

Supplementary Information

HAVANT BOROUGH COUNCIL
COUNCIL
7 December 2016

Dear Councillor

I am now able to enclose, for consideration at next 7 December 2016 meeting of the Council, the following supplementary information that was unavailable when the agenda was printed.

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COUNCIL – 7 DECEMBER 2016

ITEM 12 - QUESTIONS UNDER STANDING ORDER 23

	From	
1	Cllr Bowerman	To the Leader: What is the number of approved planning permissions in the borough and what is the Council doing to bring these forward ?
	Leader's Response:	<ul style="list-style-type: none"> ▪ At 1st April 2016, there were 1,863 home with planning permission not yet complete ▪ In terms making sure the applicant has everything they need from the planning department to enable them to start work we have a dedicated and very efficient discharge of conditions officer who is discharging 100% of conditions within statutory timescales. He also gives advice and guidance to developers enabling pre-commencement issues to be overcome. ▪ Being able to discuss matters with a dedicated officer and the quick discharge of conditions has been praised by local agents. ▪ However it must be born in mind that matters such as access to development finance and delays due to obtaining other consents, including from infrastructure providers, are largely outside of the Council's control.
2	Cllr Cresswell	To the Leader: Given the national need for homes, is the Leader of the council satisfied that allocation from PUSH is fair and equitable?
	Leader's Response:	<ul style="list-style-type: none"> ▪ PUSH has not allocated any housing to the different Councils. PUSH just commissioned specialist national consultants to undertake the Strategic Housing Market Assessment (SHMA). ▪ The SHMA sets out the need for new homes in a housing market area and is calculated through nationally prescribed methodologies using national data. It is technical evidence base which PUSH or any of its constituent Councils cannot modify or deviate from. It is a technical approach – that has been applied correctly. ▪ This SHMA identified a need for 11,250 new homes in Havant up to 2036 ▪ The Council's meticulous search for sustainable housing sites has so far only identified enough for 9,517 homes leaving an unmet need gap of 1,733.

		This will eventually need to be provided in other authorities with more available land.
3	Cllr Cresswell	To the Leader: Is the leader confident that it will have sufficient agricultural land remaining in 2036, given that much of the land allocated to new homes is currently farmed?
	Leader's Response:	<ul style="list-style-type: none"> ▪ 70% of land in the UK is available for agriculture and nationally we produce about 60% of our food. ▪ The National Planning Policy Framework (NPPF) expects local planning authorities (LPAs) to seek to use areas of poorer quality land (Grades 3b, 4 and 5) in preference to the Best and Most Versatile (BMV) agricultural land (Grades 1, 2 and 3a), where significant development of agricultural land is demonstrated to be necessary ▪ Havant Borough doesn't have any Grade 5 ("very poor") land available and any Grade 4 ("poor") is either already developed upon or is being proposed for development through the Local Plan Housing Statement. ▪ BMV agricultural land (Grades 2 and 3a) is currently being farmed in North and central Hayling and is not proposed for development. ▪ Protection of the BMV agricultural land is an important planning consideration in the NPPF. This has been balanced against the need for 11,250 dwellings and the limited land available for development. It is unfortunate that the loss of some BMV agricultural land cannot be avoided. ▪ Housing need is greater in the south of the country than the north; therefore, more agricultural land will be available in the north to contribute to the Country's agricultural output. ▪ On Forty Acres it is proposed that allotments are provided. This ensures that housing need is addressed while local food growing opportunities are provided as well for those who wish to have an allotment. ▪ With no five year supply, a high housing need and no options for using lower quality agricultural land the use of BMV agricultural land cannot be avoided.
4	Cllr Bowerman	To the Leader: The plans for the gap between Denvilles and Emsworth including the area west of Selangor Avenue will need substantial infrastructure projects (schools, roads, surgeries ,etc) Can residents be assured that the

		<p>council will ensure that the major infrastructure will be in place before or at the time the new homes are built?</p>
	<p>Leader's Response:</p>	<ul style="list-style-type: none"> ▪ The Housing Statement confirms that the council will do further work to identify the comprehensive infrastructure needs associated with the proposed level of development – this has been strengthened compared to the draft ▪ For the strategic site between Denvilles and Emsworth, the Council is clear that the site and its infrastructure needs <u>must</u> be planned comprehensively to ensure that a sustainable community is created. ▪ The Housing Statement already sets out the minimum infrastructure requirements for the strategic site, and a Charrette-led masterplan will set out clearly where and when infrastructure must be delivered as part of the development of the site. Legal agreements will ensure delivery by certain trigger points (e.g. before first occupation, or before X number of homes have been built) ▪ From now on, applicants for sites outside of the urban area, including Selangor Avenue, will be required to submit Infrastructure Delivery Statements to show how they will fully mitigate the infrastructure impacts of their development. ▪ Smaller items of infrastructure, which are needed to make a development work, will be funded by developers through legal agreements with the Council. These are generally delivered alongside the development, so they are operational when the development is occupied. ▪ Throughout the Local Plan preparation process, the Council is in continuous dialogue with the providers of infrastructure, such as utility companies, Hampshire County Council for highways and schools and nurseries, and the NHS to ensure that these responsible bodies are planning for the necessary infrastructure. It should be noted, however, that it is the responsibility of these bodies to bring forward the infrastructure they deem necessary to meet the needs of the population.

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