



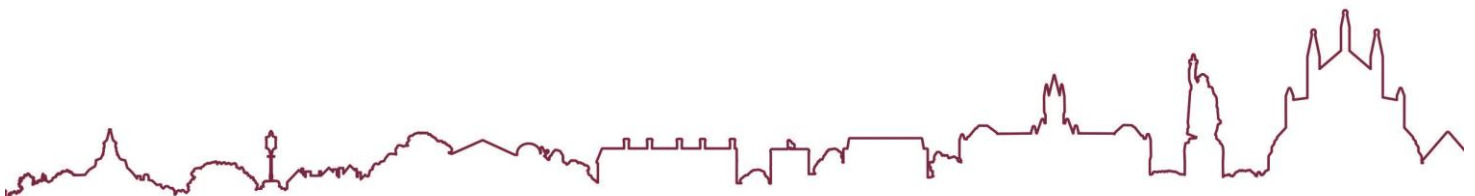
Meeting	Local Plan Advisory Group
Date and Time	Tuesday, 21st July, 2020 at 5.00 pm.
Venue	Virtual Meeting

Note: Owing to the ongoing Covid-19 pandemic and government guidance, it will not be possible to hold this meeting in person. The Council has therefore made arrangements under the Coronavirus Act 2020, and subsequent Regulations permitting remote meetings, to hold the meeting virtually. If you are a member of the public and would like to listen to the audio stream of the meeting you may do so via www.winchester.gov.uk

AGENDA

PROCEDURAL ITEMS

- 1. Apologies**
To record the names of apologies given.
- 2. Disclosure of Interests**
To receive any disclosure of interests from Members and Officers in matters to be discussed.
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.
- 3. To note any request from Councillors to make representations on an agenda item**
Note: Councillors wishing to speak about a particular agenda item are requested to advise the Democratic Services Officer before the meeting. Councillors will normally be invited by the Chairperson to speak immediately prior to the appropriate item.
- 4. Minutes of the previous meeting held on 16 March 2020 (Pages 5 - 8)**
- 5. Public Participation**



to receive and note questions asked and statements made from members of the public on issues relating to the responsibility of this Advisory Group.

NB members of the public are required to register with Democratic Services three clear working days before the meeting (see below for further details).

Members of the public and visiting councillors may speak at the Advisory Group, provided they have registered to speak three working days in advance. Please contact Democratic Services **by 5pm on Wednesday 15 July 2020** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

BUSINESS ITEMS

6. Presentation (Pages 9 - 32)
Strategic Housing and Employment Land Availability Assessment (SHELAA); and
Strategic Issues & Options Document

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



13 July 2020

Agenda Contact: Dave Shaw, Senior Democratic Services Officer, 01962 848 221, dshaw@winchester.gov.uk

MEMBERSHIP

Local Plan Advisory Group

Councillor Porter (Chairperson)

Cllr Brook

Cllr Evans

Cllr Ferguson

Cllr Horrill

Cllr Rutter

Cllr Thompson

TERMS OF REFERENCE

The purpose of the Advisory Group is to receive updates and discuss matters relating to the preparation of the Council's Local Plan and to assist the Cabinet and Council in their decision making so as to ensure:

- that the preparation of the Local Plan is integrated with the wider aims and objectives of the Council on behalf of its communities
- that Members are actively informed on progress on the Local Plan and provided with appropriate opportunities to participate in policy development
- that there is a shared understanding of issues relating the preparation of the evidence base, arrangements for community involvement, duty to cooperate with neighbouring authorities, preparation and publication of documents and associated public consultation.
- that there are high levels of public engagement with the preparation of the Local Plan

Whilst noting that decision making is a matter for Cabinet and Council, the Advisory Group may be expected to comment upon:

- the implications of the emerging evidence base and arrangements for community involvement; publication of preparatory draft documents and associated public consultation.
- any Local Plan document for initial consultation;
- any Proposed Submission Local Plan Document prior to submission to the Secretary of State.
- the Inspector's report and recommended modifications after the Examination.

Whilst it will normally meet in public the Advisory Group may meet privately to discuss matters which are confidential or policy related at the discretion of the Chairperson. As a non-decision making body the format of information and advice to the Advisory Group will primarily be by presentation and oral update rather than written report. A brief minute of the Advisory Group will be taken.

