

Additional Recommendations and Supplementary Information

HAVANT BOROUGH COUNCIL
CABINET
16 November 2016

Dear Councillor

I am now able to enclose, for consideration at meeting of the Cabinet, to be held on 16 November 2016 the following supplementary information that was unavailable when the agenda was printed.

Agenda No	Item
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8	<u>Local Plan Housing Statement</u> (Pages 1 - 4)
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Cabinet 16 November 2016 – Supplementary Information

Following continuing consideration of representations on the Local Plan Housing Statement and the Havant Borough Local Plan 2036 additional recommendations are proposed (recommendations c, d, e, f and j below) together with explanatory text. Paragraph numbers relate to where within the original Cabinet report text should be included.

1.0 Recommendations

1.1 Cabinet is recommended to:

- a) Note the responses to the recent consultation (Appendix 1).
- b) Approve the proposed changes to the Local Plan Housing Statement (as set out in appendix 1).
- c) In addition a further change is proposed to require within Guiding Principle 4 and its supporting text that any site outside the identified Urban Area (Policy AL2) may only be considered in principle if accompanied by a comprehensive Infrastructure Delivery Statement, produced as agreed by and in collaboration with the Local Planning Authority.
- d) That the Havant Local Plan 2036 proceeds to Pre-Submission stage only after a further public consultation takes place on a full Havant Borough Local Plan 2036, which shall include a comprehensive Local Plan Infrastructure Delivery Statement referring to every site identified for housing development and included in the Local Plan Housing Statement.
- e) That the Council make representations through the Council Leader and local MPs to the Secretary of State and the Housing and Planning Minister to review the five year housing supply rule to enable local planning authorities that are making positive progress on local plan reviews a moratorium on the release of sites until the local plan is adopted.
- f) That the Council make representations through the Council Leader and local MP's to the Secretary of State, the Housing and Planning Minister, Hampshire County Council, Solent LEP and other infrastructure bodies regarding the need to recognise the urgent need for infrastructure delivery alongside the building of new homes.
- g) Recommend to Council that adoption of the Local Plan Housing Statement (Appendix 2) in accordance with the above and that as the Infrastructure Delivery Statement is produced it becomes a material consideration alongside the Housing Statement.
- h) Note the Borough Council's five year housing land supply position as described in paragraphs 3.14 - 3.19.
- i) Authorise the Head of Planning to publish a five year housing land supply summary and update it as necessary.
- j) Delegate authority to the Head of Planning, in consultation with the Cabinet Lead for Economy, Planning, Development and Prosperity Havant to publish an updated Local Development Scheme (LDS) setting out a costed timetable for the production of the Infrastructure Delivery Statement and the Submission of the Havant Local Plan 2036
- k) Delegate authority to the Head of Planning, in consultation with the Cabinet Lead for Economy, Planning, Development and Prosperity Havant, to make any necessary amendments to the documents listed above. These shall be limited to grammatical, typographical, formatting and graphic design changes and shall not change the meaning of the material.

Infrastructure Delivery (insert between paragraphs 4.21 and 4.22 on page 20 of the published Cabinet report)

- 2.1 The thorough work on the Housing Statement has demonstrated that housing development relies on coincident supporting infrastructure. The Council has taken a bold initial approach in drafting the Havant Local Plan 2036 with the first stage preparation of the Local Plan Housing Statement which is an innovative step to address the Objectively Assessed Need.
- 2.2 The Borough relies on Government investment in strategic infrastructure. Such investment is required to solve key bottlenecks and congestion issues in particular access from the A3M and A27 to Langstone Technology Park and the A27 Prosperity Corridor. Infrastructure investment is also needed in potable, surface and foul water systems, education, healthcare and broadband. It is critical that the Council works with Government to plan for the necessary infrastructure to be determined, designed, funded and implemented as necessary ahead of housing supply.
- 2.3 The Council is committed to working collaboratively with infrastructure providers on the Local Plan Infrastructure Statement. As a second tier authority Havant Borough Council relies on Hampshire County Council and other statutory and non-statutory organisations such as, utility companies and the NHS.
- 2.4 Paragraph 1.9 of the Local Plan Housing Statement confirms that the Havant Borough Local Plan 2036 will need to identify the infrastructure that is needed and plan for its delivery in a sustainable manner. Additionally it is essential for the sustainable development of any site currently identified as being outside Policy AL2 to demonstrate that the infrastructure serving the site is adequate.
- 2.5 It is proposed that a Local Plan Infrastructure Delivery Statement is developed in consideration of housing development sites identified in the Housing Statement, with specific focus on Hayling Island, acknowledging the single route of access via the A3023. The Council will set out a template of what is expected to be included in an Infrastructure Delivery Statement focusing on costed, deliverable solutions to address any identified requirements. This will be taken forward along with, and informed by, the full plan Transport Analysis which has already been commissioned and is underway.
- 2.6 The Local Plan Infrastructure Delivery Statement would then form part of the full draft Havant Borough Local Plan 2036. This will then be subject to public consultation¹.
- 2.7 In pragmatic terms (in the light of the 5 year supply position) the best way to provide the necessary local infrastructure alongside housing in the short term is through the Local Plan Housing Statement. By accepting the principle of housing development on the sites in table 2, the Council can have a positive dialogue with the development industry on the measures needed to make sure that the sites comes forward in a sustainable manner.

