



DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR BUILT ENVIRONMENT

TOPIC – Portsmouth City Council Site Allocations Plan, March 2013

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 Chief Operating Officer, the Chief Executive and the Chief Finance Officer are consulted together with Chairman and Vice Chairman of The Overview and Scrutiny Committee and any other relevant overview and scrutiny committee. In addition, all Members are notified.

If five or more Members from those informed so request, the Leader may require the matter to 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 Democratic Services Officer by 5.00pm on Wednesday 26 June 2013.

Contact Officers:

Case Officer: Steve Opacic, Tel: 01962 848 101, Email: sopacic@winchester.gov.uk

Elizabeth Dee, Tel: 01962 848 561, Email: edee@winchester.gov.uk

Democratic Services Officer: Nancy Graham, Tel: 01962 848 235, Email: ngraham@winchester.gov.uk

SUMMARY

- This draft decision notice sets out the recommended response to Portsmouth City Council's (PCC) consultation on its draft Site Allocations Development Plan Document (DPD). The consultation closes on 28 June 2013.
- The Site Allocations DPD identifies sites where PCC considers that development might be appropriate for a range of uses, plus areas of the City it wishes to protect from development. It also includes three development management policies.

- The recommended response proposes highlighting concerns that the Portsdown Main site, which is partly within Winchester City Council's area, has been allocated as an employment use. It also proposes that Winchester City Council welcomes the inclusion of other parts of Portsdown Hill as an open space designation. In addition, it points out that the document does not include a policy for the provision of gypsies and travellers.

PROPOSED DECISION

That the Council responds to the consultation with the comments set out in the section 'Issues to raise through the consultation'.

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

The Portsmouth Site Allocations Plan identifies sites and land available for development in the City and sets out what the land should be used for. In addition it has three development management policies. The Sites Allocation Plan will, when adopted, form part of the Local Plan for PCC, which also includes the Portsmouth Plan (Core Strategy), adopted in 2012. The Core Strategy set out how much housing, employment and retail development the city requires up to 2027. The Site Allocations Plan, must be in conformity with the Core Strategy and allocates sites to meet the Core Strategy requirements.

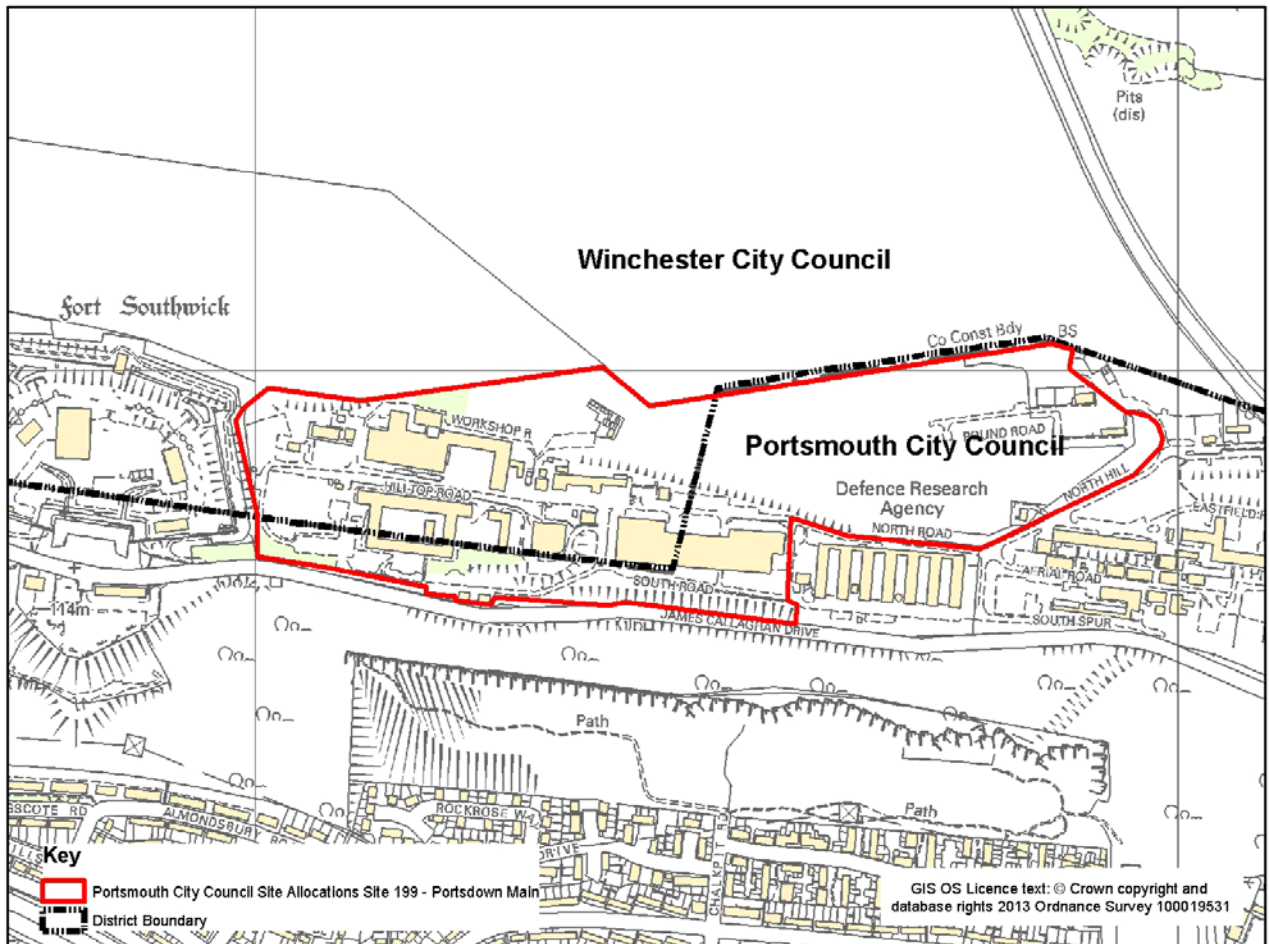
This informal consultation is the first stage in the production of the Site Allocations Plan. The next stage of consultation is the publication of the Plan in October 2013, with the document being submitted to the Secretary of State in January 2014. Adoption of the Plan is scheduled for August/September 2014.

