

Statement of Common Ground

Portsmouth City Council &
Havant Borough Council

August 2019

Representations

This Statement relates to the following representations received in response to the Pre-Submission Draft (Regulation 2019) Havant Borough Local Plan (HBLP) consultation:

Respondent no.	Respondent name	Comment no.
R087	Portsmouth City Council (Elder, Andy – Estates Team)	C01
		C02
		C03
R224	Portsmouth City Council (Ayling, Toby – Planning Policy Team)	C01
		C02
R255	Brewer, James on behalf of Portsmouth City Council (Southall, Tom – Estates Team)	C01
		C02
		C03
		C04
		C05

Introduction

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 Pre-Submission Draft Havant Borough Local Plan 2036 (HBLP) and the representations submitted by Portsmouth City Council (PCC) (respondent nos. R087, R244 and R255) in response to that consultation.

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 Urban South Hampshire (PUSH).

The intention is for this document to be published on both Council's websites and updated as and when appropriate.

Background

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.

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.

Representations in response to the Pre-Submission Local Plan consultation were received from both PCC's Planning Policy and Estate Teams. 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(Land at Riders Lane), H39 (Strouden Court) (References R087 C01 - C03) and paragraph 2.49 (Reference R224 C02) are all withdrawn based on the changes being taken forward through this Statement. Alongside support for various parts of the Plan, PCC submitted suggestions for possible wording / additions; the proposed agreed changes are set out in Appendices 2 and 3. The following sections set out agreed matters between PCC and HBC.

Approach to housing need

PCC and HBC have worked to positively and proactively address cross boundary planning matters in South Hampshire, including the need for new housing. Specifically, the approach towards housing need in the HBLP 2036 recognises that Portsmouth has unmet housing need which should be addressed within the Portsmouth Strategic Housing Market Area of the PUSH sub-region (Portsmouth, Havant, Gosport and parts of Fareham, Winchester and East Hampshire). A separate Statement of Common Ground with PUSH sets out how HBC has collaboratively worked with its partner authorities to plan for future development in the sub-region.

Given the strong economic links between the two administrative areas, including the functional housing market area, it is common ground that a buffer over and above the borough's local housing need could contribute towards the unmet housing need in Portsmouth City. The two councils will continue to work together to consider how housing development can be brought forward to improve the housing supply position in both authority areas.

Nitrogen Action Plan

Both Parties are committed to further investigating the adverse effect of nitrogen identified at the Solent Maritime SAC¹ within Langstone Harbour on sensitive sites as shown on Appendix 4 of this Statement, and if appropriate, developing a shared Nitrogen Action Plan, together with appropriate partners. Progress on this will be recorded in updates to this Statement of Common Ground.

Development allocations

The Council's [Residential Density Evidence Paper](#) has informed the site capacity of allocations included in the Pre-Submission Draft HBLP.

A minimum of 40 dph based on the developable area has been applied to all of PCC's respective landholdings proposed for housing allocation reflecting their location (outside of town centres and relative accessibility to key transport links and services) as set out in Policy H3 of the Pre-Submission Draft HBLP. A range of density assumptions, including 40 dph has been tested through different development scenarios in the Council's [Local Plan and CIL Viability Study](#).

a. Dunsbury Park (Policy KP7)

The proposed changes set out at Appendix 2 are agreed reflecting the latest position in the delivery of this strategic employment site.

b. Cabbagefield Row (Policy H34)

PCC welcomes and supports the allocation at Cabbagefield Row and the associated increase in potential capacity to 155 units. This reflects an increase in density to at least 40dph and an increased site area from Draft Local Plan stage.

It is also agreed that the on-site SINC should be retained as an alternative to new open space within the development.

c. Land at Riders Lane (Policy H38)

PCC welcomes and supports the allocation at Riders Lane, subject to the minor modifications set out at Appendix 2.

d. Strouden Court (Policy H39)

PCC welcomes and supports the allocation at Strouden Court. PCC has progressed the scheme to pre-application stage. This work has informed a number of proposed changes to the site allocation based on the revised site area and anticipated site capacity, as set out in Appendices 3 and 4 respectively.

