

WINCHESTER DISTRICT LOCAL PLAN COMMITTEE**20 November 2003****Attendance:**

Councillors:

Bidgood (Chairman) (P)

Bailey (P)
Bennetts (P)
Chamberlain
Davies (P)
HuttonJeffs (P)
Pearson (P)
Porter (P)
Read (P)
Sutton (P)**Deputy Members:**

Councillor Busher (Standing Deputy for Councillor Chamberlain)

Others in attendance:

Councillor Beveridge (Portfolio Holder for Transport and Access)

Officers in attendance:Mr S Opacic (Forward Planning Team Manager)
Mr C Rees (Planning Officer)
Mrs M Newton (Landscape Architect)
Mr A Palmer (Housing Enablement Officer)
Mr H Bone (Assistant City Secretary (Legal))**1. PUBLIC PARTICIPATION**

A number of statements and issues were raised and were dealt with under consideration of the relevant items below.

2. APOLOGIES

Apologies were received from Councillors Chamberlain and Hutton.

3. MINUTES

(Reports WDLP39 and WDLP38 refers)

In relation to the minutes of the 4 November meeting, the Committee agreed to amend the final sentence of paragraph 4 on page 5 that referred to the ecological survey of the New Alresford former railway to read: "...but these conclusions did not affect the recommended ~~response~~ change."

Following a discussion, Members agreed the recommended changes to DP.3 and accompanying text, as set out in Appendix A to the 4 November 2003 minutes.

RESOLVED:

That, subject to the above amendment, the minutes of the previous meetings of the Committee held on 3 and 4 November 2003 be approved and adopted.

4. **SCRUTINY WORK PROGRAMME**

RESOLVED:

That the Scrutiny Work Programme be noted as circulated with the agenda.

5. **UPDATE ON THE LOCAL PLAN PROCESS**

(Oral Report)

With the permission of the Chairman, Mr Opacic explained that a provisional start date for the Public Inquiry had been set as 11 May 2004 and this would be led by Inspector Grace (who had also held the Inquiry into Havant Borough Council's Local Plan) and Assistant Inspector Andrews.

Mr Opacic reported that the previous meeting of the Joint Advisory Panel (JAP, a meeting of the Strategic Authorities: Southampton and Portsmouth City and Hampshire County Councils) held on 19 November 2003 had concluded that the number of housing completions were broadly on target. As a consequence, at this stage it was likely that none of the reserve site Major Development Areas need be triggered (which was likely to be confirmed when the 'H4 Monitoring Report' was published). Mr Opacic reported that the JAP had re-confirmed that, if triggered, the decision of which site to release would not be based on whether a reserve site had been identified in a Local Plan. Mr Opacic also added that Members would be able to consider the Strategic Authorities' latest guidance on Policy H4 at the next meeting of this Committee.

6. **WINCHESTER DISTRICT LANDSCAPE CHARACTER ASSESSMENT**

(Report WDLP37 refers)

RESOLVED:

1. That it be recommended to Cabinet that the proposed changes to the Landscape Character Assessment be approved.

2. That it be recommended to Cabinet to delegate authority to the Director of Development Services for further minor amendments of a detailed nature to be made, as set out in the report.

3. That it be recommended to Cabinet and to Council that the revised Landscape Character Assessment be adopted as Supplementary Planning Guidance to the Winchester District Local Plan and, in due course, the Winchester District Local Plan Review.

7. **HOUSING MONITORING REPORT**
(Report WDLP35 refers)

Mr Rees summarised the report and stated that the housing completion rates continued to rise and that, within that figure, the proportion of one and two bedroom units had also increased.

Mr Rees announced several amendments to the figures contained within the Appendix to the report and sought delegated authority for the Director to make these and any other corrections of a minor, factual nature. Following debate, it was agreed that the Appendix be corrected. In particular, Members were concerned that Table 6 (page 16) be re-drafted to clearly identify the proportion of affordable housing achieved during the financial year either through on-site provision, or off-site via a commuted payment.

Members noted that GOSE (Government Office of the South-East) had highlighted Winchester as a district that was allegedly falling short of its housing completion targets. However Mr Opacic explained that the Director of Development Services would write to GOSE to dispute this conclusion as the information on densities was based on pre-PPG3 ordnance survey maps and GOSE had included the reserve MDAs within its housing completion targets.

In response to a Member's question, Mr Opacic explained that the report did not contain a figure for the increase in capacity of sites when planning permission was renewed, although it did show that completions on Urban Capacity Study sites were achieving slightly higher capacities than originally estimated.

With regard to affordable housing, Mr Palmer explained that the method of calculating off-site contributions had changed to take into account rental values and that this had led to an increase in the amount requested from developers.

RESOLVED:

1. That Cabinet be recommended to approve the Housing Monitoring Report, subject to the above changes, for publication as a background document to the Winchester District Local Plan Review.
2. That delegated authority be given to the Director of Development Services to correct any errors or make minor changes for updating purposes prior to publication.

