

# Statement of Common Ground

Winchester City Council &  
Havant Borough Council

August 2019 (updated January 2021)

# Representations

This Statement relates to the following representations received in response to the Pre-Submission Draft (Regulation 2019) Havant Borough Local Plan (HBLP) consultation:

Respondent no.	Respondent name	Comment no.
R093	Winchester City Council	C01-C03

**Update:** A copy of Winchester City Council's representations to the proposed changes to the 2020 Pre-Submission Havant Borough Local Plan are attached at Appendix 4.

# Introduction

This Statement of Common Ground (SoCG) is a jointly agreed statement between Winchester City Council and Havant Borough Council ('the Councils') in relation to the Pre-Submission Draft (Regulation 19) Havant Borough Local Plan 2036 (HBLP) and the representations submitted by Winchester City Council (WCC) (respondent no. R093) in response to that consultation.

A plan is provided at Appendix 1 which shows the location and administrative areas covered by the statement. WCC is a neighbouring authority to Havant borough and is a fellow member of the Partnership for Urban South Hampshire (PfSH).

## Background

The Councils have held regular cross boundary meetings in the formulation of the HBLP 2036, as well as continuing to work collaboratively through PfSH.

In recent years the Councils have worked together to deliver the West of Waterlooville Major Development Area (MDA), a sustainable of urban extension of 3,000 new dwellings to the south-west of Waterlooville which straddles the administrative boundary between the two authorities. The majority of the MDA falls within Winchester District but a small part of the Berewood and Wellington Park developments fall within Havant Borough.

Winchester City Council (WCC)'s representations generally supported the Plan, but made a number of comments in relation to the allocation of land north of Highbank Avenue (H47). This statement sets out a number of agreed changes that are proposed to the policy (see Appendix 2).

The following sections set out agreed matters between WCC and HBC.

## Approach to housing need

WCC welcome the Plan's proposal to exceed housing needs arising from the Government's standard housing methodology. It is agreed that this is important in terms of addressing unmet housing need from Portsmouth City in the wider sub-region, and in providing flexibility for future changes to the methodology.

A separate Statement of Common Ground with PfSH sets out how HBC has collaboratively worked with its partner authorities to plan for future development in the sub-region.

## Land north of Highbank Avenue (Policy H47)

The site lies between Highbank Avenue and Victoria Avenue, and the administrative area with Winchester City Council. Land to the west of the allocation under Policy H47 in the HBLP is identified separately, but within the same land ownership of the site in Winchester City Council's Strategic Housing and Economic Land Availability Assessment 2019 under reference SWI01 (Land west of London Road, Purbrook). The relevant extract is included at Appendix 3.

WCC have no objection to the allocation within Havant borough subject to the proposed changes set out at Appendix 2. The proposed changes are suggested without prejudice to the preparation of the Winchester Local Plan 2036, which has recently commenced and any housing potential of site reference SWI01. The allocation north of Highbank Avenue (H47) within Havant Borough could

come forward for development independently from the land within the same ownership in Winchester.