PUBLIC PARTICIPATION

To receive and note questions asked and statements made from members of the public on matters which fall within the remit of the Advisory Group.

NB members of the public are required to register with Democratic Services three clear working days before the meeting (see below for further details).

Members of the public and visiting councillors may speak at the Advisory Group, provided they have registered to speak three working days in advance. Please contact Democratic Services **by 5pm on Wednesday 15 July 2020** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

LOCAL PLAN ADVISORY GROUP

Monday, 16 March 2020

Attendance:

Councillors

Brook
Horrill

Thompson
Weir

Apologies for Absence:

Councillors Porter, Evans and Rutter

A full audio recording of this meeting is available via this link:

[Full audio recording](#)

1. **APOLOGIES AND CHAIRPERSON FOR THE MEETING**

Apologies were received as detailed in above. In the absence of Councillor Porter, the meeting was chaired by Councillor Thompson.

2. **DISCLOSURE OF INTERESTS**

None.

3. **TO NOTE ANY REQUEST FROM COUNCILLORS TO MAKE REPRESENTATIONS ON AN AGENDA ITEM**

None.

4. **DRAFT TERMS OF REFERENCE (INCLUDING THE WAY THE GROUP WILL OPERATE)**

The proposed terms of reference had been circulated to Group Members prior to the meeting as set out below:

The purpose of the Advisory Group is to receive updates and discuss matters relating to the preparation of the Council's Local Plan and to assist the Cabinet and Council in their decision making so as to ensure:

- *that the preparation of the Local Plan is integrated with the wider aims and objectives of the Council on behalf of its communities*
- *that Members are actively informed on progress on the Local Plan and provided with appropriate opportunities to participate in policy*

development

- *that there is a shared understanding of issues relating the preparation of the evidence base, arrangements for community involvement, duty to cooperate with neighbouring authorities, preparation and publication of documents and associated public consultation.*
- *that there are high levels of public engagement with the preparation of the Local Plan*

Whilst noting that decision making is a matter for Cabinet and Council, the Advisory Group may be expected to comment upon:

- *the implications of the emerging evidence base and arrangements for community involvement; publication of preparatory draft documents and associated public consultation.*
- *any Local Plan document for initial consultation;*
- *any Proposed Submission Local Plan Document prior to submission to the Secretary of State.*
- *the Inspector's report and recommended modifications after the Examination.*

Whilst it will normally meet in public the Advisory Group may meet privately to discuss matters which are confidential or policy related at the discretion of the Chairperson. As a non-decision making body the format of information and advice to the Advisory Group will primarily be by presentation and oral update rather than written report. A brief minute of the Advisory Group will be taken.

The Strategic Director responded to Members' questions and the following points were clarified:

- As an informal group, it was not authorised to request any work be carried out. However, under delegated powers, the Cabinet Member could give such authorisation, taking advice from the Group.
- In exceptional circumstances, it might be necessary to hold the meetings in private (for example, if considering commercially sensitive information) but the intention was to meet in public as far as possible.
- The meeting was not part of the formal decision-making process. A brief minute would be produced, in the form of action points, and meetings would be audio recorded.
- The timings and frequency of meetings would be arranged to tie in with the Local Development Scheme (LDS) schedule. Future dates would be discussed with the Cabinet Member and published as soon as possible.
- The LDS had been approved at Cabinet on 11 March 2020 with the proposed new Plan period being extended to 2038.

Action agreed:

- That the terms of office of the advisory group be agreed as set out in italics above.
- That the group would meet in public, apart from in exceptional circumstances where the particular subject matter required a meeting to be held in private.
- That future dates and times for the group be agreed and published as

soon as possible.

5. **LOCAL PLAN TIMETABLE AND THE NEXT STEPS**

The Strategic Planning Manager gave a presentation which provided further information on this agenda item together with the other items for consideration at the meeting below. The presentation is available on the website [here](#)

Members' questions were responded to and it was confirmed that the Council was in a sound position regarding its housing supply and the revised timetable was realistic.

