



## **Minutes of the LDF Steering Group**

*Minutes of a meeting held on 8 October 2009  
at the Civic Offices, Fareham*

**PRESENT:**

Councillor D C S Swanbrow  
(Chairman)

Councillor Mrs C L A Hockley  
(Vice-Chairman)

**Councillors:** N J Walker

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors B Bayford, J V Bryant, P J Davies and Mrs K K Trott.

**2. MINUTES**

It was AGREED that, the minutes of the meeting of the LDF Steering Group held on 1 September 2009 be confirmed and signed as a correct record ([ldf-090901-m](#))

**3. RESPONSES TO CONSULTATION ON THE SUSTAINABILITY APPRAISAL SCOPING REPORT AND BASELINE INFORMATION FOR THE STRATEGIC DEVELOPMENT AREA (SDA) AREA ACTION PLAN**

The Steering Group considered a report by the Chief Planning and Transportation Officer which highlighted the main comments received following consultation on the Sustainability Appraisal Scoping Report of the Area Action Plan (AAP) for the North of Fareham Strategic Development Area and the proposed officer responses (copy of report [ldf-091008-r04-ibu](#) circulated with the agenda and appended to signed minutes).

It was AGREED that the suggested officers' responses to the comments received, as set out in Appendix A attached to the report, be endorsed.

#### **4. LDF STEERING GROUP WORK PROGRAMME 2009/10**

The Steering Group reviewed the work programme for 2009/10 (copy of report [ldf-091008-r05-lje](#) circulated with the agenda and appended to signed minutes).

Members were referred to the revised programme of topics and reports for consideration by the Steering Group, (Appendix B) and to paragraph 2 of the report concerning the current position regarding progress on the draft Core Strategy. In particular it was noted that submission of reports to the Steering Group on the draft Supplementary Planning Documents (SPD) for both the Daedalus and Coldeast sites had been rescheduled and were now proposed to be considered at the meeting on 14 January 2010. However, since completion of the draft SPD's was dependent on progress in publishing the Core Strategy, it was anticipated that there might be a consequent further programme slippage in presenting the final draft SPD's to the Steering Group. In light of this, it was considered beneficial if, in the interim, the Group received an update report (at the January meeting) on the continued progress being made with SEEDA and Miller Homes/Homes & Communities Agency on determining proposals for the Daedalus and Coldeast sites respectively, which will inform the draft SPD's in due course.

Members were informed that progress on Portsmouth's Core Strategy Pre-submission Plan had been delayed and therefore the proposed report on the Council's response to Portsmouth's Pre-submission plan would not now be presented to the Steering Group meeting in March 2010, but would be reported on at a later date.

It was AGREED that:-

- (a) Update reports on progress in the preparation of the consultation draft Supplementary Planning Documents for both the Coldeast and Daedalus sites be presented to the Steering Group at its meeting on 14 January 2010; and
- (b) Subject to the removal of the item "Response to Portsmouth Core Strategy Pre-submission Plan Consultation" from the work programme for the meeting on 18 March 2010 and the inclusion of proposed update reports on the Coldeast and Daedalus sites, as referred to in (a) above, the revised programme for 2009/10 set out in Appendix A attached to these minutes be confirmed and submitted to the Executive.

#### **5. RESIDENTIAL PARKING AND CYCLING STANDARDS SUPPLEMENTARY PLANNING DOCUMENT FOR ADOPTION**

The Steering Group considered a report by the Chief Planning and Transportation Officer concerning adoption of the Residential Car and Cycling Parking Standards Supplementary Planning Document following public consultation in June and July 2009 (copy of report [ldf-091008-r01-mch](#) circulated with agenda and appended to signed minutes).

It was AGREED that the Residential Car and Cycling Parking Standards Supplementary Planning Document, attached as Appendix A to the report, be endorsed and recommended to the Executive for adoption.

