

HAVANT BOROUGH COUNCIL



SUBMISSION CORE STRATEGY

**PUBLIC EXAMINATION
HEARING SESSION 4
14 SEPTEMBER 2010 pm**

STATEMENT 4 – additional questions

General question

Core Strategy Justification

General Housing Policy

Question 1a

Is there an appropriate bias towards the western side of the borough?

1. The distribution has been based on the principle of not concentrating development in any one of the 5 areas. This has been derived as a result of the ongoing LDF consultation process. As can be seen from figure 8.1 in the Core Strategy (page 92) the 5 areas identified have been identified based on the communities. As a result the size of each area varies from community to community. It is felt that dividing the borough equally into areas (north, south, east and west) and then allocating sites equally in each area would not reflect the character of each area appropriately, and would be inappropriate in planning terms or be compliant with PPS3. For this reason the policy CS9 does not “equally” distribute throughout the borough.
2. Our approach, as shown in the Strategic Housing Land Availability Assessments (SHLAA), has been to identify sites which are appropriate, deliverable and sustainable. This is in line with advice in PPS3 and PPS1.
3. The SHLAA identifies sites that may be appropriate for housing development in the borough. It sets out broadly the timescale within which these sites could be delivered. This is reflected in the housing trajectory. As can be seen from the map attached these sites are broadly distributed throughout the borough and not in one specific area of the borough. This is in line with policy CS9 and PPS3.
4. Table 6.0: Housing Distribution (page 65 of the core strategy) sets out approximate numeric values and percentages of how many units could be delivered in each community area. These figures are derived from the potential sites in the SHLAA. However, these values could change following the allocation of sites in the Delivery Development DPD.
5. The council would normally consider all the wards west of the A3(M) as the west of the borough, with Leigh Park and Havant areas in the centre and the small settlement of Emsworth in the east. On this basis the majority of the development is in the centre of the borough. In addition to this, it could be argued that some sites are located in the east. For example, as can be seen from the SHLAA map, sites UE3a, UE3b and UE4, are located in the Emsworth gap but have been counted towards the Havant figure. If these were considered in the Emsworth figure it would provide an additional 408 units increasing the percentage delivered in Emsworth to approximately 18%.
6. In terms of the strategic sites their identification has been on their individual merits rather than being based on a spatial distribution priority.

Distribution of potential housing sites
in line with SHLAA 2009
HCC indicative urban area-grey tone