6. **UPDATE ON THE LOCAL PLAN EVIDENCE BASE AND THE ARRANGEMENTS FOR PUBLISHING THE EVIDENCE BASE**

The Strategic Planning Manager presentation refers (see link above) and officers responded to Members' comments and questions.

Action agreed:

- That the Local Housing Needs Assessment and Strategic Housing Market Assessment be published on the Council's website as soon as possible (with a request that the page be as easily accessible as possible).
- That consideration be given to linking the local plan timetable and the timetable for the delivery of other key strategies (for example, the Movement Strategy) into the Local Plan process.

7. **VILLAGE DESIGN STATEMENTS**

The Strategic Planning Manager presentation refers (see link above) and officers responded to Members' comments and questions.

Action agreed:

- Although outside the remit of this Group, the Cabinet Member for Built Environment and Wellbeing be asked to give consideration to the number of Conservation Area Appraisals requiring update.

8. **UPDATE ON THE PARTNERSHIP FOR SOUTH HAMPSHIRE (PFSH) WORK**

The Strategic Planning Manager presentation refers (see link above) and officers responded to Members' comments and questions.

9. **UPDATE ON DUTY TO CO-OPERATE MEETINGS WITH OTHER LOCAL PLANNING AUTHORITIES**

The Strategic Planning Manager presentation refers (see link above).

10. **PUBLIC PARTICIPATION**

With the agreement of the Chairperson, Patrick Davies addressed the meeting as summarised briefly below.

Welcomed work of the group and the detailed timetable and requested that terms of reference be published. Queried whether clarification of the Government's future proposals for production of Local Plans was available. On behalf of City of Winchester Trust, hoped that the Council would continue the cooperative approach previously adopted. Requested an update on the proposed Design Statement for Central Winchester.

The Strategic Director and the Strategic Director: Place responded to comments made.

Action agreed:

- That future agendas for the Advisory Group include a public participation item.

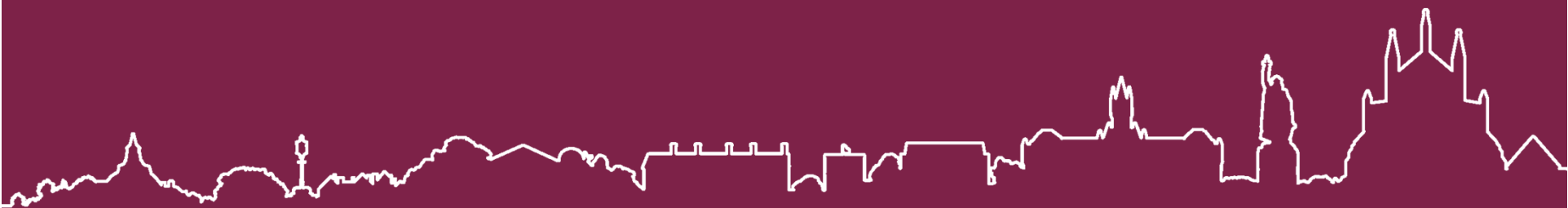
The meeting commenced at 2.00 pm and concluded at 3.10 pm

Chairperson

PAG meeting 21st July 2020

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Agenda Item 6



We are currently working on finalising two Reports for a Cabinet meeting in August:

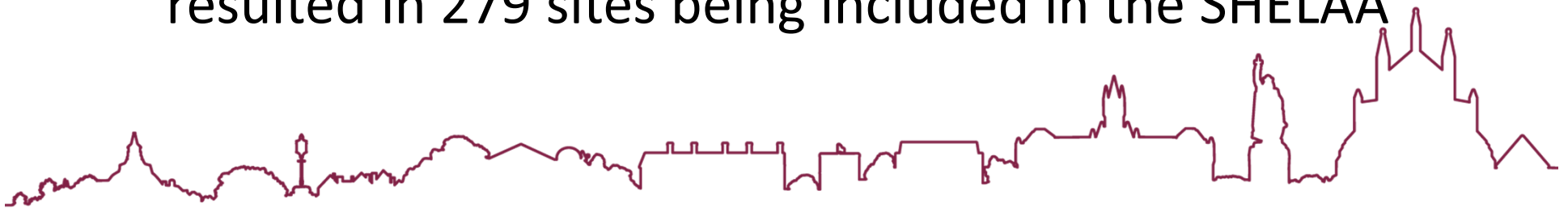
 Strategic Housing and Employment Land Availability Assessment (SHELAA); and