There are two areas which it is suggested are of concern to the City Council: the identification of Portsdown Main as an employment site, and the omission of a policy or references to Gypsies and Travellers.

Portsdown Main

The Plan identifies two adjacent employment sites at Portsdown Main: Portsdown Main, James Callaghan Drive (referred to in the Plan as site 199) and Portsdown Technology Park (referred to in the Plan as site 1331). The technology park is currently used for high tech manufacturing and Research & Development. It is proposed to protect the site for employment and retain the existing uses. Site 199 is vacant and the Plan proposes that it could accommodate further employment development as an extension to site 1331.

Part of site 199 is within the Winchester District (see map below).



The site lies in a prominent position, extending along the crest of Portsdown Hill. To the south is a SSSI which the Plan proposes to designate as Open Space.

This site was previously owned by the Ministry of Defence, who vacated it in 1996. In 1998, a joint planning brief was produced by WCC and PCC. This set out the guidelines on which applications for planning permission for the development of the site would be considered. The Brief provides for a mix of uses, with an emphasis on employment uses. Following the production of the Brief, the Winchester District Local Plan Review (2006) includes the site within an area subject to 'countryside' policies and set out the following approach to development at Portsdown Main (paragraph 7.40):

Portsdown Main: *This establishment extends along the crest of Portsdown Hill. Much of the site falls within the area of Portsmouth City Council, and any development proposals for the re-use of the site should be prepared in close liaison with both Authorities. A comprehensive planning brief has been adopted by the two Authorities and the MoD and has regard to existing constraints, particularly access and prominence in the landscape (Portsdown Main Planning Brief, 1998). The brief provides for a mix of uses, including light industry, hotel/conference centre, leisure and residential, but with an emphasis on employment uses.*

Since the Brief was prepared, many of the buildings that the Brief envisaged might be reused have been demolished (including the main art deco style building previously used as offices (12,170 sq m)). This in part is due to the approach agreed with the DSTL in relation to development at Portsdown West, whereby further development at Portsdown West (if justified and acceptable) was to be accompanied by the demolition of an equivalent floorspace at Portsdown Main. This aimed to ensure that the overall impact of built development on Portsdown Hill was reduced, given the prominence in the landscape of the Portsdown Main site and the existing buildings on it.

In the Winchester District Local Plan Part 1 the site continues to be within the designated countryside, where policy MTRA4 applies. This permits development which has an operational need for a countryside location, or proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing. Therefore the development of the site for new-build employment use would be contrary to the LPP1 and is not, at this stage, being considered as an allocation in Local Plan Part 2.

Officers have met with PCC, who have agreed that the Portsmouth Plan should not include the part of site 199 in the Winchester District, which should be removed.

Development Management Policies

The Plan includes three Development Management Policies: presumption in favour of sustainable development; contaminated land; and Coastal Development. No reference is made in the Plan or the evidence base to needs or provision for Gypsies and Travellers. This is contrary to Government Guidance as set out in Planning Policy for Traveller Sites. This guidance requires that local planning authorities should assess the need for sites and then based on this assessment should set pitch targets for gypsies and travellers and plot targets for travelling showpeople.

Portsmouth has not undertaken a needs assessment, or included targets in the Plan. While it is noted that Portsmouth has previously argued that there is little demand or suitable land for traveller sites, failure to address the issue at all may have a wider impact. Although Portsmouth did not take part in the recent Hampshire Traveller Assessment, this showed a need for provision in this part of Hampshire, which should be taken into account by Portsmouth, either by making site allocations or contributing to provision (e.g. for transit sites) in other authorities' areas.

Issues to raise through the consultation

It is recommended that Winchester City Council welcomes the opportunity to comment on the Site Allocations DPD (first consultation document, March 2013) and makes the following representations:

Object to the inclusion of site 199 (Portsdown Main, James Callaghan Drive) as an employment site. A significant part of this site is within the Winchester District and allocating the land for employment purposes in Portsmouth's Plan is unlawful and not in conformity with Winchester District Local Plan Part 1 policies. Also, the

allocation of land within Portsmouth for employment use does not appear to be in conformity with the Portsmouth's Core Strategy (The Portsmouth Plan) policy PCS11, which provides for employment development at other sites (not including Portsdown) or on 'existing employment sites'. As the plan of existing employment sites does not include Portsdown Main, any employment development should be only for development needing a location associated with defence research, development and manufacturing.

Support the inclusion of the Portsdown SSSI as an open space designation.

Express concerns over the lack of a Gypsy and Traveller needs assessment to support the Plan, as required by government policy, and the subsequent omission of a gypsy and traveller policy in the Development Management section.

RESOURCE IMPLICATIONS:

No implications.

CONSULTATION UNDERTAKEN ON THE PROPOSED DECISION

Consultation with the Deputy Leader with Portfolio for Economic Development.

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

n/a

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

None.

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

None.

Approved by: (signature)

Date of Decision

Councillor Victoria Weston – Portfolio Holder for Built Environment