



Itchen Valley Parish Council

Planning Committee Minutes Wednesday 15th November 2017

Present: - Cllr Langford (chair), Appleby, Denniss, Riley.

In Attendance – Mr Weaver Clerk.

1. Apologies - Cllr Andrews.

2. Public Participation and Declarations of Interest.

No members of the public were present and there were no declarations of interest.

3. Approval of the Minutes and Matters Arising from the Meeting of 18th October 2017.

The minutes were agreed as a correct record. The Chairman signed the minutes. There were no matters arising.

4. Planning Applications

There were no planning applications to consider.

5. SDNP Draft Plan

Chair Cllr Langford stated that any responses to SDNP Draft Plan needed to be completed by Tuesday 21st November 2017. There was a discussion about the following matters in respect of Itchen Valley Parish: housing waiting list, housing development, affordable housing, and 'replacement housing'.

Decision: The following responses were agreed:

IVPC response to the SDNP draft plan

https://consult.southdowns.gov.uk/consult.ti/Pre_Sub_SDLP/viewCompoundDoc?docid=9188884&sessionid=&voteid=&partId=9203764

1. 7b Strategic Policy SD26 Supply of housing

*Itchen Valley Parish Council object to the allocation of **only** nine houses within the village of Itchen Abbas, the Parish Council covers four villages and three have no settlement boundary. We are not confident that windfall or rural exception sites will provide the affordable or market houses we need to sustain village life, such as our school and nurseries, three village halls, three pubs, two recreation grounds and numerous clubs and societies*

The Housing List of Winchester City Council on the 13th November 2017 had a waiting list of 17 applications for one or two bedroomed households in the Itchen Valley Parish. An allocation of only nine houses fails to deliver the medium growth needed by our communities.

We also note that the nearby village of Cheriton, which only has half our 620 households, has at fourteen been allocated 50% more housing than Itchen Valley Parish Council. We suggest their allocation should be in Itchen Abbas, specifically at SHLAA sites W1063 & W1064

2. 7c Affordable Homes Strategic Policy SD29 Rural Exception sites

This policy fails to appreciate the high cost of land and building in the SDNP and we believe we would be more successful at encouraging landowners to gift/develop land for predominantly affordable schemes if the policy allowed for a small number of market houses to fund a scheme.

The policy should be extended to include sufficient market housing of a similar nature to facilitate the funding of the social housing and/or community facilities.

3. *7d Homes (Development Management Policies)*

Development Management Policy SD30 Replacement Dwellings

There are areas of Itchen Abbas which include large houses on large plots and this layout defines the character of these parts of the village. The IVPC would like to retain this character and suggest an additional clause.

1.a.c The replacement dwelling(s) should not be detrimental to the dynamic character of a settlement already comprising large (>400m²) housing.

4. **9M Itchen Abbas Allocation Policy SD76: Land at Itchen Abbas House, Itchen Abbas**

9.120 The Housing List of Winchester City Council on the 13th November 2017 had a waiting list of 17 applications for one or two bedroomed households in the Itchen Valley Parish. This site, Land at Itchen Abbas House, will only produce 3 social houses which is insufficient to fulfil demand and comply with Objective 8 of policy 7.2 of this plan. The SHLAA rejected adjacent land which could supply this housing on the grounds of Landscape but the IVPC disagrees with this subjective judgement and would wish to see the land at W1063 & W1064 included.

The SHLAA also shows this site, Land at Itchen Abbas House, to be available within 0-5 years yet we are aware that this timescale is extremely unlikely and other sites need to be allocated outside the settlement boundary to accommodate the immediate housing need of the local authority waiting list.

6. Other Items for Consideration

Environmental contamination at The Old Rectory Easton – Clerk Mr Weaver to write to Environment Agency emphasizing the pollution issues.

7. Date of next meeting

Tuesday December 19th at 7.00 pm at Itchen Abbas & Avington Village Hall.
The meeting closed at 8.25 pm.