



Winchester
City Council

DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR PLANNING & ACCESS

TOPIC – RESPONSE TO THE HAVANT DRAFT CORE STRATEGY CONSULTATIONS

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 Corporate Director (Governance), the Chief Executive and the Head of Finance are consulted together with Chairman and Vice Chairman of the Principal Scrutiny Committee and all Members of the relevant Scrutiny Panel (individual Ward Members are consulted separately where appropriate). In addition, all Members are notified.

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 17 July 2009

Contact Officers:

Case Officer:

Nigel Green, Major Development Project Officer, Tel: 01962 848562 Email: ngreen@winchester.gov.uk

Committee Administrator:

Ellie Hogston, Democratic and Member Services Officer. Tel: 01962 848155. Email: ehogston@winchester.gov.uk

SUMMARY

Havant Borough Council is currently consulting on its Draft Core Strategy. The consultation period is between 12th June - 24th July 2009. Generally there are few concerns for this Council but the proposal to allocate land at Woodcroft Farm as a Strategic Site could have potential consequences for the City Council. The site is within the Havant District but adjoining land in Winchester is identified as a potential

extension to the development area. The recommendation is therefore that the City Council reserves its position in respect of any proposed development in Winchester and makes it clear in advance that it would seek to ensure that any development on this site secures the maximum protection of the adjoining countryside in the Winchester District.

PROPOSED DECISION

That Havant Borough Council be informed that the City Council is concerned that the Havant Core Strategy should not prejudge the future of land in the Winchester District adjoining the proposed Strategic Site at Woodcroft Farm. The land within the City Council's area is currently subject to countryside and Local Gap policies and the City Council will determine through its proposed Development Management and Allocations document whether these should continue to apply. Accordingly, the City Council would seek to ensure that the Havant allocation can be developed independently and protects the adjoining countryside in the Winchester District. The City Council therefore requests that the establishment of a firm buffer between any development and the remaining countryside is added to the list of development requirements for this site. Furthermore, the Council should advise Havant that it is willing to work closely with the relevant Councils to prepare a robust planning framework for the area.

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

The Havant Borough Draft Core Strategy contains the Borough Council's long term vision for the Borough up to 2026, together with a series of Strategic, and Development, Management Policies. It also identifies a number of Strategic Sites which it considers vital for the delivery of the Council's vision. Havant is required to identify sufficient land in its Core Strategy to meet the housing target set out in the recently adopted South East Plan of 6,300 new dwellings by 2026. The strategic site which is of the most interest to this Council is at Woodcroft Farm, which immediately adjoins the District to the east of Denmead.

The location plan which accompanies the policy for this site identifies land in Winchester to the west of Woodcroft Farm as a potential extension to the larger development in Havant. The proposed development area in Havant also adjoins a parcel of land in the East Hampshire District which might also potentially contribute to this development. Havant sees the development of this site as important in order to maximise the regeneration opportunities in the Wecock Farm area, and to meet its strategic housing targets. Approximately 340 dwellings are proposed in the Havant area of the site. The site is in undeveloped countryside and has limited access.

The supporting text is clear that the development of this land is not dependant on the land in the Winchester District coming forward. The land in the Winchester District to the west of Woodcroft Farm is currently within the 'Denmead Gap'; and the potential

development of this site is recognised in the Winchester Core Strategy Preferred Option which states ‘the Council is aware of a strategic site at Woodcroft Farm which is emerging in the Havant Core Strategy. While the bulk of this development is in the Havant District, there may be some potential for some development in the Winchester District. The Council will therefore work closely with adjoining Councils to prepare a robust planning framework for this area’. It might be the case that limited development in the Winchester District could be needed to help meet Winchester’s housing targets or to help provide a firm green buffer to the adjoining countryside to prevent any further encroachment into the Gap. In any event it is recommended that Havant is advised that as a key development requirement, any proposals should establish a green buffer between the development area and the adjoining countryside.

The only other strategic sites of interest to the Council are the references to the West of Waterlooville Major Development Area, and the Town Centre Integration Project, both of which are consistent with the current Winchester District Local Plan Review policy and the emerging policy in the Winchester District Core Strategy.

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

N/A

Approved by: (signature)

Date of Decision

Councillor Keith Wood – Portfolio Holder for Planning and Access