

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

2 April 2008

Attendance:

Committee Members:

Councillors:

Wood (Chairman) (P)

Beckett (P)
Pearson (P)

Stallard (P)

Other invited Councillors:

Beveridge (P)
Busher (P)
Cook

Jeffs (P)
Sutton (P)

Others in attendance who addressed the meeting:

Councillors Coates and Verney

1. **MINUTES**

RESOLVED:

That the minutes of the meeting held 5 February 2008 be approved and adopted.

2. **PUBLIC PARTICIPATION**

Councillor Coates and Mr Hayter made a number of points regarding the work of the Committee and their comments are summarised below.

Mr Hayter and Mr Ellis (Chairman of Cheriton Parish Council) spoke regarding the proposals related to the Open Space, Sports and Recreation Study and their comments are summarised under the appropriate item below (Report CAB1651(LDF) refers).

Councillor Coates requested that a report be prepared for a future Committee meeting detailing how many planning applications had been received and approved under the H4 Policy.

In response, the Head of Strategic Planning advised that it was possible to provide these figures, but emphasised that the current H4 Policy was more restrictive than the policy it replaced and that only a very small number of developments had been permitted as a result of it. He confirmed that as part of the preparation of the Core Strategy, the Council would decide on the hierarchy of settlements, and he considered it to be more appropriate if matters relating to the H4 Policy were dealt with as part of this process.

Councillor Coates also queried whether it was correct that suggestions for appropriate sites for development or objections to proposed sites were due by 31 March 2008.

The Head of Strategic Planning confirmed this date was correct and added that officers would now visit suggested sites to ascertain their suitability and also investigate whether there were any other potential sites available. The Chairman commented that any suggestions received after the deadline would be considered.

Mr Hayter agreed that the evidence relating to the H4 Policy should be available as part of the evidence base and made a general comment that he believed the evidence base was a weakness of the LDF process. He requested that a list of documents comprising the evidence base be made available, with related links, on the Council's Website.

In response, the Head of Strategic Planning stated that the Council's website included such a list, but it would be impractical for it to be completely comprehensive, due to the number of documents it referred to.

3. **WINCHESTER DISTRICT OPEN SPACE, SPORTS AND RECREATION STUDY**

(Report [CAB1651\(LDF\)](#) refers)

Councillor Beckett and Pearson both declared personal (but not prejudicial) interests in respect of this item as members of Compton & Shawford and Swanmore Parish Councils respectively. Both Parish Councils had been involved in discussions with the City Council regarding Open Space matters. They remained in the room, spoke and voted thereon.

In summary, Mr Hayter considered that the possible activities included under the proposed recreational standards were not broad enough. He also emphasised that the proposal to increase the new Open Space standard to 4 hectare per 1,000 population was an increase of 40 per cent (over the previous standard of 2.8 hectare per 1,000). He believed this would result in either a huge increase of developer on-site provision or Section 106 contributions, which might impact on the provision of affordable housing.

Mr Hayter made a number of further suggestions:

- to assist Parish Councils in making decisions on provision and management, benchmark studies of each type of facilities should be provided;
- every Parish Council should be requested to confirm the contents of the tables of facilities as correct;
- a formal LDF evidence base update procedure should be adopted.

In response, the Head of Strategic Planning commented that as a strategic document, it was not appropriate for the Study to list every different type of sporting or leisure activities which could be carried out on the land. Many of the items mentioned by Mr Hayter would be included within the green infrastructure work or were already covered in the Retail and Town Centres Study. He acknowledged the proposed increase in the Open Space standard and emphasised that the Study was only the first stage in the process. Further work and probably Supplementary Planning Documents would be required to establish priorities. With regard to updating the evidence base, he commented that many of the documents were fairly recent and included proposals for updating/review, while other parts of the evidence base were

produced by other organisations, so the procedure for updating would be different in each case.

Mr Ellis (Chairman of Cheriton Parish Council) spoke about the development of Freemans Yard which included some requirement for open space. However, he emphasised that Cheriton already had a play area situated close by and expressed concern that the developers would pass on the costs of providing the space to the new residents in maintenance payments.

