

CABINET

1 MARCH 2006

HAMPSHIRE STRUCTURE PLAN; POLICY H4 HOUSING MONITORING PAPER 2006

REPORT OF THE CHIEF EXECUTIVE

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RECENT REFERENCES:

CAB1000 - Hampshire County Structure Plan - Policy Monitoring Paper 2005 - 19 January 2005

EXECUTIVE SUMMARY:

The Strategic Planning Authorities publish the Hampshire County Structure Plan 1996-2011; Policy H4 Monitoring Paper on an annual basis. It analyses the supply of housing land in the county compared with the housing requirement in Regional Planning Guidance (RPG9), in order to assess whether any of the strategic reserve housing sites should be triggered for development.

The conclusions of this year's Monitoring Paper (2006) is that there is a substantial supply of housing land which is more than adequate to meet the Regional targets without requiring the release of any of the reserve housing provision.

This is of particular importance for Winchester as it means that no compelling justification has been found to trigger the release of the reserve Major Development Area at Winchester City north, or the additional 1,000 dwellings held in reserve at West of Waterlooville.

RECOMMENDATIONS:

That the report be noted and that the County Council be informed that this Council supports the conclusions in the report.

CABINET1 MARCH 2006HAMPSHIRE STRUCTURE PLAN: POLICY H4 HOUSING MONITORING PAPER 2006REPORT OF THE CHIEF EXECUTIVEDETAIL:1 Introduction

- 1.1 Policy H4 in the Hampshire County Structure Plan requires local plans to identify sites to accommodate up to 14,000 dwellings to be held in reserve and only released for development where monitoring of the Structure Plan and Local Plans indicates that there is a compelling justification to do so. Policy H4 puts the principles of 'plan monitor and manage' into effect by establishing a reserve provision, the release of which will be managed if monitoring shows that regional targets are not being met.
- 1.2 The monitoring for the year ending the 31st March 2005 showed that a total of 7,618 dwellings were completed which is the highest number of dwellings to be built in Hampshire since the late 1980's. This is part of a trend which has seen a steady growth in completions since the year 2000/01. For the last two years this growth has exceeded the Regional Planning Guidance average annual targets.
- 1.3 Between 1st April 2004 and 31st March 2005, 694 dwellings (net) were completed in the Winchester district. This confirms that the City Council is on target to meet or exceed its Structure Plan requirement up until the year 2011. The full details of Winchester's housing completions can be found in the Annual Monitoring Report which was presented to Cabinet on 14 December 2005 (CAB1163).
- 1.4 The consequence of the H4 Monitoring Paper is that there is no compelling justification to warrant the release of any of the strategic reserve sites at the present time. However, as in previously monitoring reports, the Paper raises a note of caution that this should not be interpreted that some of the reserve sites might not be need at some point in the future. This could either be because the current rates of building are not sustained or the contribution from the identified Major Development Areas, which includes West of Waterlooville, are lower than expected. Already the number of dwellings expected to be completed in the plan period at West of Waterlooville has been revised downwards in the H4 Monitoring Paper from the full 2,000 dwellings to 1,200.
- 1.5 The Current H4 Monitoring Paper has been published for consultation, including with the house builders and GOSE. The results of this consultation exercise will be reported to the next Hampshire Strategic Planning Joint Advisory Panel (JAP) on the 16th March, when a final decision will be made on whether to trigger the release of any of the reserve sites.

2 CORPORATE STRATEGY (RELEVANCE TO):

- 2.1 The Council's Corporate Priorities 2005-2008 include 'to provide affordable homes in safe and pleasant environments for all sections of our community'.

3 RESOURCE IMPLICATIONS: None directly.BACKGROUND DOCUMENTS: NoneAPPENDICES: None