 Strategic Issues & Options Document




SHELAA


- 🏰 The updated SHELAA is a result of a ‘Call for sites’ that ran from Jan – March 2020
- 🏰 It is only a register of potential sites that have been put forward by developers and landowners as part of the LP process (excluding SDNPA)
- 🏰 A total of 287 sites submitted by landowners and developers
- 🏰 An initial first sieve has been undertaken to exclude sites with high level constraints which has resulted in 279 sites being included in the SHELAA





 The SHELAA does not allocate any sites for development as it only a register of sites that have been put forward for potential development

 Work over the coming months will look in further detail at sites working with Officers from across the whole Council and statutory agencies




 A Sustainability Appraisal and Habitats Regulations Assessment will be undertaken of the sites


 The sites that we will be allocating for development will need to align with the Council's growth strategy

 Extremely important that we send out the correct message about the status of the sites that are included in the SHELAA



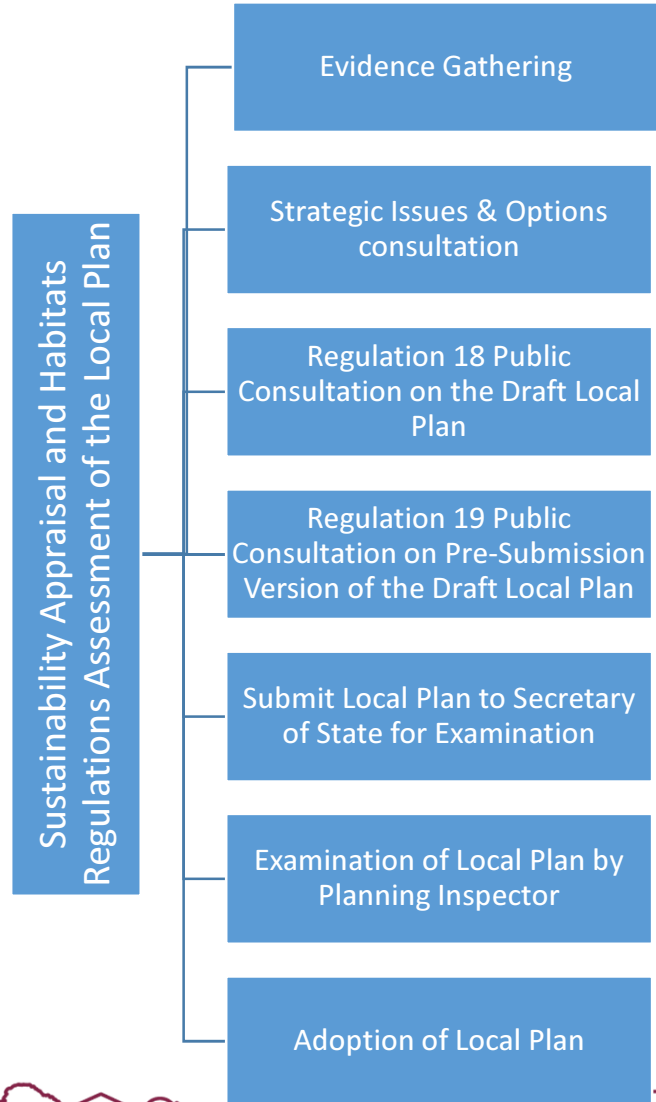
STRATEGIC ISSUES & OPTIONS DOCUMENT

 The preparation of the SIO Document is the stage before preparing a draft Local Plan




 The purpose is explore important issues on how the LP should be developed and to allow people to shape the direction of the LP



STAGES IN PREPARING A SOUND LOCAL PLAN






STRATEGIC ISSUES & OPTIONS DOCUMENT

-  The SIO document is still an evolving draft as some of the Evidence base still needs to be finalised
-  Retail Assessment – key findings
-  Gypsy and Traveller Accommodation Needs Assessment