8. **REVISED DEPOSIT LOCAL PLAN: ANALYSIS OF REPRESENTATIONS AND PROPOSED PRE-INQUIRY CHANGES: CHAPTER 12, NEW COMMUNITIES, AND OTHER REPRESENTATIONS.**
(Report WDLP36 refers)

Councillor Davies declared a personal (but not prejudicial) interest in this item as a Member of the City of Winchester Trust and spoke and voted thereon.

Mr Opacic explained that the report set out the representations and proposed responses and pre-inquiry changes to the revised deposit Local Plan. He highlighted two amendments to the Appendix of the report: at Issue 12.1 the County Council had made two representations (add 1439/11) and that the representation at Issue 12.6 should have been accredited to Denmead Village Association rather than A J Mason.

The Committee discussed and agreed the proposed changes as set out in the report except for:

West of Waterlooville Major Development Area

Issue 12.6, recommended change to clarify to paragraph RD12.40 to read: “~~No~~ Vehicular access to the MDA will only be permitted from the locations referred to above, and not from Closewood Road, ~~or~~ Newlands Lane, Forest End, Windrush Gardens or Purbrook Heath Road. Careful consideration will be given to the appropriate routing of construction traffic before planning permission is granted for any development.”

Winchester City North, Reserve Major Development Area

At the invitation of the Chairman, Mr Bruty addressed the Committee on behalf of the Save Barton Farm Group. In summary, Mr Bruty stated that there would be enough housing completions within the Local Plan period and that it was therefore unnecessary to identify the reserve MDA site at Winchester City North.

In response, Mr Opacic stated that the Structure Plan required the District Local Plan to identify a reserve MDA site north of Winchester. He underlined that its identification did not make the MDA any more likely to be triggered and that, if it were triggered without the Council identifying the location, this would leave the way open for developers to identify sites.

Mrs Slattery, also representing the Save Barton Farm Group, recommended that the Council review its urban capacity study in the light of recent government policy. She also recommended that the Council should re-evaluate the use of employment land and in particular land used by the Ministry of Defence.

In her comments to the Committee, Mrs Bruty stated that the proposals to encourage cycling from the reserve MDA at Winchester City North was unrealistic because of the narrow roads. In response, Mr Opacic advised that traffic issues would be considered as part of the masterplanning process for the MDA if and when it was triggered.

At the invitation of the Chairman, Mrs Edwards addressed the Committee on behalf of the City of Winchester Trust about the number of dwellings likely to be developed at the MDA. However it was noted that if it were triggered the number of dwellings developed would be for ‘approximately’ 2000.

The Committee noted the comments made by Kier Land who were promoting an alternative MDA site at Littleton Stud and the Sir John Moore Barracks. Mr Opacic reported that the Ministry of Defence had indicated that they had no plans to vacate the Barracks within the short to medium term, which it was assumed would cover much of the new Local Plan period (until 2011). Furthermore, the Barracks had been considered and discounted as part of site identification process. However, the Committee agreed to expand the response to Kier Land’s comments at 12.19 so as to refer more specifically to previous responses on the issues raised.

Following a vote that agreed the recommended change to RD12.65 (Issue 12.28), Councillor Porter requested that her vote against this change be recorded. Councillor Porter did not consider it realistic to attempt to minimise the volume of traffic that would use Andover Road (north) and the A34 to reach other destinations in Winchester.

Consequent to the discussion on education provision at the reserve MDA (Issue 12.30) Councillor Porter requested that her vote against the recommended change be recorded. Councillor Porter had suggested that this issue should be re-examined to ensure that the potential MDA had access to adequate educational facilities and that the level of provision not be under-estimated as had been the case at other recent MDAs.

Other Representations

Mr Opacic explained that this section of the report listed comments that were in support of the Revised Plan and/or withdrawn comments. However, he explained that on checking all the representations on the deposit Plan, it had been discovered that the paper copy of two representations had been lost and that the objectors had been contacted for them to re-state their comments. It was agreed that the Director of Development Services in consultation with the Chairman be granted delegated authority to make any necessary responses or changes to the Plan when these missing comments were discovered.

RESOLVED:

1. That it be recommended to Cabinet that the content of the schedule "Analysis of Representations and Recommended Responses", attached as the Appendix to the report, be approved as amended above and endorsed as representing the Council's response to the representations on Chapter 12: New Communities and Other Representations.

2. That Cabinet and Council be recommended to approve the proposed changes to the text of the above Chapter, set out in the schedules, and their publication as Pre-Inquiry Changes.

3. That Cabinet be recommended to grant delegated authority to the Director of Development Services in consultation with Chairman of the Winchester District Local Plan Committee to respond to any missing representations.

9. VOTE OF THANKS

The Committee noted that this was the last of its meeting to consider this stage of the Local Plan and passed a unanimous vote of thanks to officers of the Forward Planning Team for their hard work and advice.

10. DATE OF NEXT MEETING

Mr Opacic explained that the Government had requested local authorities to comment on a series of proposed Planning Policy Statements and that these should be considered by this Committee.

It was therefore agreed to hold a further meeting on Friday 9 January 2004 at 9.30am in the Walton Room to which all Councillors would be invited. This meeting would make its recommendations to the 14 January meeting of Cabinet.

The meeting commenced at 9.30am and concluded at 12.45pm.

Chairman