Risks (insert between paragraphs 5.13 and 5.14 on page 22 of the published Cabinet report)

- 3.1 If the Local Plan Housing Statement is not approved it will in all likelihood simply result in the decisions being made at ad hoc appeals (on the basis of the NPPF) and little or no supporting infrastructure being provided. Planning by appeal would have cost implications for the Council (see finance section above) with the consequential loss of control over planned infrastructure provision.
- 3.2 Whilst the Local Plan 2036 (including the Infrastructure Delivery Statement) progresses to formal Submission it is normally the case that limited weight can be given to it. Therefore it is important to update the timetable (LDS) of the Local Plan (including the Infrastructure Delivery Statement) and

¹ This would constitute a further formal consultation under Regulation 18 The Town and Country Planning (Local Planning) (England) Regulations 2012

clarify the weight that might be given to the work as it progresses.

- 3.3 Without a positive approach to Plan making (in a national context of a plan led system) the Council would be unable to attract infrastructure investment as there is no certainty for investment without an adopted local plan. Dunsbury Hill Business Gateway benefited from a £4.5m LEP investment because of the certainty provided by its allocation in the current Local Plan. Moving forward, this is likely to be the case with the Area between Denvilles and Emsworth. This has the potential to deliver infrastructure which will have a significant, positive effect on the surrounding area. However bids for external funding for that will only be possible on the back of its inclusion within an up-to-date Local Plan.
- 3.4 Increasing loss of community trust in the leadership of the Council in terms of understanding where development will take place, what form it might take and what supporting infrastructure will be provided.
- 3.5 Havant has an excellent reputation for place making and being open for business. Investors need the level of certainty which only a Local Plan can provide in order to make investment decisions which can create and maintain a significant number of jobs.

Proposed changes to Appendix 2 (The Local Plan Housing Statement)

The proposed amended text below would replace Guiding Principal 4 of Appendix 2 on page 235 of the Cabinet Report (The Local Plan Housing Statement)

NEW - Guiding Principle 4

The principle of residential development on Table 2 sites will be considered favourably in order to contribute towards the objectively assessed housing need and to significantly boost housing supply in the Borough. This material consideration means that there is sufficient weight to justify a departure from Policies CS17 and AL2. Proposals coming forward for Table 2 sites will be expected to continue to meet the remaining policy requirements of the Adopted Local Plan. Such sites will only be agreed in principle if accompanied by an Infrastructure Delivery Statement, produced as agreed by and in collaboration with the Local Planning Authority.

Two identified housing development sites on Hayling Island are considered to have uncertain potential for development. The strategic infrastructure constraints facing this part of the Borough mean that the suitability of these sites will be fully explored through the comprehensive Local Plan Infrastructure Delivery Statement that will be part of the Havant Borough Local Plan 2036. This will highlight constraints at a site-specific level together with strategic infrastructure issues on Hayling Island and whether there is scope to mitigate these constraints and issues.

Three other sites (UE02a, UE54 and UE75) were also suggested through the consultation. The suitability of these sites will be fully explored through the preparation of the Havant Borough Local Plan 2036.

Development proposals on any sites not in the urban area (as identified by Policies CS17 and AL2) and not identified in Table 2 of the Local Plan Housing Statement will be resisted. This is due to the presence of site constraints which mean the adverse impacts of development would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework as a whole. If any such proposals are submitted as a planning application they should be accompanied by an Infrastructure Delivery Statement (in accordance with the requirements of the LPA) to demonstrate how the impact of development would be completely mitigated.

Development proposals on the strategic site will be considered in accordance with Guiding Principle 5.

The proposed amended text below would replace paragraph 3.17 of Appendix 2 on page 233 of the Cabinet report (the Local Plan Housing Statement)

3.17 Consultation on the Draft Local Plan Housing Statement highlighted that residents across the Borough have significant concerns regarding infrastructure capacity. Specifically whether the Borough's infrastructure is adequate to support the needs of existing and future residents. Existing allocations and sites identified for 'early release' will continue to be expected to make provision for infrastructure through payment of the Community Infrastructure Levy and to provide necessary on-site and off-site infrastructure, secured through legal agreement (this matter is considered in further detail below). This will be essential in demonstrating that development on these sites is sustainable.

The proposed amended text (two paragraphs) below would replace paragraph 3.19 on page 233 of Appendix 2 of the Cabinet report (The Local Plan Housing Statement)

- 3.19 The Council will carefully consider the development and infrastructure requirements associated with the remaining 'early release' sites through the planning application process. Any application for residential development on the sites identified in Table 2 or any other housing sites must be accompanied by a comprehensive Infrastructure Delivery Statement. There is also an expectation that landowners and developers will also undertake detailed technical analysis and modelling work and consultation with infrastructure providers, stakeholders and local residents to ensure that any site or area specific issues are identified at an early stage. Infrastructure Delivery Statements should be produced as agreed by and in collaboration with the Local Planning Authority. An Infrastructure Delivery Statement template will be produced by the Local Planning Authority to support developers and set out expectations.
- 3.20 The principle of residential development on such a site will only be considered acceptable if it is identified in table 2 and if the Infrastructure Delivery Statement contains proposals which fully mitigate the impact of the development in question on the Borough's infrastructure network. The delivery of infrastructure to support proposed development is essential in determining whether proposals on 'early release' sites are sustainable in accordance with Guiding Principle 2.