STRATEGIC ISSUES & OPTIONS DOCUMENT


-  Sustainability Appraisal/Equality Impact Assessment have not yet been undertaken – this will take 3 weeks to complete
-  Purpose of the SA is to check that we have properly assessed all of the ‘reasonable alternatives’ and it will provide an assessment of the SIO document
-  Further changes may need to be done to the SIO document once this work has been completed



KEY ISSUES

 A key challenge is how can the new LP address and ensure that the Council's climate emergency declaration is the 'golden thread' that is woven into the LP








 We have developed four theoretical growth options that we will be consulting on in the SIO document

 We have identified seven interlocking topics in the SIO based on the Council Plan and for each topic we have set out what are the key issues, what are we doing and what are the options for the Local Plan



KEY ISSUES

Using the Council Plan, the SIO document has identified a number of issues for the future which have been grouped together under the following seven interlocking topics:

-  Carbon Neutrality;
-  Biodiversity and the Natural Environment;
-  Homes for All;
-  Creating a Vibrant Economy;
-  Promoting Sustainable Transport;
-  Low carbon infrastructure and Local Plan Viability; and
-  Delivery and success of the Local Plan.





KEY ISSUES

- Winchester district has a rich wealth of heritage assets
- The role of the historic environment is mentioned in the Carbon Neutrality Chapter but it does not neatly fit within the other topics
- Difficulty is that there are very limited ‘options’ when it comes to the historic environment as the new LP will need to have policies on a range of historic matters
- Are there any options available to us or any questions that we could include in the SIO document in relation to the historic environment as the vast majority is governed by legislation?



KEY ISSUES

 In the SIO Document we have identified a number of Planning Objectives for the new Local Plan

 In order to address our climate emergency declaration, we believe that there are a number of key issues that should be at the forefront of people's minds and we will be inviting people to think about how the different options perform in relation to these key issues.



CARBON NEUTRALITY

The Council's climate emergency has set an ambition for the wider district to become carbon neutral by 2030. The Council's Carbon Neutrality Plan shows that transport is the largest single generator of carbon emissions in the District, contributing 46% of emissions in 2017.



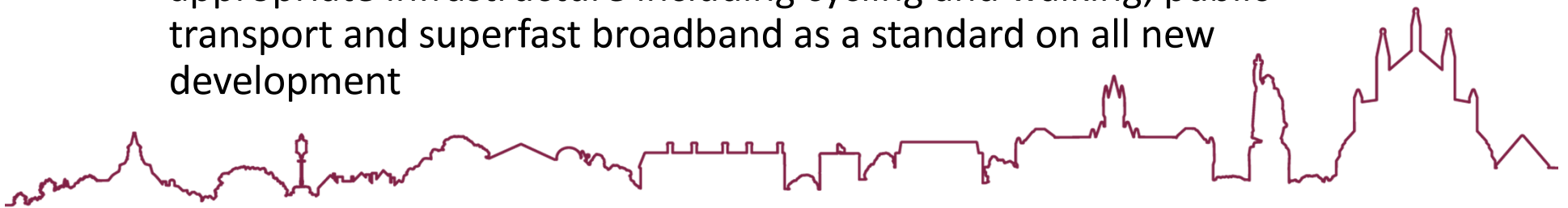
Environmental objectives:

- Minimise local carbon emissions, reduce the number of places that experience poor air quality, reduce waste and exceed recycling targets
- Create communities that are/support communities to become resilient to the effects of climate change ensuing that development does not increase the risk of flooding, overheating and this is addressed in positive and creative way
- Promote development and require development to be innovative, energy efficient and beautiful and meet the health and well-being agenda
- Strengthen and create healthy communities that are connected, with well used open spaces and green infrastructure



Economic objectives:

- Grow opportunities for high-quality, well-paid employment across the district
- Provide for new offices and workspace which are located in areas with sustainable transport links or where they reduce the need to travel to work
- Encourage a greater number of younger people to choose to live and work here
- Support businesses to grasp opportunities for green growth
- Ensure that the city, market towns and rural communities across our district have a compelling and competitive visitor offer
- Promote development that is innovative, energy efficient and beautiful
- Support and ensure that new development is served by the appropriate infrastructure including cycling and walking, public transport and superfast broadband as a standard on all new development



