

# Public Document Pack



**Winchester**  
City Council

<b>Meeting</b>	Council
<b>Date and Time</b>	Wednesday, 7th July, 2021 at 6.00 pm.
<b>Venue</b>	Ashburton Hall, Elizabeth II Court, The Castle, Winchester SO23 8UJ

Agenda Item.

5. Questions from Members of the Public (Pages 3 - 6)

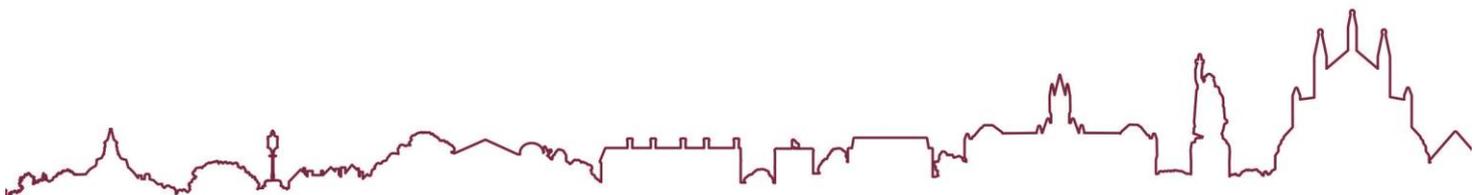
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**Laura Taylor**  
Chief Executive



7 July 2021

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## COUNCIL MEETING – 7 July 2021

### Questions by the Public under Council Procedure Rule 15(1)

- Each questioner will have 2 minutes in which to ask their question. The order of the questions to be asked is as set out below and an officer will pass a microphone to the questioner when their name is called by the Mayor.
- Please note that following the response given by the Councillor, the questioner may also ask a supplementary question which must arise directly out of the original question or the reply.
- The total time allocated for questions will *normally* be limited to 20 minutes. For any question which cannot be dealt with at the meeting, a written answer will be provided, normally within one working week.

	From:
1	Patrick Davies
2	Signe Biddle



**COUNCIL MEETING – 7 July 2021**

**Questions by the Public**  
**under Council Procedure Rule 15(1)**

**QUESTION 1**

From: Patrick Davies

To: The Cabinet Member for Housing and Asset Management (Cllr  
Learney)

“Cabinet has decided that all the detailed figures covering their proposals for new development, including the smallest legally permitted size for one bed flats at Winnall are contained in 4 secret “exempt” appendices to CAB 3300, which seems contrary to open and transparent decision making.

55 tiny one bed flats, with rents way above normal Council rents, in the absurd terminology of “sub-market rents” which is actually 90% of market rents in Winchester. “Low paid workers, including younger people and key workers, earning around and below median incomes” (as paragraph 14.2 of report CAB 3300 claims) could not afford such rents.

It would not be possible to monitor the occupation of these tiny units for one person only as no civilised local society would tolerate a constant threat of snoopers checking up on who has an unauthorised partner living with them.

The Winnall site been chosen for expenditure of almost £19 million of public money and a new increase of almost £900,000 in the budget proposal before you tonight.

Why was no thought given instead to building a mixed community of proper council housing on one of the town centre car park sites or the Council depot site at Bar End?”

**Reply**

“The Homes for All priority in the Council Plan includes an objective to have more young people and families working and living in the district to be achieved by ensuring the right mix of homes is built for all sectors of our society, including young people.

In Winchester, as in many other areas, young people and key workers struggle to find homes of their own to rent and are pushed towards rooms in shared houses. The Winnall flat scheme is designed to provide a stepping stone for young people and key workers as a long term commitment to a council home or housing association home may not initially meet their needs.

And we should consider the opportunity at Winnall in the context of the wider new council homes building programme. The council has built nearly 300 new homes and intends to provide at least 1000 further homes for affordable or social rent and shared ownership in the next ten years. This will include a mix of 2, 3, and 4 bedroom houses and 1 and 2 bedroom flats with a range of tenures. With support from Home England we have recently completed 54 new homes to be let at social rent at the Valley in Stanmore and the Winnall scheme is yet another example of our commitment for new home for our residents.

Each scheme is carefully considered with regard to tenure and size of dwellings and the proposed tenure of the Winnall flats responds to consultation with local residents as to how we can best help create a mixed and sustainable community. Furthermore, a study of the affordability of the proposed sub-market rents at Winnall flats has been undertaken which indicates that a large proportion of the intended new occupiers would be able to afford the rents.”



## COUNCIL MEETING – 7 July 2021

### Questions by the Public under Council Procedure Rule 15(1)

#### QUESTION 2

From: Signe Biddle

To: The Cabinet Member for Built Environment (Cllr Gordon-Smith)

“What is the WCC response to the M3 J9 consultation, in particular with regards to mitigating the impact on local residents while works take place and what are the proposals for ongoing monitoring of pollution and road noise mitigation in the future?”

#### Reply

“The council will provide a detailed response to this latest consultation by Highways England which will address each of the key aspects of the M3 Junction 9 Scheme including climate, biodiversity and landscape impact amongst other important considerations. The council’s specialist officers have reviewed the consultation documents and highlighted where further information is required in the next stages of the Development Consent Order process.

Our response will also make clear that the impact of construction and on-going monitoring are important considerations. The council has reviewed the material provided by Highways England regarding these issues and has highlighted areas which require further information in our view.

The council has requested further assessments on the diversion routes used during construction and any cumulative impacts with other developments being constructed at the same time. The response also requests on-going monitoring and review of mitigation measures to ensure they remain effective throughout the duration of the construction.

The council, and in particular our Environmental Protection team, will have the opportunity to review and respond to this additional information at a later stage in the Development Consent Order process.

Mitigating potential impacts on local residents, and ensuring effective ongoing monitoring, will continue to be an important consideration for the council throughout the process.

The council will send its comments to Highways England on the 8th July and this response will be made available to view on our website.”