## Gypsies, Travellers and Travelling Showpeople

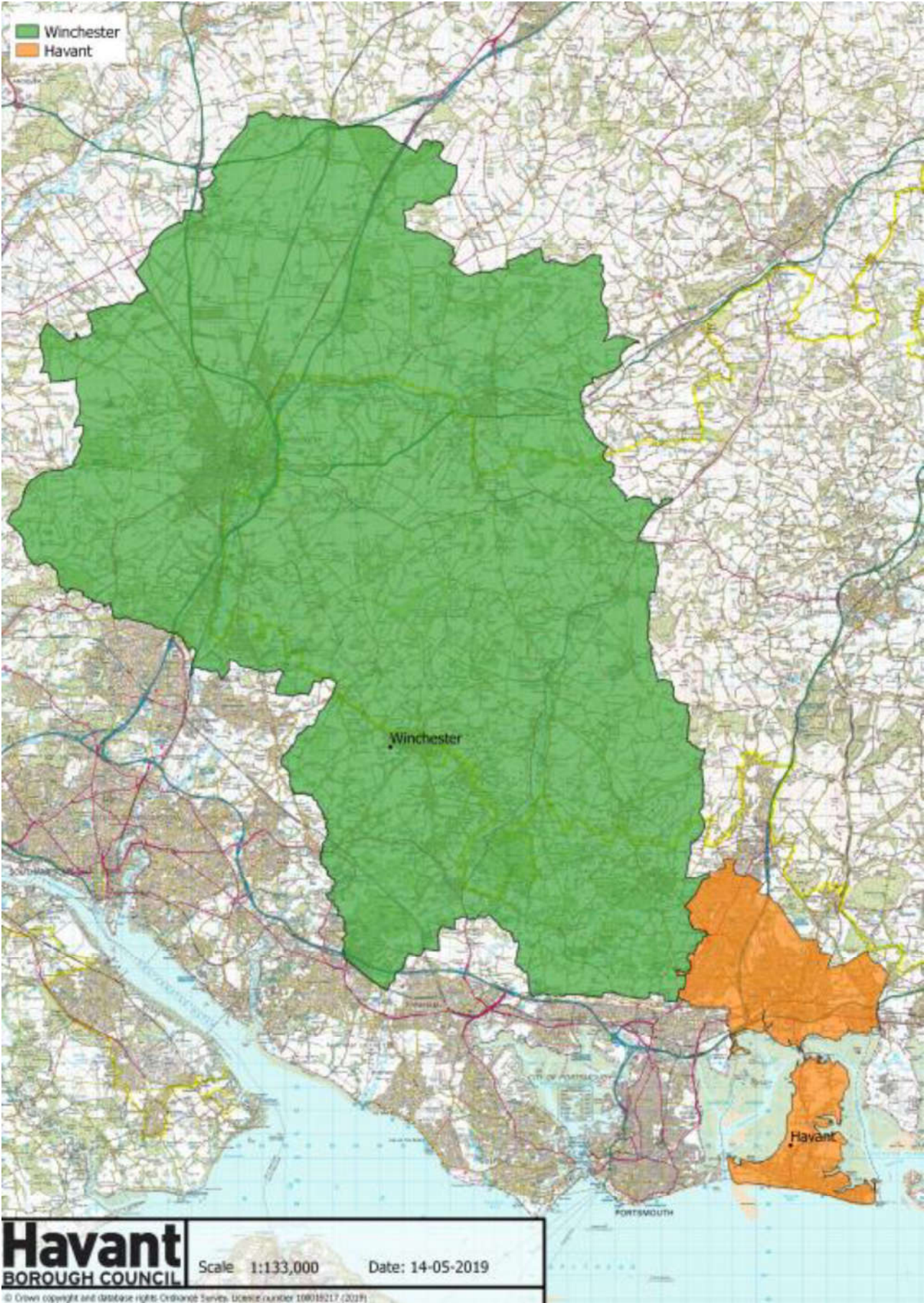
WCC is supportive of the permissive approach to Gypsies and Traveller sites set out in Policy H7 in the Pre-Submission Draft HBLP 2036.

It is agreed that the policy provides flexibility to meet unmet needs from an adjoining authority under the Councils' duty to cooperate with one another.

### Signatories

<b>This statement has been prepared and agreed by the following organisations</b>	
<b>Havant Borough Council</b>	<b>Winchester City Council</b>
Signature 	Signature 
Simon Jenkins Director of Regeneration and Place Date : 23rd August 2019	Julie Pinnock Service Lead Built Environment. Date : 23 <sup>rd</sup> August 2019

# Appendix 1: Map of administrative areas



# Appendix 2: Schedule of Agreed Proposed Changes to Land north of Highbank Avenue (H47)

Text proposed to be deleted is shown as ~~struckthrough~~

New text to be inserted is shown by underlining

Where replacement text is proposed this is clearly indicated

Comment Reference	Paragraph / policy number	Agreed Proposed Change
R093 C01	H47	<p>Amend policy as follows:</p> <p><b>H47   Land north of Highbank Avenue</b></p> <p>Residential development of about 25 dwellings will be permitted <del>in Havant Borough, as part of a wider development which includes development in Winchester District,</del> where:</p> <p><del>a. The development of the site is masterplanned and delivered comprehensively alongside the land in Winchester City Council's administrative boundary;"</del></p> <p><u>b. a.</u> Sufficient information is submitted to address the site-specific planning considerations. This is to be agreed at the pre-application stage and is expected to include the following:</p> <ul style="list-style-type: none"> <li>i. Heritage Statement;</li> <li>ii. Arboricultural Assessment;</li> <li>iii. Ecological Assessment;</li> <li>iv. Flood Risk Assessment;</li> <li>v. Drainage Strategy;</li> <li>vi. Transport Assessment and Travel Plan;</li> <li>vii. Noise Impact Assessment;</li> <li>viii. Air Quality Assessment;</li> <li>ix. Contaminated Land Investigation Report (to include gas monitoring).</li> </ul>

