below.

3. **WINCHESTER DISTRICT DEVELOPMENT FRAMEWORK – STAINABILITY APPRAISAL SCOPING REPORT**
(Report CAB 1502 (LDF) refers)

In response to a Member's question, the Head of Strategic Planning clarified that corrections were necessary to paragraph 3.19 – "Waste" and that although flooding was not included in the baseline assessment, it was referred to in the detailed appendices.

The Committee noted that the Scoping Report was a "living draft" and could be amended as work proceeded to reflect new standards and revised Government emphasis on current topics such as climate change. The Report was trying to achieve a standardisation of monitoring requirements, but it was accepted that in the future improved detail on targets might become available and these would be incorporated at that time.

A Member asked whether, when considering a range of housing needs for groups, the needs of gypsies and travellers should be considered in its own individual right rather than being part of the classification of Disadvantaged Groups. The Head of Strategic Planning advised that the Report was still subject to consultation and suggested that if representations indicated that this would be advantageous then it could be given further consideration. However, there were a number of individual

disadvantaged groups and to break down the classification into sub-groups might raise difficulties.

A Member also referred to paragraph 2.3 on page 11 of the report and asked whether flood risk and also the rural nature of the District and the protection of rural lifestyle should feature as key issues and opportunities. The Head of Strategic Planning suggested that if other similar comments were received through consultation then these issues could be revisited, although the Report already referred to climatic risk and acknowledged the rural nature of the District.

In answer to a Member's question, the Head of Strategic Planning confirmed that, where possible, cross border co-operation with neighbouring Councils did take place in order that duplication of study work was avoided and that cross-checking of research took place. In some cases research had been jointly commissioned, but in the case of the Sustainability Appraisal it was essential that the final document was relevant to the Winchester District LDF.

RESOLVED:

1. That the Report and its Appendices, which will form an integral part of the LDF process to ensure the emerging strategies, options and policies contribute to progressing sustainable development, be noted.
 2. That the publication of the Scoping Report for consultation purposes as set out in the report be agreed.
 3. That the Head of Strategic Planning be given delegated authority, in consultation with the Portfolio Holder for Planning and Transport, to agree any minor changes and alterations to the Sustainability Appraisal Scoping Report which might be required prior to its publication.
4. **CENTRAL HAMPSHIRE HOUSING MARKET ASSESSMENT – GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT – PROGRESS REPORT (Report CAB 1503 (LDF) refers)**

The Head of Strategic Planning stated that topics within the Report had been the subject of a presentation to Members on 24 July 2007. It had been noted that the Report was work in progress, studying projections for housing need based on population, demography, migration and related issues. It was not considering the number of houses to be built in the District, as this would be the subject of the South East Plan and the decision of the Secretary of State.

Arising out of the presentation to Members, one of the key issues is affordable housing needs. Subjects highlighted related to changes in affordable housing thresholds and the production of a viability assessment to assess the percentage of affordable housing that was capable of delivery, as a percentage of private housing development. Additional issues raised were the type and size of dwellings and statistical information to assess issues relating to migration. The final version of the Report would be produced in late September 2007.

Another topic debated was the needs assessment for gypsies and travellers. Councillor Sutton was also the Chairman of the Gypsy and Travellers Liaison Panel and reported that the Panel had met on the morning of 25 July 2007. The recommendations of the Panel on the needs assessment required endorsement by the individual authorities prior to consideration by the Hampshire and Isle of Wight

Local Authorities Group and SEERA. Submission to SEERA needed to be made by 15 October 2007. If consensus could be agreed between the constituent authorities, then their joint submission would be made by 15 October, but if agreement could not be reached then individual submissions by each authority would have to be made.

It was clarified that the accommodation needs of gypsies and travellers concerned the provision of pitches and transit sites, rather than permanent traditionally-build housing. The conclusions of the Panel, if endorsed by SEERA, would identify the number of pitches and transit sites that would be required within each District, but would not be site specific.

There were also issues relating to the classification of "travelling show people" which had been included by the Government in the classification of gypsies and travellers, but regarded themselves as a distinct category.

It was also commented by a Member that small pitches relating to family groups might be preferable rather than large pitches, where conflict could exist between unrelated groups.

RESOLVED:

1. That the Report and the opportunity to attend the presentation given on 24 July 2007 by the consultants to explain the initial findings of the Central Hampshire Housing Market Assessment be noted.

2. That the anticipated publication of a Hampshire Gypsy and Traveller Accommodation Assessment be noted and that the findings of this Assessment be reported to Members at the earliest opportunity.

5. **WINCHESTER DISTRICT DEVELOPMENT FRAMEWORK – STRATEGIC FLOOD RISK ASSESSMENT**
(Report CAB1504 (LDF) refers)

The Head of Strategic Planning explained to the Committee the background work carried out by the consultants (Halcrow) to undertake a Level 1 Strategic Flood Risk Assessment of the District and the consultative work that had also been carried out with the Environment Agency in its preparation. The sequential test for determining the suitability of land for development in flood risk areas was also explained.

In answer to Members' questions, the Head of Strategic Planning confirmed that climatic change and the effect of ground water had been taken into consideration within the modelling exercise. At the suggestion of a Member, it was also agreed that chalk springs could be included as another potential source of flooding.

One important aspect of the study was a series of maps covering the Winchester District, showing Flood Zones 2 and 3 and indicating localised flooding areas. An example of one of these maps was circulated at the meeting for Members' information. In total six maps would cover the Winchester District area.

RESOLVED:

1. That the Report and that its content will be used to inform the emerging issues and the options for the Core Strategy and other development plan documents as appropriate be noted.

2. That the Head of Strategic Planning be given delegated authority, in consultation with the Portfolio Holder for Planning and Transport, to agree any minor changes and alterations to the Strategic Flood Risk Assessment report which might be required prior to its publication.

6. **WINCHESTER DISTRICT DEVELOPMENT FRAMEWORK – RURAL FACILITIES AUDIT**
(Report CAB1505 (LDF) refers)

In agreeing the Report's recommendations, the Committee asked that the Head of Strategic Planning be proactive in obtaining responses from the District's Parish Councils to consultation.

RESOLVED:

That the Report be noted.

7. **WINCHESTER DISTRICT DEVELOPMENT FRAMEWORK – RETAIL AND TOWN CENTRE USES STUDY**
(Report CAB 1506 (LDF) refers)

In answer to Members' questions, the Head of Strategic Planning confirmed that the consultants' work took into consideration the anticipated effect of on-line shopping, but with a note of caution that any predictions with a horizon longer than ten years could be increasingly unreliable.

The study also considered the need for retail and leisure development in the District's market towns as well as Winchester town centre, in addition to the impact of large retail centres such as Hedge End, Eastleigh on the southern parishes.

The Head of Strategic Planning stated that the Report raised a number of important issues. For example, the hierarchy of settlements featured on pages 22 and 23 of the Report might require strategic decisions on whether one centre should be promoted over another. Also, options would need to be developed on how to accommodate the development needs identified.

The items raised in the Report would be the subject of a Members' Seminar in early October 2007.

RESOLVED:

That the interim findings of the Retail and Town Centres Study be noted and that these will be used to assist with the identification of issues and options for the Core Strategy and other Development Plan Documents as appropriate.

8. **DATE OF NEXT MEETING**

It was agreed that the next meeting of the Committee be held on Tuesday 11 September 2007 to commence at 2.00pm.

The meeting commenced at 2.00pm and concluded at 3.30pm.

Chairman