Social objectives:

- Achieve a transport system that is balanced in favour of sustainable and low carbon modes of transport that provides everyone with a real choice whilst supporting walking and cycling
- Provide and broaden the choice of homes to meet the identified need of our communities and to support long term economic growth
- Develop a built environment that respects and responds to local character so that we create communities and places where people want to live, work and play
- Create communities that reduce health inequalities and create a healthy environment in the district by having good access to services, schools and walkable neighbourhoods
- Promote active participation that supports an individual's right to participate in the activities and relationships of everyday life as independently as possible and support those individuals that are not able to do this
- Support Winchester's role as a thriving centre for education which integrates with the resident population



Option 1: Development Strategy that is based on existing Local Plan

The existing Local Plan was developed with considerable public input and working with local communities to allocate sites. Given the fact that it has been tested and is delivering a sustainable strategy, this option extends this strategy. The new Local Plan will need to provide for slightly higher housing numbers than the current Local Plan, so this option sets new housing targets for the main settlements that are 10% above the requirements in the existing Local Plan.



Option 2: To focus development on Winchester itself as the largest most sustainable settlement

A significant way in which the Local Plan can help reduce carbon emissions is through the location of new development. This suggests that one option that we should consider is to focus new development towards Winchester as this has the best range of jobs, facilities and services to enable people to avoid long journeys and to use walking and cycling more easily and is best served by public transport.



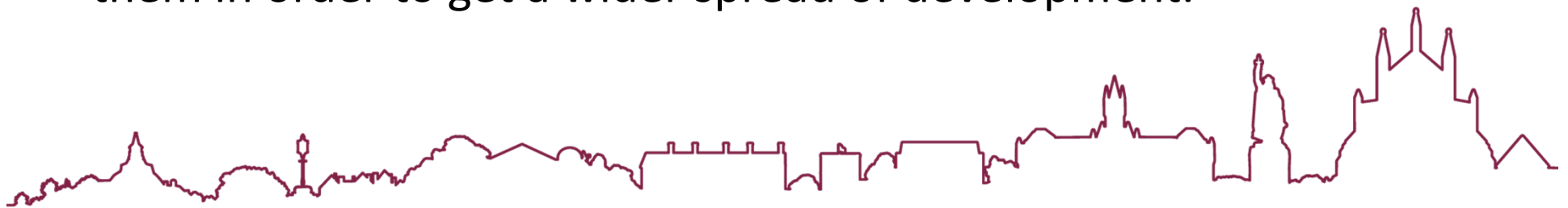
Option 3: A strategy that includes a completely new strategic allocation or a new settlement

A completely new strategic allocation or a free-standing 'new settlement' could achieve large numbers of new homes if supported by the necessary infrastructure and facilities. Under this option the majority of additional development would be allocated to either a new settlement or new strategic allocation, which would take many years to plan before delivering housing. In other locations development would be limited to existing commitments and an allowance for windfall development.




Option 4: To disperse development around the district largely in proportion to the size of the existing settlements


An alternative is to concentrate development in various locations and to disperse it across a wider range of settlements, roughly in proportion to where people currently live. This may enable residents to remain in their local areas, avoid long journeys or use walking and cycling. This option distributes development generally in proportion to the existing size of settlements, taking account of the facilities they have and existing commitments. Housing requirements are similar or slightly higher than in the current Local Plan and new targets are set for four villages that do not currently have them in order to get a wider spread of development.



- 🏰 All of the options will be assessed by the Consultants that are undertaking our Sustainability Appraisal – this will be published alongside the SIO
- 🏰 Asking Members to agree the content of the SIO document but we know that we need to do a lot more work to make the Plan look more engaging and appealing




 Consultation will be undertaken in accordance with Council's Adopted Statement of Community Involvement – this is currently being updated and will be consulted on in order to take into account of COVID-19

 Will be developing a LP micro website, identity for the LP and creating a user journey which is colourful/accessible/very easy to navigate/easy to interact/engage with and a LP consultation toolkit



 Timetable:

 Subject to agreeing the SIO document –
consultation on the SIO document is being
planned for late Sept/Oct (TBC)

