



Winchester
City Council

PORTFOLIO HOLDER DECISION NOTICE

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.

Contact Officers:

Case Officer:

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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 objects to the Havant Core Strategy, indicating any proposed development in Winchester, and makes it clear in advance that it would seek to ensure that any

development within the Havant boundary secures the maximum protection of the adjoining countryside in the Winchester District.

Following draft circulation of the notice comments were raised and amendments made – please see the final paragraph of the notice.

DECISION

That Havant Borough Council be informed that the City Council objects to the Havant Core Strategy indicating a potential site extension into Winchester District, as it should not prejudice 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 the establishment of a firm buffer between any development within Havant Borough and the remaining countryside within Winchester District. Furthermore, the Council should advise Havant that it is willing to work closely with the relevant Councils.

REASON FOR THE 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 City Council's emerging Core Strategy seeks to maintain this Gap. Although the potential

development of this site is recognised in the Winchester Core Strategy Preferred Option, 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

Following publication of the draft Decision Notice, concerns were raised by two Denmead Councilors concerning the need to be firm in maintaining the Denmead Gap. A number of changes have been made to clarify that development should be within Havant Borough and that this should not pre-judge the future of land within Winchester (and within the Denmead Gap). The Proposed Decision has been modified to express an objection to the indication in the Havant Core Strategy that there may be possible future development within Winchester District. References to the potential for development within Winchester District have also been deleted as decisions on this will be made through the Development Management and Allocations DPD and should not be pre-judged at this stage.

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

Signed 23.07.09

Councillor Keith Wood – Portfolio Holder for Planning and Access