¹ This will be addressed through the Habitats Regulation Assessment when the HBLP is submitted for examination.

Signatories

This statement has been prepared and agreed by the following organisations

Havant Borough Council

Signature



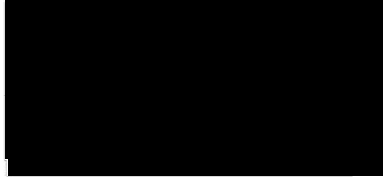
Simon Jenkins

Director of Regeneration and Place

Date : 8th August 2019

Portsmouth City Council

Signature

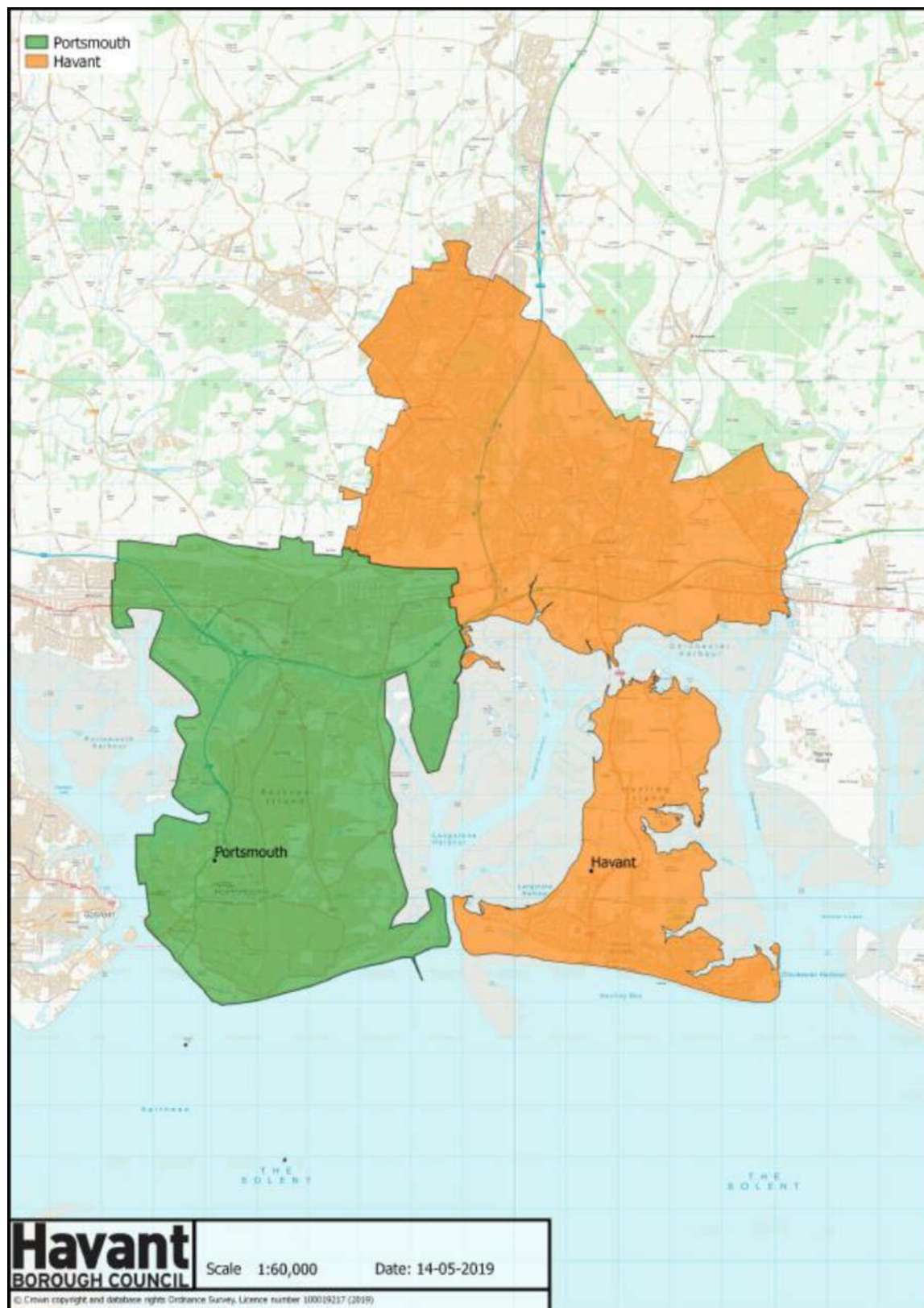


Tristan Samuels

Director of Regeneration

Date : 8th August 2019

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

Comment Reference	Paragraph / policy number	Agreed Proposed Change
R224 C02	2.49	<p>Insert the following text at the end of the paragraph:</p> <p>“The development strategy in this Plan maximises the potential for housing delivery which will enable the Borough to address some of Portsmouth City’s unmet housing need in the context of the wider Housing Market Area.”</p>
R255 C04	3.12	<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 Review²³ 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 within and across B1, B2 and B8 uses to reflect modern working practices.”</p>
R255 C04	3.123 Opportunities and Constraints	<p>Amend the 10th 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 40,000 15,000 sq. m (Classes B1, B2 and B8) on Phase 2 of the site.”</p>

Comment Reference	Paragraph / policy number	Agreed Proposed Change
R255 C04	KP7	<p>Amend final section of the policy as follows:</p> <p>“Phases 1 and 2</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, development on Phases 1 and 2 will be permitted where:....”</p>
R255 C05	3.143	<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. <u>It is recognised that permitted development rights to residential and commercial properties mean some development could take place in these buffers outside of the control of the LPA and Portsmouth Water.</u>”</p>