At the invitation of the Chairman, Councillor Verney supported the comments made by Mr Ellis. He highlighted the requirement in Cheriton for a combined facility, such as a community hall and suggested that there be greater flexibility regarding the use of Open Space funds.

The Chairman noted the comments made by Councillor Verney and Mr Ellis and mentioned that the Local Development Framework would allow Open Space standards and funding to be updated. However, it would not address the matter of ongoing maintenance of facilities.

In response to questions, the Head of Strategic Planning explained that the proposed Community Infrastructure Levy was a feature of the proposed Planning Bill and was likely to include all infrastructure, including Open Space, but not including affordable housing. The exact details were not yet available, but he considered that the proposed Open Space standard would be incorporated into a future Levy, rather than having to be changed as a result of the introduction of the Levy.

In response to points raised by Mr Hayter, Councillor Beckett commented that although provision of affordable housing was a high priority, it must be balanced with other priorities for the Council.

The Head of Cultural Services confirmed that Winchester College had been fully involved in discussions, along with other colleges and schools, regarding community use of their facilities.

Councillor Stallard queried whether the proposed standard had been compared with other local authorities nationwide. In particular, the Committee wished to ascertain whether any other authorities standards had been tested and found to be sound under the LDF inspection process. It was agreed that further investigations into this matter be carried out.

In response to questions regarding how realistic the access standards were, particularly for walking to facilities in rural areas, the Head of Cultural Services advised that the proposed walking access standard related to urban areas. For rural areas, the proposed standard would be time taken to drive by car.

Councillor Pearson raised a particular concern with regard to informal green spaces in the middle of housing estates, which often had restricted use and sometimes became a focus for community safety issues.

The Head of Strategic Planning confirmed that, at this stage, the Committee was being asked to endorse the proposed new standards as set out in the Report. However, further consultation on any proposed policies would be carried out through the LDF process and consequently there would be an opportunity to consult the proposed standards, which might be amended as a result.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That Paragraphs 3.1 and 3.3 of Appendix 1 of the Report be endorsed as the proposed new standards for open space and built recreation facilities, to be promoted through the Core Strategy.

2. That the policies and recommendations in Paragraphs 5.1 and 5.2 of Appendix 1 of the Report be endorsed as issues for further consideration in appropriate Local Development Documents or through initiating local partnership working.

4. **NEW ALRESFORD TOWN DESIGN STATEMENT/WEST FULFLOOD & ORAM'S ARBOUR NEIGHBOURHOOD DESIGN STATEMENT – RECOMMENDED ADOPTION**

(Report [CAB1652\(LDF\)](#) refers)

Councillor Jeffs declared a personal (but not prejudicial) interest in respect of his involvement in the preparation of New Alresford Town Design Statement. In addition, due to his extensive involvement in the Statement's preparation, he considered that there was a risk of the perception of predetermination. As a non-voting Member of the Committee, he spoke only to clarify one minor point regarding the extent of the consultation on the Statement.

At the invitation of the Chairman, Councillor Verney spoke on behalf of Bishops Sutton Parish Council who wished to reinforce the requirement to maintain the green space between Bishops Sutton and Alresford.

In response to questions, the Head of Strategic Planning confirmed that, once energy efficiency requirements for homes were strengthened by Government or future LDF policies, it might be that a number of Design Statements across the District might require amendment.

Councillor Beveridge considered that some of the guidelines in the New Alresford Town Design Statement required rephrasing to clarify their meaning. He agreed to discuss this further outside of the meeting.

The Chairman expressed the Committee's thanks to all those involved in the preparation of the Design Statements.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the 'Planning Guidance' set out in the New Alresford Town Design Statement and the West Fulflood & Oram's Arbour Neighbourhood Design Statement, as proposed to be amended, be adopted as Supplementary Planning Documents.

2. That an offer of up to £1,000 be authorised for each Design Statement, as a contribution towards the costs of publication of the final documents.

3. That Alresford Town Council and the West Fulflood Design Statement Committee be thanked for producing the respective Design Statements.

The meeting commenced at 10.00am and concluded at 11.35am

Chairman