Comment Reference	Paragraph / policy number	Agreed Proposed Change
		<p><del>b. An appropriate means of access is established off London Road to the satisfaction of the Highway Authority;</del></p> <p><del>d.</del>-c. The design and layout:</p> <p>i. <u>Should not prejudice the design and layout of the development potential of land to the west within Winchester City Council's administrative boundary.</u></p> <p><del>i.</del> <u>ii.</u> <u>Is appropriate in scale and form to the character of the area;</u></p> <p><del>ii.</del> <u>iii.</u> <u>Respects the context and setting of the Old Rectory (Grade II listed building);</u></p> <p><del>iii.</del> <u>iv.</u> <u>Retains and integrates the protected trees on and adjacent to the site;</u></p> <p><del>iv.</del> <u>v.</u> <u>Retains and integrates the vegetation along the southern boundary;</u></p> <p><del>v.</del> <u>vi.</u> <u>Retains and, where possible, enhances the London Road Fen SINC;</u></p> <p><del>vi.</del> <u>vii.</u> <u>Incorporates new on-site woodland planting around the London Road Fen SINC;</u></p> <p><del>vii.</del> <u>viii.</u> <u>Retains the pedestrian track used to access the south of the Purbrook West Allotments from London Road;</u></p> <p><del>viii.</del> <u>ix.</u> <u>Secures an appropriate relationship between the development and the rear of residential properties on Highbank Avenue and their residential amenity."</u></p>
Associated changes	8.87-8.88	<p>Replace paragraphs with the following revised text:</p> <p>"The site is currently in agriculture use. The site is adjacent to the Purbrook West Allotments and is north of Highbank Avenue and Victoria Avenue with access off London Road. The site forms part of a larger parcel of land which is in the same ownership, the majority of which falls within the Winchester City Council administrative area which abuts the western extent of this allocation. The land within Havant borough has an area of 0.66ha."</p>

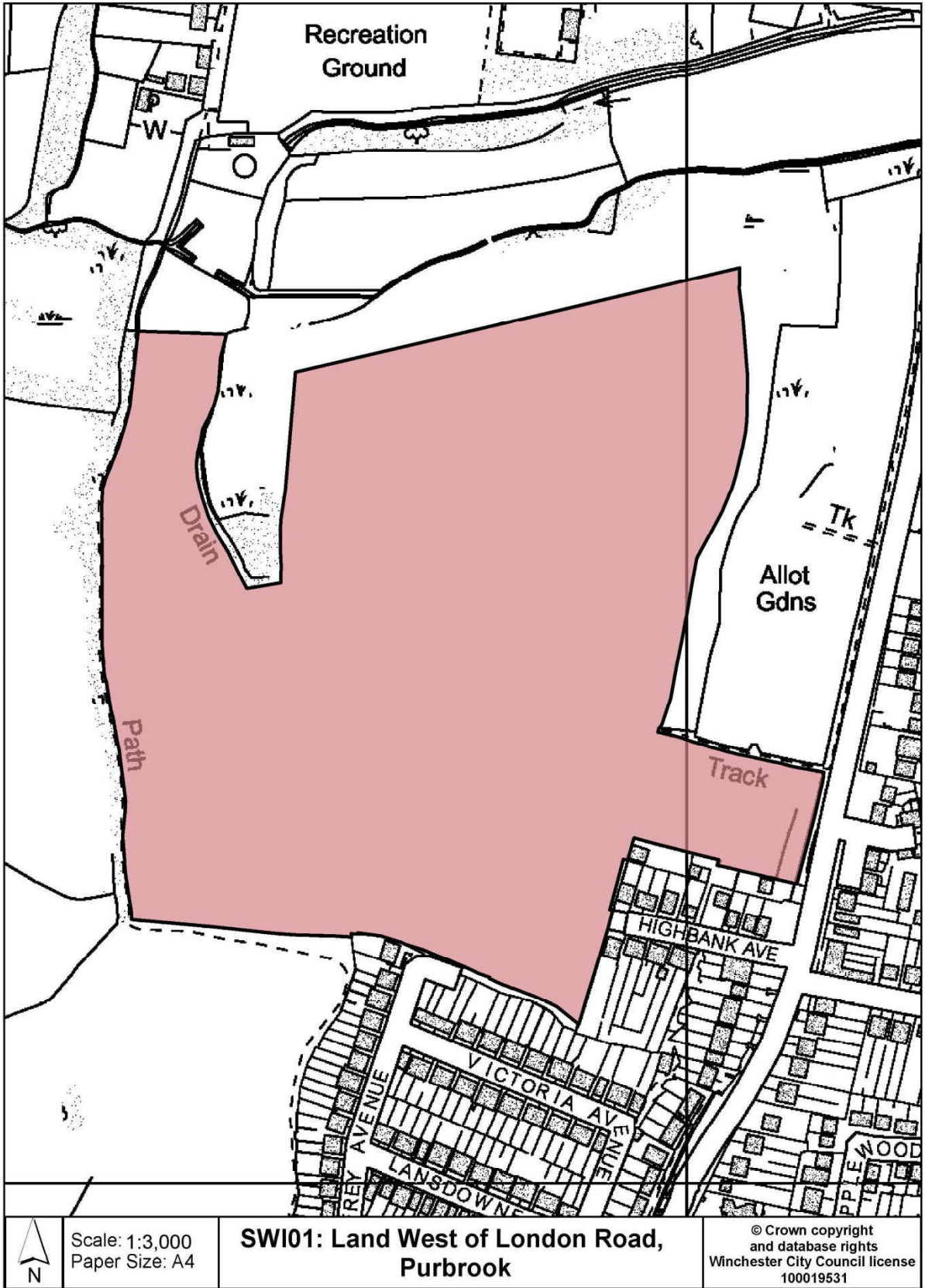
## Appendix 3: Winchester SHELAA extract



