



Examination Statement
Grainger: West of Waterlooville MDA respondent ref. 06/0642(A)

**HAVANT BOROUGH
CORE STRATEGY
EXAMINATION IN PUBLIC**

EXAMINATION STATEMENT

Grainger plc

Submitted 26 August 2010

**SESSION 6: DEVELOPMENT MANAGEMENT POLICIES AND OTHER
MATTERS**

GRAINGER PLC REF: 06/0642(A) West of Waterlooville MDA



Introduction

This Examination Statement has been submitted on behalf of Grainger plc as part of the Examination in Public on the Havant Borough Local Development Framework Core Strategy. The Statement highlights and where necessary expands upon the sustainability representation submitted by Grainger in May 2010 on the Core Strategy process. It does not repeat representations.

Savills on behalf of Grainger plc has been requested to appear at the Examination in Public.

Referencing

Savills on behalf of Grainger plc has referred to the representations submitted on the Submission Core Strategy throughout the Examination Statement. The referencing system used to refer these representations is derived from stating the policy, paragraph, appendix or diagram number that representations were submitted, followed by our generic reference number given by the Council – 0642(A).

Abbreviations

- HBC – Havant Borough Council
- SV – Savills (Planning Consultant)
- PPS – Planning Policy Statement
- HBSCS – Havant Borough Submission Core Strategy
- SEP – South East Plan
- WoW MDA – West of Waterlooville MDA

DEVELOPMENT MANAGEMENT POLICIES

Q25: Are the development management policies appropriate? Are they consistent with government guidance?

- 1.1 The development management policies are unclear in how they differentiate between DM policies and the 'where else to look' section. For example, DM Policy: Space Standards, Density and Range of Houses, does not have specific policy requirements other than in the 'where to look section'. This implies that space standards and density requirements refer to national policy or policies within the Havant Borough Core Strategy as guided. However, within the 'where else to look' section the text refers to the need to meet 30dph density requirements. It is unclear whether this is setting a policy requirement, which should therefore be in black text outside of the 'where else to look' box. The same issue occurs for the affordable housing and loss of dwellings DM policy.
- 1.2 The stated requirement to meet densities of 30 dph is not representative of national policy due to recent amendments to PPS3. This need to be updated to ensure the policy is effective.
- 1.3 There is a need therefore to clearly show what Havant Borough Council intend to adopt as Development Management policies and which policies simply relate to national guidance or other policies within the Core Strategy itself.
- 1.4 Our **GENERAL/0642(A)** representation states that the Core Strategy and DM Policies should be accompanied with a table that shows which saved policies of the Local Plan are to be superseded. This will aid the overall clarity of the DM Policies DPD.

OTHER MATTERS

Q26: Has the CS adequately addressed the infrastructure needs, and how these will be funded and delivered, in a co-ordinated manner?

- 2.1 An Infrastructure Delivery Trajectory (IDT) for the WoW MDA has been produced and appended to Grainger's Strategic Site Written Statement **Session 5_Grainger**

0642(A) to demonstrate the deliverability of the WoW MDA during the HBSCS period. The infrastructure table within the HBSCS includes strategic infrastructure requirements during the HBSCS Plan period. The IDT has been produced to support this table, further assisting the Inspector in assessing strategic infrastructure needs and how they will be funded and delivered for the WoW MDA, thus highlighting its deliverability.

- 2.2 Winchester City Council is in the process of conducting a similar exercise for their emerging Core Strategy whereby they have directly consulted key stakeholders and developers for strategic sites to further understand their site specific infrastructure requirements.

Q27: Is CS19 consistent with Circular 05/2005? Is there flexibility to deal with any policy changes?

- 3.1 The HBSCS should reflect recent changes to Developer Contributions through the CIL Regulations Part 11 section 122 (2) to ensure it is effective. Representation **PARA 9.25/CS19/0642(A)** states that the Havant Submission CS should incorporate these changes into the supporting text and policy section of CS19.
- 3.2 Supporting text at the end of paragraph 9.25 should be deleted where it states “The council will explore the alternative means of dealing with developer contributions as the legislation becomes clearer” as the CIL Regulation is now in force.

END OF STATEMENT