

PORTFOLIO HOLDER DECISION NOTICE

INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR PLANNING AND TRANSPORT

TOPIC – FAREHAM CORE STRATEGY ISSUES AND OPTIONS 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.

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SUMMARY

- Fareham Borough Council is currently consulting on 3 Development Plan Documents; the Site Allocations Issues and Options; the Fareham Town Centre Area Action Plan Issues and Options; and the Core Strategy Issues and Options. Any representations on the options will need to be submitted by Friday the 7th March.
- The Fareham Town Centre AAP raises no issues of concern to the City Council. The Site Allocations Issues and Options paper likewise raises no issues of great concern to the Council, although it should be noted that one of the options to meet a potential shortfall in B8 floorspace is to redesignate a site with planning permission for B2 uses in the Solent Business Park to B8. However this is only one of nine options to meet the predicted shortfall, and even if it were to become the preferred option it should not cause any undue concerns for Winchester.
- The main issues of concern to the City Council are around the options for the Fareham Strategic Development Area (SDA). The principle of a SDA of up to 10,000 dwellings is established in the draft South East Plan and was endorsed by the Public Examination Panel. The South East Plan requires the precise form and location of the SDA to be established in Local Development Documents; however the broad location is defined as being 'within the Fareham Borough to the north of the M27 motorway'. The SE Plan also requires areas of open land to be maintained between the SDA and Wickham and Knowle.

- The Fareham Core Strategy Issues and Options paper recognises these two requirements in setting out the options for delineating the potential boundaries of the SDA, although it anticipates that some land in the Winchester District might be required to maintain a gap between settlements and provide some of the 'green infrastructure' for the SDA.
- Option 2a seeks to concentrate the development on land to the west of the A32 with only limited release of land to the east, which is likely to require a more dense form of development if it is to be contained within the Fareham Borough boundary; this option is more likely to put pressure to develop on adjoining land in the Winchester District.
- While option 2b seeks to allocate a larger area of land, including land to the east of the A32, to accommodate the SDA. In this respect option 2b is the most likely to ensure that the SDA is suitably designed and contained entirely within Fareham, and maintains an adequate gap between the SDA and Knowle. It is recommended that the City Council formally writes to Fareham to give its support to this option.
- The other options of concern are regarding the potential means of access to the SDA, and basically three options are suggested: to retain the existing arrangements with the limited-moves junction 10 being the main route into and out of the SDA; to improve junction 10 to an all-moves junction; or to create a new route up to junction 11. The first two options should be resisted by the Council as these are the most likely to increase traffic in a northerly direction towards Wickham and beyond. While there would no doubt be environmental and other issues to be resolved, the option of creating a new route to junction 11 would be the least damaging as far as the Winchester District is concerned and offers most potential to design access routes which direct traffic to the south rather than the north.
- There are also a number of other Development Plan Documents currently under consultation by adjoining Local Authorities. These include the Basingstoke and Deane Core Strategy Issues and Options paper; the East Hampshire Core Strategy Issues and Options paper; and the Test Valley Core Strategy Preferred Options paper. However none of these documents are considered to raise issues of concern to the City Council.

DECISION

That Winchester City Council writes to Fareham Borough Council to support Option 2b on condition that this option will ensure that all of the SDA, including the built development, required open space, natural greenspace, etc. is contained within the Fareham Borough. Also, in accordance with the draft SE Plan, a sufficient gap is maintained between Wickham and the SDA and Knowle and the SDA. We would anticipate that an amount of the SDA's open space will be situated to the north of the built development within Fareham Borough, to help provide the gap the draft plan seeks.

That Fareham Borough Council be informed that Winchester City Council would support the option to create a new access link to the SDA off of junction 11 of the M27, providing it did not cause any undue environmental impacts, and was designed to ensure that traffic on the A32 through Wickham and beyond is minimised.

That in response to Option 6c the City Council indicates that it generally support this aim but this should not mean the automatic retention of all bus-only links. In particular the Yew Tree Drive bus-only link should be reviewed at an early date in view of the particular accessibility issues at Whiteley.

REASON FOR THE DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

To ensure that the Fareham Strategic Development Area does not impinge on the Winchester District and does not generate unacceptable environmental impacts in the Knowle and Wickham areas. Also to help alleviate traffic problems caused by the limited number of access points into Whiteley.

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

A Councillor has suggested that the City Council should support Option 2a, which would concentrate development of the Strategic Development Area to the west of the A32. This suggestion has been rejected as it would be more likely to require development associated with the SDA within Winchester District, which would undermine the aim of maintaining gaps between the SDA and Knowle and the SDA and Wickham.

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 Transport