

CABINET

3 December 2003

EASTLEIGH BOROUGH LOCAL PLAN: PRE-INQUIRY CHANGES

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

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RECENT REFERENCES:

PTP230 Eastleigh Borough Council Local Plan First Deposit Draft (21<sup>st</sup> March 2002)

CAB673 Eastleigh Borough Council Local Plan Revised Deposit Draft (Report to Cabinet 30<sup>th</sup> June 2003)

EXECUTIVE SUMMARY:

The objections submitted by the City Council on the Eastleigh Borough Local Plan have not been resolved through the published Pre-Inquiry Changes. Thus it is recommended that Cabinet endorses the recommendation to not withdraw the objections made at the Revised Deposit Stage of the Eastleigh Borough Local Plan.

RECOMMENDATION:

That Cabinet agrees that the City Council should maintain its objections to the sections of the Eastleigh Borough Local Plan that were commented on at the Revised Deposit stage, but should not be represented at the Public Local Inquiry into the Eastleigh Borough Local Plan.

CABINET3 December 2003EASTLEIGH BOROUGH LOCAL PLAN PRE-INQUIRY CHANGESREPORT OF DIRECTOR OF DEVELOPMENT SERVICESDETAIL:1.0 INTRODUCTION

The Eastleigh Borough Local Plan was placed on deposit in 2002, at which time the City Council made representations relating particularly to the Plan's housing and employment strategies. The City Council made further representations on the Eastleigh Borough Local Plan when it was placed on 'Revised Deposit', as the objections made to the earlier version were not satisfactorily overcome. The Eastleigh Borough Local Plan Pre-Inquiry Changes and responses to the City Council's representation on the 'Revised Deposit' were published in October 2003. All the objections made by Winchester City Council received a 'no change' response from Eastleigh Borough Council. Therefore, it is recommended that the City Council should maintain the objections made to the Eastleigh Borough Revised Deposit Plan. In brief, the main objections were in regard to the following points.

1.1 HOUSING STRATEGY

The Eastleigh Local Plan continues to have a housing strategy that attempts to provide for the housing need until 2011, but the housing strategy is notable for its:

- continued failure to provide for the MDA of 3000 dwellings south-east of Eastleigh, as required by the Structure Plan.
- Allocation of employment sites for residential uses,
- Allocation of greenfield land for approximately 425 dwellings
- Provision for 938 additional dwellings more than is required by the Hampshire County Structure Plan Review in order for the Council to meet its baseline housing provision by 2011.
- Failure to provide any reserve housing allocation.

1.2 EMPLOYMENT

The Plan promotes many of the Borough's employment sites for residential use, which remains a concern. This strategy is likely to have effects beyond Eastleigh Borough and may directly impact in Winchester District in terms of commuting and pressure for employment development. In particular, no alternative to the large employment element proposed by the Structure Plan within the South-East of Eastleigh MDA appears to be planned for, leading to a potential imbalance between housing and employment provision.

## 2.0 CONTINUED OBJECTIONS

The City Council should maintain its objection to the housing strategy of the Plan, which continues to provide little certainty for the key stakeholders involved in planning for the area. The City Council should continue to object to the failure to not identify an area for an MDA. Although the Local Plan states that there is sufficient housing capacity within its existing urban areas to meet most of its baseline housing requirements, it is not certain that this could be achieved. Furthermore, even if sufficient housing was provided for within these areas, the strategy of allocating alternative housing sites could jeopardise the long-term sustainability of these areas.

- 2.1 The City Council should continue to object to the non-identification of a reserve housing allocation (for 2500 dwellings), which threatens to undermine the approach to supplying sufficient housing in Hampshire as specified by the Structure Plan.
- 2.2 The Council should continue to object to the allocation of non-MDA greenfield sites that could lead to an oversupply of housing above the baseline figure of 968 dwellings within the Plan period. The purpose of the reserve allocation is to ensure that sufficient housing comes forward during this period to meet the housing needs of the Borough. Simply identifying too much land for residential development because there is concern that most of the urban capacity will only come forward at the end of the Plan period is not a sensible or realistic way to achieve good planning.

## 3.0 CONCLUSION

Cabinet should not withdraw the objections made to the Revised Deposit Eastleigh Borough Local Plan. The City Council has also been asked whether it wishes to appear at the Local Plan Inquiry. Officers have indicated that the City Council will not appear and will rely on its originally submitted objections. Cabinet is asked to endorse this response.

## OTHER CONSIDERATIONS:

### 6. CORPORATE STRATEGY (RELEVANCE TO):

- 6.1 To look after the built and natural environment for the benefit of future generations.

### 7. RESOURCE IMPLICATIONS:

- 7.1 None (assuming no appearance at the Local Plan Inquiry).

## BACKGROUND DOCUMENTS:

None.

## APPENDICES:

None.