Factual update	EC14	<p>Amend final paragraph of policy as follows:</p> <p>“Under duty-to-cooperate, the Council is committed to <u>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 in partnership with Portsmouth City Council and other appropriate partners.</u>”</p>
	5.189	<p>Amend supporting text as follows:</p> <p>“The Council is committed to developing a shared nitrogen action plan to address the adverse effect of nitrogen deposition to perennial vegetation of stony banks, a qualifying feature of Solent Maritime SAC at Langstone Harbour <u>for the Farlington area</u> (Portsmouth) in partnership with Portsmouth City Council and other appropriate</p>

Comment Reference	Paragraph / policy number	Agreed Proposed Change
		<p>partners under a duty to cooperate. This <u>reflects</u> the recommendations of the <u>Air Quality Habitats Regulations Assessment</u>¹ 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.”</p> <p>¹Air Quality Habitat Regulations Assessment for Havant Borough Local Plan 2036</p>
R255	8.69 Site Constraints and Opportunities	<p>Amend the sixth bullet to read:</p> <p>“There is an opportunity to provide allotments alongside new housing <u>and/or extend the adjacent allotment site which is within the same landowners’ control.</u>”</p>
	H38	<p>Amend criterion c. vi. of the policy as follows:</p> <p>“vi. Incorporates on-site public open space, including the provision of allotments <u>within or adjoining in the western part of the site, in line with Policy E9;</u>...”</p>
R087 C02	H39	<p>Amend first sentence as follows:</p> <p>A mixed-use development or redevelopment of the site for about 75 55 dwellings, retail provision and public open space will be permitted where:</p>
	8.72	<p>Amend paragraph 8.72 as follows:</p> <p>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.</p>

Appendix 3: Strouden Court

Revised site boundary of Policy H39 Strouden Court



Appendix 4: Solent Maritime SAC Perennial Vegetation of Stony Banks

