

# Statement of Common Ground

Portsmouth City Council &  
Havant Borough Council

Version 3 (February 2021)

# Introduction

1. This Statement of Common Ground (SoCG) is a jointly agreed statement between Portsmouth City Council and Havant Borough Council ('the Councils') in relation to the Havant Borough Local Plan (HBLP).
2. A plan is provided at Appendix 1 which shows the location and administrative areas covered by the statement. Portsmouth City Council is a neighbouring authority to Havant borough and is a fellow member of the Partnership for South Hampshire (PfSH).
3. This is the third statement of common ground between the two Councils to be agreed and supersedes the August 2019 and December 2020 statements. It has been updated to reflect the changed housing land supply position of Havant Borough, following an extension to the plan period to 31<sup>st</sup> March 2037 and consequent renaming of the plan to Havant Borough Local Plan (HBLP). This has necessitated an update to the approach to housing need. It should be read in conjunction with the Partnership for South Hampshire Statement of Common Ground (Library Ref: SCG09) which was approved at the PfSH Joint Committee on the 30<sup>th</sup> September 2020.
4. The intention is for this document to be published on both Council's websites and continue to be updated as and when appropriate.

## Background

5. The Councils have a strong track history of joint working reflecting their physical and functional geographical relationship. Regular cross boundary meetings have taken place on a regular basis in the formulation of the HBLP.
6. PCC owns a substantial amount of housing stock and land within the north and west of Havant borough. PCC works closely with HBC in key areas, including its role as Local Planning Authority, neighbouring Highway Authority, Housing Authority, and as a landowner. Recent joint working has seen the delivery of the first plots at Dunsbury Park (Policy KP7) which is a key strategic employment site for Havant borough.
7. Representations in response to the 2019 Pre-Submission Local Plan consultation were received from both PCC's Estate Team. Following further discussion this statement draws together their position on key matters raised. Submitted objections to policies H34 (Cabbagefield Row), H38 (Land at Riders Lane), H39 (Strouden Court) and paragraph 2.49 are all withdrawn based on the changes being taken forward through this Statement (see Appendix 2).

## Approach to housing need

8. PCC and HBC have worked to positively and proactively address cross boundary planning matters in South Hampshire, including the need for new housing. This principally takes place through the PfSH forum, which has a track history of addressing cross boundary, strategic planning matters in the sub-region.
9. Following PCC's representations on the 2019 Pre-Submission Local Plan, discussions took place between the two signatories in the preparation of the August 2019 Statement of

Common Ground. There was broad agreement that it could be possible for Havant borough to contribute towards meeting Portsmouth's unmet housing need based on the identified buffer of 971 homes, recognising that the Portsmouth Housing Market Area, includes Havant Borough.

10. Since that time, the plan period for the HBLP has had to be extended to 2037, due to a delay in the submission of the HBLP. This in turn has necessitated the meeting of an additional year of housing need in order to ensure a 15 year plan period from the date of adoption. The reason for the delay is principally the need to respond to the Dutch Case and ensure that new development is nutrient neutral, an issue which both authorities have been addressing.
11. This, together with an increased annual housing need, has reduced substantially the amount of buffer over and above housing need that Havant Borough is able to meet through identified supply. Regrettably, this renders it impossible for Havant Borough to make a contribution towards Portsmouth City's unmet housing need.
12. It is agreed that Havant Borough is not able to make a contribution to meeting unmet need from Portsmouth City. As a result, the changes previously agreed between the two parties are not reflected in the 2020 Pre-Submission HBLP that will be submitted to the Secretary of State. Noting the lack of a change to the approach towards housing need, PCC does not object to the HBLP's approach to housing supply for the reasons set out above.
13. PCC and HBC will continue to work collaboratively to address strategic planning matters, both through PfSH and, where necessary, on a bilateral basis.

## Air Quality

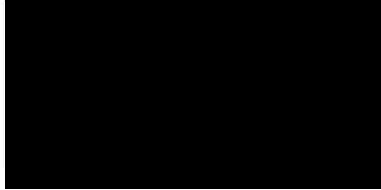
14. The 2019 Air Quality Habitat Regulations Assessment (HRA) for the HBLP (Library Ref: CD14) concluded that potential adverse effects of nitrogen deposition at Solent Maritime SAC within Langstone Harbour could not be ruled out. As a consequence, both Parties committed to developing a shared Nitrogen Action Plan for air quality with appropriate partners. This was reflected under Policy E14 of the Submission Havant Borough Local Plan (Library Ref: CD01) and the previous versions of this SoCG.
15. The Air Quality HRA Addendum (Library Ref: CD15) was not available to inform the 2020 consultation on the changes to the Pre-Submission Local Plan (Library Ref: CD08) (and the December 2020 version of this Statement). The Addendum takes into account the survey undertaken for the North Portsea Island Coastal Defence Scheme, and the proposals for a Clean Air Zone in Portsmouth.
16. The Addendum identifies a disparity between the two survey reports undertaken for the 2019 Air Quality HRA and the NPI Coastal Defence Scheme. In light of this clarification, it was concluded that all areas of vegetated shingle previously identified as being sensitive to nitrogen (Perennial Vegetation of Stony Banks) were in fact Annual Vegetation of Drift Lines which is not sensitive to nitrogen deposition. On this basis, both parties agree that no further assessment or mitigation is required for this effect is required but will continue to work towards a strategic approach towards air quality, green infrastructure and ecological networks as part of their partnership through PfSH.

