

**MINUTES OF OTTERBOURNE PARISH HCOUNCIL
PLANNING COMMITTEE MEETING 8 MARCH 2022 AT 7.30 PM
IN THE CHAMBERLAYNE SUITE, OTTERBOURNE VILLAGE HALL**

Present: Cllrs M Smith (Chair); Gilbert; Stansbury; Moody; Lansdown-Bridge.

In attendance: County and District Cllr J Warwick; District Cllr H Williams; 13 Parishioners, Clerk.

1. **Declaration of Interest:** Cllrs Lansdown-Bridge (site OT03) and Moody (site OT08)
2. **Apologies for Absence:** Cllrs Reed; King; J Smith. District Cllr B Laming
- 3 **To discuss the Strategic Housing and Economic Land Availability Assessment (SHELAA) sites for potential development within Otterbourne and to receive feedback from the village consultation.**

The Chairman addressed the meeting. The Parish Council was challenging WCC regarding the ongoing Local Plan. A letter, collectively signed by all parishes within the Ward, had been sent to highlight the number of potential development sites and cumulative housing numbers that had come forward within the Ward; also, that the timeline for consultation with parishes had significantly slipped before completion of the draft Regulation 18 Local Plan by August/September 2022. Otterbourne was also challenging the Settlement Hierarchy that formed part of the evidence base for the development strategy, regarding inconsistency in assessing some village settlements separately, eg Otterbourne and Otterbourne Hill, whilst not applying the methodology equally to all other villages with multiple settlements. A response had also been sent updating the facilities within Otterbourne and Otterbourne Hill that would be used towards the hierarchy.

The Chairman gave report about an online meeting 8 March with Adrian Fox, WCC Head of Strategic Planning, and Jill Lee, WCC Principal Planning Officer. County and District Cllr Jan Warwick and the Clerk were also in attendance. WCC was working towards 700 dwellings/year, but there was some concern that this figure could increase slightly; it had a duty to co-operate with the Partnership for South Hampshire (PuSH) regarding housing numbers; it would be taking into account housing numbers already committed under the current Local Plan; it would look at brownfield sites first, but there would be some need for greenfield sites; and it would make an allowance within its figures for 'windfall' sites ie those unexpectedly coming forward within the settlement boundary. However, sites had to be deliverable, landowners had to be willing to develop within the 2039 timeframe, and sites identified or dismissed had to be able to stand up to challenge by developers at the Local Plan inspection stage and through to the next Local Plan. WCC would be meeting with the Winchester Town Forum and the parishes bordering the city as well as individual parishes around the district to discuss the SHELAA sites. The next stage would then be assessment and testing through evidence (transport, landscape, viability) before the draft Regulation 18 Local Plan. The key strategy for development would be sustainability and Otterbourne, along with South Wonston and Sutton Scotney were considered sustainable due to their services and facilities. In the last Local Plan, Otterbourne had not been required to meet any housing target, but some small 'windfall' development had taken place within the village, such as the former 'Old Deeds' site. The housing

figure being tested for Otterbourne to meet towards the new Local Plan was 50-60 dwellings, ie around 10% of the current, total village, household number. WCC appreciated the early consultation with the village, the support of local knowledge, the feedback from residents and the Parish Council and progression to work collaboratively towards identifying a suitable site(s) to meet the housing target identified.

The Chairman briefly outlined the history of development within Otterbourne. Post 1996 the Parish Council had prepared papers assessing seven potential development sites within the village. Three sites: Sparrowgrove, Coles Mede and Cranbourne Drive had since been developed and the four remaining sites were amongst the current development options: OT03 Land east of Main Road; OT04 Park Farm on Kiln Lane; OT05 Land off Waterworks Road; OT08 Land west of Cranbourne Drive. To these had been added: OT01 Land at Meadowside and Dean Croft on Poles Lane; OT02 Highbridge Farm on Highbridge Road; OT06 Land at 'Roselea' on Highbridge Road; OT09 Land north of Kiln Lane. The decision to determine areas for development to meet future housing needs would be no easier today than in 1996, but the community input from the village survey 'Implications for Future Planning within Otterbourne', the feedback from the information sessions and the Planning Committee meeting would be helpful in shaping the current decision.

The Chairman reported on the feedback from the village survey – see Annex B. Some parishioners had given a huge amount of considered thought to identify positives and negatives for each site; others had been 'closed' to the option of development; and others (only recorded by area and not as individuals) appeared, understandably, to display 'not the one closest to me' as response. The response rate was 23% overall for the village and a breakdown of response rates per area had also been made showing stronger response rates from residents living near to some of the sites. Overall, and given that a 'no development' was not likely to be an option, small scale development was seen as the least unacceptable, whether a small site or part of a larger site. Additional traffic was the major issue raised by the majority of residents and perhaps why sites at the edges of the village, rather than those close to the centre may have been more preferred, such as: 'Meadowlands' and 'Dean Croft' site on Poles Lane, 'Roselea' on Highbridge Road, and Land off Waterworks Road. The village feedback would be put forward within the Parish Council's discussion, with WCC and with neighbouring parishes. However, all sites carried a number of constraints and had to be sustainable which would strongly influence any decision. The sites were then discussed in numerical order – see Annex A.

4. Open Session for Parishioners.

A number of matters were raised by Parishioners attending.

Land off Waterworks Road: concern about highway access, including the unsuitability of Waterworks Road for more traffic and that Sparrowgrove was already heavily used by Southern Water, Clancy Docwra and the South Central Ambulance Service. Concern about the site access and land levels was also raised, together with overload of the sewer infrastructure and its effect on dwellings further down the village.

Land west of Cranbourne Drive: concern that a constraint had not been recorded for the land being within a Flood Zone with request that this should be corrected if going forward.

A parishioner commented that if sites were chosen on the edge of the village it could lead to infill in future years and expansion of the village boundary. The problems of both noise and air pollution for the Cranbourne Drive site, being so close to the M3, should not be underestimated regarding the impact on physical health and mental well-being. The most likely type of accommodation for the site would be flats and this was not what had come forward as needed for the village from the last village survey in 2012. The demographic of the village was an older population, largely due to the unaffordability of the current housing stock, and the need was for small scale developments of 2 and 3 bedroom houses, suitable for young families who would also support the local school. The same sized housing would be suitable for older people who wished to remain in the village to downsize, freeing up larger houses again. The matter of 'brownfield' site development was raised. Three sites had been identified in the village and WCC would be asked whether their potential dwelling numbers could be included within the 50-60 figure for Otterbourne. Cllr Warwick pointed out that the timing for development of these sites could be critical as to whether they could be counted before Regulation 18 in August/September. Concern was noted about the proximity of the Compton & Shawford sites on Poles Lane for commercial development and significant housing numbers. The Chairman advised that WCC had been asked at the meeting 8 March to keep Otterbourne informed about the sites.

5. Summary and to agree way forward

Two information sessions for the village had taken place and a consultation with feedback submitted by 23% of the village, followed by a Planning Committee meeting with opportunity for residents to address Council in person. A meeting with the Head of WCC Strategic Planning and Principal Planning Officer had provided expected housing target of 50-60 dwellings and insight that sustainability would be a key issue. Councillors agreed that they would like to consider the input received and reassess the sites, putting forward their preferred three options to take forward for the Parish Council meeting 15 March 2022 before further discussions with WCC due by end of March.

Meeting closed 9.20 pm

Annex A – Individual Site Assessment

Annex B – Analysis of Village Responses