

APPENDIX E

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 6 MARCH 2012

Title:

EAST HAMPSHIRE DISTRICT LOCAL PLAN: JOINT CORE STRATEGY

[Portfolio Holder: Cllr Adam Taylor-Smith]

[Wards Affected: All]

Summary and purpose:

To seek approval to the proposed response to the consultation from East Hampshire District Council and the South Downs National Park Authority on the proposed East Hampshire District Local Plan: Joint Core Strategy.

How this report relates to the Council's Corporate Priorities:

Some of the proposals in this Core Strategy could affect the delivery of Waverley's Corporate Priorities, including protecting the environment and delivering affordable housing.

Equality and Diversity Implications:

The Core Strategy and its policies will have potential cross boundary equality and diversity implications. For example, in relation to the delivery of affordable housing and other housing to meet the needs of particular groups.

Environment and Climate Change Implications:

Potential climate change implications for Waverley would principally be in relation to the effect of the Core Strategy on transport/traffic movements in Waverley arising from new development in East Hampshire.

Resource/Value for Money Implications:

There are no resource implications arising specifically from this report.

Legal Implications:

There are no resource implications arising specifically from this report.

Background

1. East Hampshire District Council and the South Downs National Park Authority have published their Joint Core Strategy Pre-Submission document for public consultation. This is to allow representations on the document to be made. The deadline for comments is 16th March 2012. At this stage in the process, comments are only invited on whether the proposed Core Strategy complies with the legal requirements and meets the prescribed 'tests of soundness'. Any representations will be considered by a Planning Inspector alongside the submitted Joint Core Strategy at its Public Examination. This is likely to be in the summer of this year.
2. The proposals in the Joint Core Strategy cover the whole of the East Hampshire District. However, it is the proposals for an Eco-town at Whitehill/Bordon that will potentially have the most significant impact on Waverley. This report therefore recommends responses mainly to these proposals.
3. The East Hampshire Joint Core Strategy pre-submission document is the latest in the line of consultations undertaken by East Hampshire District Council on its Core Strategy. The last Core Strategy consultation was on the 'Preferred Policies', which Waverley responded to on 17 December 2009.
4. Since then Waverley has also responded to East Hampshire District Council on a number of consultations concerning the proposed Eco- town at Whitehill/Bordon, as follows:-
 - The Whitehill/Bordon Masterplan Consultation - 3rd September 2010
 - The Whitehill/Bordon Draft Economic and Employment Strategy - 24th March 2011
 - Changes to the Whitehill Bordon Masterplan – 2nd December 2011
5. The Council also made comments on 4 March 2009 to the draft Planning Policy Statement on Eco Towns and the Sustainability Appraisal of the Proposed Eco Towns at Whitehill/Bordon, which was prepared by the Government.

The Proposed Joint Core Strategy

6. The East Hampshire Joint Core Strategy plans for new development growth up to 2028 (i.e. 15 years from intended adoption in 2013). The document identifies 4 distinct areas:
 - South Downs National Park (including Holt Pound and Bucks Horn Oak)
 - Whitehill/Bordon
 - North of the South Downs National Park (includes Liphook, Grayshott, Bentley and Alton)
 - Southern Parishes (Horndean, Clanfield and Rowlands Castle)
7. Excluding Whitehill/Bordon, the Core Strategy includes the following:-

Housing Provision

The joint Core Strategy proposes to meet the South East Plan figure of 5,720 homes (260 p.a.) split between:-

- 4,400 dwellings in Central Hampshire (South Downs National Park and North of the South Downs National Park)
- 1,320 in South Hampshire (Southern Parishes)

This is to be made up from:-

- Housing completions in the period 2006 to 2011,
- Large sites with planning permission
- Urban potential sites.
- New allocations (Alton – 200 homes, Petersfield – 330 homes, Horndean – 150 homes).
- Affordable housing sites to be allocated for up to 25 dwellings in the larger villages.

40% of new housing is required to be affordable housing. It is expected that these will be provided on site or where a contribution is required on a smaller site a payment towards off-site provision.

Employment provision

Excluding Whitehill/Bordon, 7.5 ha of additional employment land is proposed for the district, as follows:-

- 4 ha of land in Alton,
- 2 ha of land in Petersfield (justified by local requirements)
- 1.5 ha of land in Horndean (meeting the Partnership for Urban South Hampshire (PUSH) Spatial Strategy)

Environmental protection policies

These include policies protecting designated gaps between settlements and the mitigation of impact on Special Protection Areas (SPAs) through provision of SANGs at Whitehill Bordon and the need for Habitats Regulations Assessments (HRAs) for sites within 400m of SPA.

Whitehill/Bordon

Whitehill/Bordon lies in the area identified in the Joint Core Strategy as north of the South Downs National Park. The South East Plan 2009 includes a strategic allocation of 5,500 homes at Whitehill/Bordon. That was an indicative figure, pending the completion of further technical work.

8. The proposed Joint Core Strategy specifically allocates Whitehill/Bordon for future development to create an Eco-town. The joint Core Strategy defines the overall area of land to be used, and sets out detailed policies on scale of new uses, transport initiatives, sustainable construction to provide:-

- Up to 4,000 homes (in addition to the 5,720 homes elsewhere in the district);
- Primary and secondary school provision;
- 5,500 new jobs (1 per new household and to replace jobs lost through withdrawal of MoD), including from:-
 - 30,000 sq m retail floor space in the new town centre;
 - 16,030 sq m of non retail and employment floor space in the new town centre;
 - 72,000 sq m of employment floor space mainly on 4 eco-business parks.

Officer comments

9. Attached as Annexe 1 is the recommended response to the consultation. As with previous consultations from East Hampshire, the main focus has been on considering policies and proposals with the potential to have a direct impact on Waverley. The main impact of the East Hampshire District Council Joint Core Strategy on Waverley Borough Council is likely to be as a result of the development of an Eco-town at Whitehill/Bordon.
10. There are some potential benefits arising from the development at Whitehill/Bordon, particularly in terms of new housing that will contribute to meeting housing needs within East Hampshire and beyond. However, the concerns about the development at Whitehill/Bordon are mainly in relation to the potential impact on infrastructure in Waverley, particularly as a result of increased road traffic and pressure on existing public transport facilities.
11. Since the Council commented on the 'Preferred Policies' Core Strategy in 2009, the proposed quantum of development at Whitehill/Bordon has been reduced from 4,700 to 5,300 homes and 5,500 jobs, to up to 4,000 homes with 5,500 jobs. In addition, the detailed technical work has been further developed, to provide more clarity about the proposals and what may be required to deal with the wider cross boundary impacts. However, notwithstanding this, it is not considered that the Council's earlier concerns have been fully addressed, for the reasons set out in the proposed response.

Recommendation

It is recommended that the Executive agrees the proposed response set out in Annexe 1.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

CONTACT OFFICER:

Name: Matthew Ellis

Telephone: 01483 523297

E-mail: matthew.ellis@waverley.gov.uk

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