

CABINET (LOCAL PLAN) COMMITTEE**12 March 2015**Attendance:Committee Members:

Councillors:

Read (Chairman) (P)

Godfrey (P)

Pearson (P)

Other invited Councillors:

J Berry (P)

Evans (P)

Learney (P)

Ruffell (P)

Others in attendance who addressed the meeting:

Councillors Izard and Tait

Others in attendance who did not address the meeting:

Councillor Jeffs

1. MINUTES

RESOLVED:

That the minutes of the meeting held on 9 February 2015 be approved and adopted.

2. APPOINTMENT OF VICE CHAIRMAN

RESOLVED:

That Councillor Godfrey be appointed Vice-Chairman of the Committee.

3. DECLARATION OF INTERESTS

Councillor Godfrey declared a disclosable pecuniary interest in respect of the following items due to his role as a County Council employee. However, as there was no material conflict of interest, he remained in the room, spoke and voted under the dispensation granted on behalf of the Standards Committee to participate and vote in all matters which might have a County Council involvement.

4. **PUBLIC PARTICIPATION**

Questions and statements were made under the following item.

5. **DRAFT WINCHESTER DISTRICT LOCAL PLAN PART 2 (LPP2):
DEVELOPMENT MANAGEMENT AND SITE ALLOCATIONS – FEEDBACK
ON CONSULTATION RESPONSES**
(Report CAB2670(LP) refers)

The Head of Strategic Planning introduced the Report and explained that this was one of two meetings examining the responses to the LPP2 consultation (the second to be held on 30 March 2015). A number of comments received required further work and these would be investigated prior to additional meetings in early June to recommend and agree final changes to the draft Plan. Following discussion, it was agreed that a meeting be arranged for 1 June 2015 to allow this.

In response to questions, the Head of Strategic Planning confirmed that the Policy regarding the mix of housing types provided would take account of what was shown to be required locally. Applicants would be encouraged to meet such needs and any commitments given when their sites were considered for allocation.

The Committee then discussed each settlement/area, as contained in Appendices 1 to 6 of the Report.

Colden Common – Appendix 1

At the invitation of the Chairman, Councillor Izard addressed the Committee as a Ward Councillor for Colden Common and Twyford, in addition to his role as Chairman of Colden Common Parish Council. In summary, Councillor Izard welcomed the contents of the Report in relation to Colden Common (as set out in Appendix 1). He noted that the site proposed for permanent travellers' pitches was no longer available and requested confirmation that it would be removed from LPP2. He queried what steps the Council would take to identify other suitable sites in the District? Councillor Izard also requested clarification as to the meaning of the standard "Recommended Response" set out in the Appendix when further work was required.

In response, the Head of Strategic Planning confirmed that the Report recommended that the travellers' pitch in Colden Common be removed as the site was no longer available. With regard to the wider issue as to where alternative provision for sites be made, he advised that the results of a consultant's report which would assess potential sites had been delayed. The implications of this delay would mean that the Council may need to prepare a separate Development Plan Document regarding travellers' sites, rather than delay the whole LPP2 process.

The Head of Strategic Planning confirmed that, where further work was required in response to representations received, further discussions would take place with the relevant technical experts involved, together with other organisations such as parish councils.

Kings Worthy – Appendix 2

The Head of Strategic Planning advised that the site proposed in LPP2 for housing was at Lovedon Lane. However, a developer had offered to make available land at Top Field for the purposes of affordable housing and this was the subject of a current planning application. As a separate process to LPP2, the Council's New Homes Team had undertaken consultation on the possibility of building new affordable homes on Top Field as an exception site.

At the invitation of the Chairman, Councillor Tait addressed the Committee as the former Portfolio Holder for Housing and in summary, emphasised the shortage of affordable housing within the District and supported the work of the Council's New Homes Team in connection with a possible development at Top Field.

In response to questions, the Head of Strategic Planning advised that any housing delivered by way of an exception site was not counted towards the housing numbers because it was regarded as being additional to stated housing requirements.

The Head of Strategic Planning confirmed that regard would also be given to the requirement for community facilities in the area and that this was being considered in conjunction with the proposed site at Lovedon Lane.

Swanmore – Appendix 3

Councillor Pearson confirmed that Swanmore Parish Council had participated in the LPP2 consultation process and the proposed sites to be allocated.

The Committee noted the various concerns that had been raised regarding the potential for flooding, which would be examined further.

In response to questions, the Head of Strategic Planning confirmed that the representations from Natural England would be investigated further, but it was considered that its concerns should be addressed by the proposed policies.

The Head of Strategic Planning advised that in consideration of where the 250 dwellings allocated for Swanmore should be situated, land within the South Downs National Park (SDNP) area was also examined but not considered to offer the best site. In addition, he emphasised that it was not possible for the Council to insist on a site allocation within the SDNP.

Waltham Chase – Appendix 4

In response to questions regarding the status of LPP2 with regard to determining new planning applications, the Head of Strategic Planning advised that site promoters were encouraged not to submit applications until any objections had been dealt with under the LPP2 process. However, the Council could not prevent developers from submitting applications.

With regard to the recent specific application at Clewers Lane Waltham Chase, Officers' advice had been that apart from the timing in relation to LPP2, the proposed development was otherwise considered to be acceptable in all respects and was therefore recommended for approval. However, in other examples across the District, if a proposed development was on a site outside of LPP2 or otherwise differed from what was proposed in the emerging Local Plan, Officers were likely to recommend refusal.

In relation to the comments received from Southern Water, the Head of Strategic Planning advised that Southern Water had a legal obligation to connect a property to water and sewerage. However, developers could be asked to contribute in certain circumstances.

Wickham – Appendix 5

The Head of Strategic Planning emphasised that flooding was a particular issue within Wickham. There was concern that any development would make the situation worse and there was also a lack of clarity about the cause and solution to current and potential future flooding issues. The County Council were producing a study on the matter which would be available shortly and its results fed into the LPP2 process.

As a Ward Councillor, Councillor Evans explained that the flooding was caused by excess surface water infiltrating the sewerage outlets. She highlighted that developers were arguing that this was an existing problem and therefore they should not be required to address it. However, the concern was that new development could make the existing situation worse. Councillor Evans also highlighted concerns regarding the impact of new developments on traffic in the area.

Following discussion, the Committee acknowledged that it would be necessary to wait for the results of the study on flooding in the area before a decision could be taken as to the appropriate approach within LPP2. The Assistant Director (Policy and Planning) confirmed that, in addition to the County Council and City Council, the Environment Agency was a member of the steering group examining this issue.

South Hampshire Urban Areas – Appendix 6

The Head of Strategic Planning confirmed that there was a duty on all local authorities to cooperate with neighbouring authorities with regard to the production of Plans.

Following discussion, the Committee thanked Officers for their work in compiling the Report and Appendices into a very useful and informative format. With regard to the next meeting on 30 March 2015, it was noted that Officers intended to produce a schedule of timings for consideration of the remaining settlements and to enable maps of the relevant settlements to be displayed.

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

RESOLVED:

That the responses received to the draft plan be noted and the 'recommended responses' proposed be agreed, as set out in the Report.

The meeting commenced at 9.30am and concluded at 10.50am.

Chairman