



DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR PLANNING

TOPIC – PROPOSED MODIFICATIONS TO THE HAVANT BOROUGH DISTRICT-WIDE LOCAL PLAN 1996 - 2011

PROCEDURAL INFORMATION

The Access to Information Procedure Rules – Part 4, Section 22 of the Council's Constitution provides for a decision to be made by an individual member of Cabinet.

In accordance with the Procedure Rules, the City Secretary and Solicitor, the Chief Executive and the Director of Finance are consulted together with Chairman and Vice Chairman of the Principal Scrutiny Committee and all Members of the relevant Performance Improvement Committee.

Five or more of these consulted Members can require that the matter be referred to Cabinet for determination.

If you wish to make representation on this proposed Decision please contact the relevant Portfolio Holder and the following Committee Administrator by 5.00pm on Friday 4 March 2005

Contact Officers:

Case Officer: Jane Parker 01962 848562 jparker@winchester.gov.uk

Committee Administrator: Colin Veal 01962 848438 cveal@winchester.gov.uk

SUMMARY

- Havant Borough Council has published Proposed Modifications to the Havant Borough District-Wide Local Plan 1996-2011 following receipt of the Inspector's Local Plan Inquiry Report in June 2004.
- Representations are required by 14 March 2005.
- This report summarises the Proposed Modifications that have implications for the City Council, particularly in relation to the West of Waterlooville Major Development Area and recommends a response to Havant Borough Council.
- Winchester City Council's Corporate Priorities 2005 - 2008 includes six key service areas relating to the provision of affordable homes in safe and pleasant environments; community safety; minimizing pollution and waste and making efficient use of resources; social inclusion; economic prosperity and; improving access to cultural and sporting activities. Planning Policies for the West of Waterlooville MDA should reflect these objectives.

- There are no resource implications arising directly from this report.

PROPOSED DECISION

That Havant Borough Council be thanked for consulting the City Council on the proposed modifications to the Havant Borough District-Wide Local Plan and advised that the City Council:

- i) supports modifications to Policies MDA1, MDA4, MDA5, UF2, C1 and H9;
- ii) objects to Policy MDA2 since a 'Park and Ride' is no longer proposed for land at Old Park Farm, Hambledon Road. The Council requests that references to Park and Ride be deleted. Other modifications to the Policy are supported.
- iii) Objects to Policy MDA3. The reference to formal and informal recreational use of this land is inappropriate and is not in accordance with the approved Masterplan Layout for the MDA. The Council requests that the policy be reworded and updated to remove reference to formal and informal recreation use of this land in association with the MDA. It further requests that the diagrammatic notation on the Proposals Map in the vicinity of Park Road be more accurately depicted to reflect the proposed alignment of the southern access road. The Council supports the general MDA notation for this land and accepts that countryside designation should apply.
- iv) Objects to Policy CS4. The text of the policy should be updated to remove reference to the 'study area' and to refer to "land at Plant Farm as part of the MDA". The supporting paragraph 460 could also be clearer and reflect the wording of MDA1 indicating that the cemetery should be located on the highest point of the site in line with the agreed Masterplan. The CS4 notation should be included on the proposals map at Plant Farm.
- v) Objects to Policy H1. The allocation of 110 dwellings at Plant Farm to meet Havant Borough Council's baseline housing requirements is not supported. Dwelling completions within the MDA site boundary should count towards the MDA requirement for 2000 dwellings required by the Hampshire County Structure Plan (currently allocated to Winchester City Council's baseline housing requirement).

REASON FOR THE PROPOSED DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

1.0 Background

- 1.1 The Council's main interest in the Havant Borough District-Wide Local Plan is with the Plan's policies for the West of Waterlooville Major Development Area (MDA). The MDA straddles the administrative boundary between Winchester City Council and Havant Borough Council. However the majority of the development site is within the City Council's jurisdiction. The two authorities' have been jointly working together to plan for the MDA and have jointly approved a Masterplan Layout for the site.
- 1.2 The City Council has made various representations to Havant Borough Council on its emerging MDA policies contained in the Local Plan and appeared at the Havant Local Plan Inquiry during 2003. The City Council presented evidence to the Havant Local Plan Inspector objecting to the following policies:
 - Policy MDA1 Land at Plant Farm: restricted land uses at this location to those associated with an urban park, including a cemetery. The City Council wished part of the site – land south of Milk Lane - to be allocated for housing and did not

support the proposed location for the cemetery, preferring an alternative site within the MDA;

- Policy UF2 Local Gaps: designated a local gap between Purbrook and Waterlooville which the City Council considered inappropriate;
- Policy C1 Countryside: applied countryside designation to land at Plant Farm. Such a designation was considered inappropriate for land proposed as part of a major development area;
- CS4 Cemeteries: allocated land for a cemetery at Plant Farm. The City Council preferred an alternative site within the MDA.