# Signatories

**This statement has been prepared and agreed by the following organisations**

**Havant Borough Council**

Signature



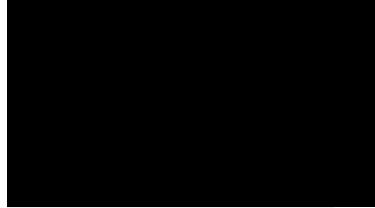
Simon Jenkins

Director of Regeneration and Place

Date : 18<sup>th</sup> February 2021

**Portsmouth City Council**

Signature

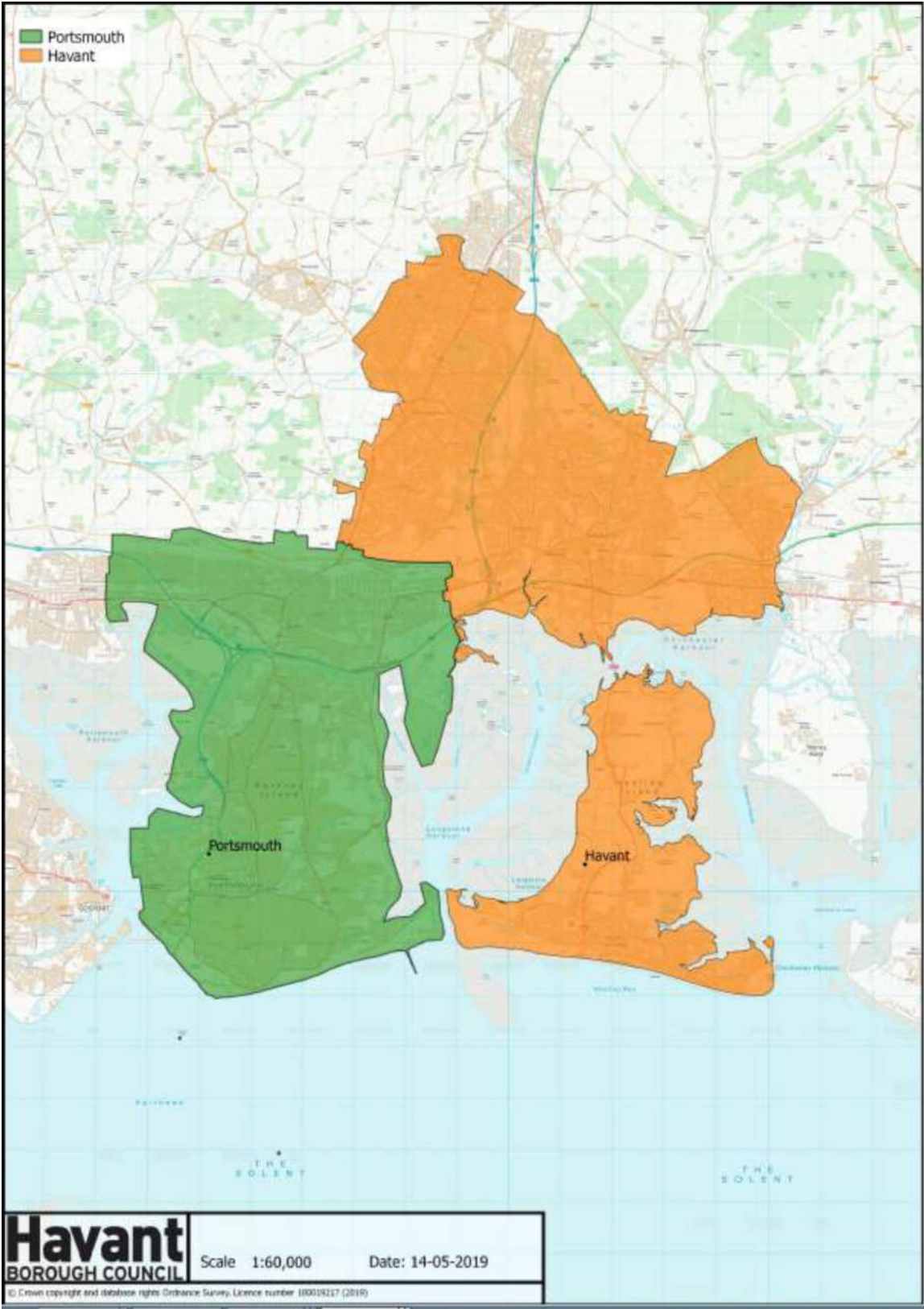


Ian Maguire

Assistant Director of Planning and Growth

Date : 1<sup>st</sup> March 2021

# Appendix 1: Map of administrative areas



# Appendix 2: Schedule of Agreed Proposed Changes

## Key:

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

2019 HBLP Representation Reference	Submission HBLP Paragraph / policy number	Agreed Proposed Change
R255 C04	3.121	<p>Replace paragraph with the following text:</p> <p>“The 2014 outline consent limited the proportion of B8 Storage and Distribution uses to no more than 20% of the total employment floorspace. A subsequent application was approved that removed the limit on the amount of B8 floorspace that can be accommodated on the site. The reason for the original limitation was a concern over employment density. However, the 2015 edition of the HCA Employment Densities Guide confirms the increasing range of occupations in the B8 sector mean that actual employment densities have raised in recent years. In addition, the Employment Land Review indicates that planning policy for the site needs to be flexible and as market orientated as possible to appeal to a wider range of businesses and reflects modern working practices.”</p>
R255 C04	3.123 Opportunities and Constraints	<p>Amend the 10<sup>th</sup> bullet to read:</p> <p>“Development proposals <u>as part of Phase 2</u> are likely to be deemed to constitute ‘EIA development.’”</p>
R255 C04	KP7	<p>Amend policy wording in respect of Phase 2 as follows:</p> <p>“Employment development of <del>40,000</del> 15,000 sq. m on Phase 2 of the site.....”</p>
		Amend final section of the policy as follows:

2019 HBLP Representation Reference	Submission HBLP Paragraph / policy number	Agreed Proposed Change
		<p><b><del>“Phases 1 and 2</del></b></p> <p>Development that includes B8 storage and distribution operations will be permitted where either:</p> <p>g. The operations or use(s) will support a minimum employment density of 70 sqm per person; or</p> <p>h. The development proposals will provide a range of employment opportunities for both lower skilled and higher skilled employees.</p> <p>i. In addition to the above, <u>employment</u> development on Phases <del>1 and 2</del> will be permitted where:.....”