## Southwick and Widley Parish Site Assessments and Maps



Site Ref	Address		Parish/Settlement	Site Area	
SWI01	Land West of London Road, Purbrook		Southwick and Widley	15.4 ha	
<b>Site Description</b>					
<p>The site is adjacent to the settlement of Purbrook, which is located within the borough of Havant. This site is currently in agricultural use. It adjoins several residential properties to the south and east. To north and west is land in agricultural use. The proposed Access to the site is also within Havant Borough.</p>					
<b>Planning History</b>					
<p>No relevant planning history within the last 5 years.</p>					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
<b>Availability (legal/ownership issues)</b>					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>231</b> dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	231	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.</p>					



# Appendix 4: Winchester City Council's response to the proposed changes to the Havant Borough Pre-Submission Local Plan

## **Winchester City Council response to Havant Borough Council**

### **Consultation on the Proposed Changes to the Pre - Submission Plan.**

Thank you for the opportunity to comment on your proposed changes to your Pre – Submission Plan. Winchester City Council previously commented on your proposals in 2019 and we have a Statement of Common Ground dated 23 August 2019 which covers the approach to housing need, Land north of Highbank Avenue (Policy H47) and Gypsies, Travellers and Travelling Showpeople.

Winchester City Council understands that the main impact of the proposed changes to the Pre – Submission Plan is that the plan period has now been extended to 2037 to allow for 15 years from adoption and as a result of this the housing buffer has reduced from 971 to 340 and that this has implications for meeting unmet need in particular from Portsmouth which is something that WCC had previously been supportive of. In the previous Reg 19 consultation WCC welcomed the Plan's proposal to exceed housing needs arising from the Government's standard housing methodology. It was agreed that this was important in terms of addressing unmet housing need from Portsmouth City in the wider sub-region, and in providing flexibility for future changes to the methodology. Havant are no longer able to meet any unmet need from Portsmouth City Council or any other authority.

The City Council supports the intention to meet the Borough's housing requirement under the Standard Methodology. It is concerned that no contribution can be made towards meeting unmet need of neighbours and in particular Portsmouth City Council, although it recognises the difficulties provided by the geographical constraints of the borough in finding additional sites to further extend the buffer and provide for the unmet need of Portsmouth City Council. It is therefore important that Havant is committed to the work being undertaken by the Partnership for South Hampshire to produce a strategy for meeting the development needs of the sub-region.

The City Council agrees that this response should be appended to the previously agreed Statement of Common Ground as indicating the updated position on housing supply.

Yours sincerely,

Adrian Fox

Strategic Planning Manager