1.3 The City Council sought the following changes to the Plan:

- 1) The deletion of the Purbrook / Waterlooville proposed local gap.
- 2) Amendment to the Proposals Map to remove the Policy MDA1 notation from land at Plant Farm lying to the south of Milk Lane.
- 3) Deletion of the Policy C1 notation from all of the land proposed by the Borough Council to be subject to Policy MDA1.
- 4) Amendment to the Plan to include provision for housing and ancillary development on land south of Milk Lane, Plant Farm.
- 5) The deletion from Policy CS4 iii of the proposed cemetery within the (Havant part of the) MDA including annotation on the Proposals Map

2.0 Proposed Modifications

2.1 Havant Borough Council has now published Proposed Modifications to the Havant Borough District Wide Local Plan following receipt of the Inspector's Report in June 2004. The deadline for representations is 14 March 2005. The following revisions to the Plan are proposed to address the City Council's objections:

Policy MDA1: Plant Farm

2.2 The Inspector recommended that the site was suitable for housing development. Accordingly the policy has been revised to indicate that Plant Farm is suitable for development in accordance with an approved Masterplan. The north and south of the site are proposed for housing development, with a "broad tranche of open space" being maintained across the centre corresponding with the site's highest point. A cemetery is proposed within this open space. The policy also refers to the need for an access point.

2.3 References to the local gap between Purbrook and Waterlooville have been deleted.

Comment

2.4 Further work on the Masterplan for the MDA has been undertaken since the City Council appeared at the Local Plan Inquiry. The Proposed Modifications to the Plan are now in the line with the preferred Masterplan endorsed by the West of Waterlooville Forum in April 2004 and approved by the City Council. The modifications overcome the City Council's objection.

UF2: Local Gaps

2.5 The policy has been deleted in its entirety including proposed local gaps between Purbrook/Waterlooville and Widley/Purbrook in line with the Inspector's recommendation. The local gap notation has been removed from the proposals map

Comment

- 2.6 The proposed modification overcomes the City Council's objection.

C1: Countryside

- 2.7 Amendment to the policy to delete paragraph 106/1 referring to the allocation of the MDA area as countryside. The countryside notation has been removed from the Proposals Map which has been replaced with a generic MDA notation. These amendments are in line with the Inspector's recommendation.

Comment

- 2.8 The proposed modification overcomes the City Council's objection. The generic MDA notation on the proposals map is acceptable.

CS4: Cemeteries

- 2.9 The allocation of land for a cemetery "within the West of Waterlooville study area" remains. The precise location is to be determined in the Masterplan Layout on land at Plant Farm. There is no cross reference to Policy CS4 on the proposals map.

Comment

- 2.10 The text of the policy needs to be updated to remove reference to the 'study area' and to refer to "land at Plant Farm as part of the MDA". The supporting paragraph 460 could also be clearer and reflect the wording of MDA1 indicating that the cemetery should be located on the highest point of the site in line with the agreed Masterplan Layout.
- 2.11 It would be desirable to include the CS4 notation on the proposals map as appropriate at Plant Farm.

3.0 Other changes of significance

- 3.1 A number of other modifications have been made to the Plan that are of significance to the City Council, although the City Council did not raise any objections to these policies at the earlier stages of the Plan's preparation.

H1: Housing

- 3.2 Land at Plant Farm, within the MDA, has been allocated for 110 dwellings in line with the Inspector's recommendation to meet Havant Borough Council's baseline housing provision 2001 – 2011. The text notes that the housing provision at Plant Farm is likely to exceed this figure and that any excess will go towards meeting the Borough's long-term housing needs. It is noted that the total dwellings which may be achieved in Havant Borough as part of the MDA development could be in excess of 500.

Comment

- 3.3 Winchester City Council has consistently maintained that any housing coming forward within the MDA should 'count' towards the Structure Plan's MDA requirement for 2000 dwellings at Waterlooville. The MDA requirement is included as part of Winchester District's baseline housing requirements within the Structure Plan and not Havant's. The Inspector, in concluding that land at Plant Farm is suitable for housing, has recommended the allocation of the site for 110 dwellings to count towards Havant's requirement. This decision may have implications for the housing provision

in Winchester City Council's Local Plan which assumes that all dwellings coming forward in the MDA will count towards its baseline figures. This matter will need to be addressed by the Winchester Inspector in his report to the City Council, expected later this year. The total number of dwellings achieved by the MDA in Havant's administrative area could be in excess of 500. The allocation of only 110 dwellings is therefore conservative however once the principle is established, the implications could be significant for the City Council and on that basis an objection should be raised.