</p> <p>Amend the paragraph as follows:</p> <p>“The pipeline route includes a core buffer zone extending five metres either side of the pipeline. Development requiring planning permission <u>having an adverse impact on the pipeline</u> will not be permitted in this core buffer zone. An outer buffer of a further five metres either side of the core buffer has also been identified and Portsmouth Water will be consulted on any planning applications within this area. This is to ensure that new development allows the effective delivery of the pipeline route. Carefully planned development in this outer buffer is less likely to affect the delivery of the pipeline. However, applicants should still demonstrate that the developments can function together.”</p>
R255 C05	3.144	
Factual update	E14	<p>Delete final paragraph of policy as follows:</p> <p><del>“Under duty to cooperate, the Council is committed to further investigating the adverse effect of nitrogen identified at the Solent Maritime SAC within Langstone Harbour and if necessary, the preparation of a Nitrogen Action Plan for air quality in partnership with Portsmouth City Council and other appropriate partners.”</del></p>
	5.188	<p>Delete the following supporting text:</p> <p>“The Council will explore the development of a shared Nitrogen Action Plan for air quality to address the adverse effect of nitrogen deposition to perennial vegetation of stony banks, a qualifying feature of Solent Maritime SAC</p>

2019 HBLP Representation Reference	Submission HBLP Paragraph / policy number	Agreed Proposed Change
		at Langstone Harbour (Portsmouth) in partnership with Portsmouth City Council and other appropriate partners under a duty to cooperate. This reflects the recommendations of the Air Quality Habitats Regulations Assessment to ensure no adverse effect on the integrity of the Solent Maritime SAC as a result of development proposed in Havant borough and other neighbouring authorities.”
R255	8.72 Site Constraints and Opportunities	Amend the sixth bullet to read:  “ <u>There is an opportunity to provide allotments alongside new housing and/or extend the adjacent allotment site which is within the same landowners’ control.</u> ”
	H38	Amend criterion c. vii. of the policy as follows:  “vi. <u>Incorporates on-site public open space, including the provision of allotments within or adjoining in the western part of the site, in line with Policy E9: “</u> ”
R087 C02	H39	Amend first sentence as follows:  “A mixed-use development or redevelopment of the site for about 75 55 dwellings, retail provision and public open space will be permitted where:
	8.73	Amend paragraph 8.72 as follows:  The site is in a prominent location for easy access to schools, public transport, employment, shops and other local facilities and has an area of 2.2 ha 1.5 ha.”



# Appendix 3: Strouden Court

Revised site boundary of Policy H39 Strouden Court

