

**LOCAL PLAN ADVISORY GROUP**

**21 July 2020**

Attendance:

Councillors

Porter (Chairperson)

Brook  
Evans  
Ferguson

Horrill  
Rutter  
Thompson

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

[Full audio recording](#)

---

1. **APOLOGIES**

No apologies were received.

2. **DISCLOSURE OF INTERESTS**

None.

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

None.

4. **MINUTES**

Arising out of consideration of the minutes, a member raised questions on the future dates and times for the Advisory Group and when would a timetable of meetings be published; the accessibility of Local Plan documents on the Council's website and when would they be published and also the progress that was being made on the update of the Village Design Statements. The Strategic Planning Manager responded to these points

RESOLVED:

That the minutes of the previous meeting held on 16 March 2020 be approved and adopted.

5. **PUBLIC PARTICIPATION**

Patrick Davies addressed the meeting as summarised briefly below.

The Local Plan process made reference to the involvement of the public and communities. With it being the intention to report to Cabinet in August 2020,

how would the Local Plan Engagement Strategy (and also the Vision exercise) be undertaken in view of the restrictions placed on it due to Covid 19?

John Beveridge (City of Winchester Trust) addressed the meeting as summarised briefly below.

How would consultation take place on issues and options on Heritage Assets? It would be beneficial if the owners and occupiers of Listed Buildings and buildings in Conservation Areas could address issues relating to climate change, for example having well insulated buildings, through guidance contained in the Local Plan. In addition, the identification (by local people), designation and the protection of local green spaces could be addressed as part of the approach to Environmental Matters – Open Space and Recreation and finally, to address social issues, the promotion of the idea of well designed and well fabricated factory units would be advantageous.

Dee Haas and Caroline Dibden (CPRE) addressed the meeting as summarised briefly below.

A greenbelt in the southern parishes would be the only effective way to prevent urban sprawl in south Hampshire and would protect the historic setting of Winchester. It would provide an essential space as people depended on the countryside for their mental and physical wellbeing. There was a petition with 14000 signatures in support of the establishment of greenbelt, which would also be positive in addressing the climate emergency. There was also economic and financial benefit of a greenbelt as demonstrated by commissioned studies.

The Chairperson thanked the speakers for their personal views and clarified that these were not necessarily the views of the Council and she responded accordingly.

6. **PRESENTATION - STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT (SHELAA); AND STRATEGIC ISSUES & OPTIONS DOCUMENT**

The Strategic Planning Manager's presentation refers and officers responded to Members' comments and questions.

**SHELAA**

In reply to Members' questions the Strategic Planning Manager outlined the work being carried out to progress the SHELAA sites; the Gypsy and Traveller Accommodation Needs Assessment and the green and efficient housing and carbon neutrality topics and the planning weight that could be given to these measures in advance of the adoption of the new Local Plan.

The Strategic Planning Manager also responded to questions on speculative development and the need to be able to demonstrate that sites that were included in the new Local Plan were both deliverable and achievable and how such sites related to the four growth options in the presentation. Questions were also answered on the status of existing sites and allocations that had not

been developed which would also be required to demonstrate that they were deliverable.

## STRATEGIC ISSUES & OPTIONS DOCUMENT

The Strategic Planning Manager stated that the Retail Study was awaited shortly and the Gypsy and Traveller Needs Assessment had been commissioned with a specialist consultant.

Neighbourhood Plans would dovetail into the Local Plan, with Denmead Parish Council and Twyford Parish Council currently progressing their Plans. Other Parishes were considering their own Neighbourhood Plans and were in the process of updating their Village Design Statements.

The Strategic Planning Manager and Strategic Director answered questions on new Permitted Development Rights which were to be announced by the Government and their possible affect on the Local Plan. It was not anticipated that substantial changes would be made.

Questions were also made on the options put forward and their implications for affordable housing. A member commented that development in the City of Winchester could bring environmental benefits, but housing costs would be higher for residents and also that the provision of affordable rental properties should be considered.

Questions were asked on the Historic Environment and Conservation Areas and the options that were available for such buildings, and how they would be included in the Local Plan. An important point was to promote the importance of historic buildings and policies on carbon neutrality.

With regard to the Economic Objectives, infrastructure was required to support the development, such as water, sewerage and broadband and also providing workspace close to settlements. The Strategic Planning Manager asked that if local information was available regarding workspace and settlements, for example at Bishops Waltham, it would be helpful if this could be made available to the City Council.

The importance of cross border consultation was also acknowledged.

During debate a member asked for consideration of Option 3 for a sustainable and carbon neutral small settlement with good infrastructure with a high proportion of affordable housing. A member also requested that the potential impact of Option 1 on the southern parishes be acknowledged.

Action agreed:

- That affordable housing provision be given paramount consideration, to consider where people wish to live in affordable housing and also in relation to where they wish to work.
- In relation to the need to retain 2/3 bedroom homes in the district,

whether the Local Plan could use square footage or internal gross area rather than the number of bedrooms.

- That the value of the provision of local employment be recognised and also the ability of people to work from home.
- That Neighbourhood Plans be integrated into the Local Plan process.
- That consideration be given to a Chapter in the Local Plan that makes it clear and transparent on what can and cannot be carried out to provide influence on Historic buildings and Conservations Areas and what options can be provided, for example on carbon neutrality.

The meeting commenced at 5.00 pm and concluded at 6:50 pm

Chairperson