## **6. FAREHAM PRE-SUBMISSION DRAFT CORE STRATEGY - UPDATE**

The Steering Group received a presentation by the Head of Planning Policy and Development, SDA Project Feasibility Manager (PUSH) and SDA Consultant, Fareham Borough Council, which explained the reasons for the deferment of the Core Strategy, advised on the views of key interested parties on the proposed SDA policy, and provided more detailed information on the recent SDA capacity evidence study. The Group was reminded that a report concerning the reasons for deferment of the Core Strategy was to be considered by the Executive at its meeting on 12 October 2009 (copy of report [xpt-091012-r18-lje](#) circulated to Steering Group members in advance of the meeting)

The presentation covered the following three main areas:-

### (i) Planning Inspector's (PINS) advice and next steps

Details were provided of the issues to be addressed and the proposed response following the Planning Inspector's (PINS) Advisory visit. Reference was made to the recommendations contained in the report to the 12 October Executive meeting regarding the next steps in progression of the Core Strategy.

### (ii) Views of key interested parties - Proposed SDA Policy

It was reported that informal discussions had taken place with key interested parties to seek their views on the draft policy prior to consideration by the Executive and Council. A range of views which had informed the development of the policy had been sought from PUSH, South East England Partnership Board, Winchester City Council, Transport for South Hampshire and the developers of the site. Details were provided of the comments received on housing issues, employment issues, transport issues and other issues from the various organisations, together with a proposed response. The issues/concerns that had been raised by representatives at meetings of the North of Fareham Strategic Development Area Community Liaison Group were also reported.

### (iii) Dwelling capacity of SDA

Members were reminded of the key evidence studies that had been undertaken, all of which had some relevance to the dwelling capacity of the SDA. Information relating to the background on housing provision in the SDA, which included reference to the draft South East Plan, PUSH SDA Delivery Study and SDA Capacity Analysis and Refined Capacity Analysis studies undertaken was also provided.

It was noted that the Refined Capacity Analysis study had considered updated assumptions regarding the area of search; key constraints/ buffer

zones; the land take requirements; an average density of 40 dph; two employment scenarios, one with the bulk of the employment at J11 and the second with the bulk of the employment within the main SDA area. The Group was given detailed information on the implications of each of these matters.

In summary, members were informed that the Refined Capacity Study had indicated that a range of between 6,500- 7,500 dwellings might be possible, however it was noted that:-

- The draft SDA policy does not set an average density and the employment land is not proposed to be located within the main body of the SDA;
- Therefore a range of at least 7,000- 8,000 is more realistic;
- The final figure will be established through the AAP/masterplan and will depend on density and housing mix which is why the upper figure might be exceeded and therefore within Policy CS 13 it is expressed as 'at least'

The Steering Group discussed issues concerning the range of housing and housing density and officers answered members' questions thereon.

It was noted that the detail of the SDA policy, including the references to dwelling capacity, would need to be reconsidered by the LDF Steering Group, as part of the Draft Core Strategy, following and informed by the proposed engagement with the Partnership for Urban South Hampshire, as set out in the report to the 12 October 2009 meeting of the Executive.

It was AGREED that:-

- (a) Officers be thanked for their informative and comprehensive presentation; and
- (b) Copies of the presentation be sent to all members and deputy members of the LDF Steering Group, as soon as possible.

(The meeting started at 10.00 am  
and ended at 12.25 pm)

**APPENDIX A**

**LDF STEERING GROUP WORK PROGRAMME 2009/2010**

<b>MEETING DATE</b>	<b>ITEMS</b>
21 May 2009	<b>Response to Winchester Core Strategy Preferred Options Consultation</b>
	Draft Residential Parking Standards Supplementary Planning Document for consultation
23 June 2009	Cancelled
23 July 2009	Draft Fareham Core Strategy: Background Documents
1 September 2009	<b>Draft Fareham Core Strategy</b>
10 September 2009	Cancelled
8 October 2009	Fareham Pre-Submission Draft Core Strategy- Update
	Responses to consultation on the Sustainability Appraisal Scoping Report and Baseline Information for the SDA Area Action Plan
	<b>Residential Parking Standards Supplementary Planning Document for Adoption</b>
12 November 2009	<b>Annual Monitoring Report</b>
	Response to Gosport Core Strategy Preferred Options Consultation
10 December 2009	Strategic Housing Land Availability Assessment Update
14 January 2010	<b>Update on progression of Draft Coldeast Development Brief SPD</b>
	<b>Update on progression of Draft Daedalus SPD</b>
11 February 2010	
18 March 2010	Response to Gosport Core Strategy Pre-submission Plan Consultation
15 April 2010	Work Programme for 2010/11
	<b>Denotes report to go on to Executive</b>

NB An update on the work programme will also be included on the agenda for each meeting.