H9: Affordable Housing

- 3.4 The proportion of affordable housing to be sought from new development has been increased from 25% to 30% in line with the Inspector's recommendation.

Comment

- 3.5 This modification brings Havant's affordable housing requirements more closely in line with those of the City Council and should be welcomed as a means of securing affordable housing as part of the MDA.

EMP1.10 Dunsbury Hill Allocation

- 3.6 The Inspector recommended the deletion of the Dunsbury Hill employment allocation and that the land be reinstated as Strategic Gap designation. HBC have rejected this recommendation since Dunsbury Hill is seen as a major new employment allocation, linked to the long term economic regeneration objectives of the Council, particularly closely linked to the regeneration project at Leigh Park.

Comment

- 3.7 The City Council did not object to the original allocation of the Dunsbury Hill allocation, although some concern was expressed that this major allocation together with the 30ha of new employment land being provided for at the MDA (along with other smaller sites) maybe an over-allocation of employment land. Two other major employment allocations at Simond's Hill/Nevilles Park and Broadmarsh have however been deleted on the recommendation of the Inspector. Both these sites were in the strategic gap. On balance, Havant's rejection of the Inspector's recommendation does not warrant sufficient concern to raise an objection to the Plan.

MDA2: Old Park Farm

- 3.8 This policy relates to land at Old Park Farm, Hambledon Road. The policy has been rewritten to remove C1 countryside designation and replace this with MDA notation on the Proposals Map along with an indication of the access point. The policy allows for mixed use development on the site, a northern access route, traffic calming on Hambledon Road, some housing and open space. It also refers to a park and ride facility. The changes are in line with the Inspector's recommendation.

Comment

- 3.9 The proposed modification to the policy is accepted, with the exception of reference to a park and ride facility which is no longer being promoted at this location. This reference should be deleted to reflect the latest Masterplan Layout proposals as approved by the City Council in April 2004.

MDA3: Land west of London Road, Purbrook

- 3.10 This policy relates to land west of London Road at Purbrook. The proposals map has been amended to show the entire area being subject to MDA notation and it now diagrammatically shows the proposed access point. Countryside designation remains. The land is proposed to meet formal and informal recreation needs of the MDA. The changes are in line with the Inspector's recommendations.

Comment

- 3.11 The MDA notation for this land is welcomed. The C1 designation is appropriate. The diagrammatic access point shown on the proposals map could be more accurately depicted. The main concern is the reference to formal and informal recreational use of this land. The approved Masterplan no longer promotes land south of Purbrook Heath Road for formal or informal recreational use. Land for informal recreation and habitat creation is now shown on the Masterplan north of Purbrook Heath Road and west of Purbrook. The land has been included as part of the MDA because it is required to secure the southern access road. The policy needs to be reworded and updated to remove reference, particularly, to its playing a role in meeting formal recreation requirements of the MDA. The City Council would have no objection to informal recreation being promoted on this land, although this is not proposed to meet the informal recreational needs of the MDA.

MDA4: Transport

- 3.12 This is a new policy proposed as a pre-inquiry change which has been supported by the Inspector and which was considered acceptable by the City Council. Minor changes have been made to reflect the updated situation regarding the preferred Masterplan.

Comment

- 3.13 The diagrammatic access point shown on the proposals map could be more accurately depicted.

MDA5: MDA Masterplan

- 3.14 This policy has been deleted in line with the Inspector's recommendation. The policy dealt in general terms with the Masterplan process. It was objected to by GOSE because it related to areas outside the administrative area of the Borough and therefore would be contrary to PPG 12. The Inspector agreed with GOSE's objection and considered that the intentions of the policy are in effect already met by the introductory paragraphs to the MDA Chapter and also within site specific MDA policies. He concluded that the policy is superfluous. HBC consider that this deletion does remove anything of significance from the Plan.

Comment

- 3.15 The deletion of the Policy is considered appropriate given the Inspector's conclusions and recommendation.

Appendix Ten

- 3.16 This includes a map of the preferred Composite Masterplan. The Inspector considered that this map should not be included since it covered matters outside the administrative boundary of the Council. Amendments to the Proposals Map were therefore recommended instead.

Comment

- 3.17 On balance it is appropriate not to include the approve Masterplan Layout within the Local Plan. This Layout may still be subject to change. Although the layout Plan is included for illustrative purposes within the Winchester District Local Plan, it may also need to be removed from later versions of the Plan.

FURTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED FOLLOWING PUBLICATION OF THE DRAFT PORTFOLIO HOLDER DECISION NOTICE

DECLARATION OF INTERESTS BY THE DECISION MAKER OR A MEMBER OR OFFICER CONSULTED

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

Approved by: (signature)

Date of Decision

Councillor Beveridge – Portfolio Holder for Planning