

REPORT OF PLANNING AND TRANSPORTATION COMMITTEE

(Meeting held 1 December 1999)

1. DRAFT SUPPLEMENTARY PLANNING GUIDANCE : LAND AT BROKENFORD LANE, TOTTON (REPORT B) (MINUTE NO. 66).

Further to minute 43(b) (29 September 1999 refers), the Committee considered revised supplementary planning guidance for land at Brokenford Lane, Totton. Members expressed their concern that the policy objectives set out in the local plan, for the comprehensive re-development of this site for residential use, could not be achieved. This policy would have to be subject to further consideration as part of the overall review of the District Local Plan, which would start shortly. In the meantime, the publication of supplementary planning guidance might further complicate the issues. It was therefore decided that the draft supplementary planning guidance should be withdrawn and not published for public consultation.

2. CONSERVATION AREA BOUNDARY REVIEWS (REPORT C) (MINUTE NO. 67).

The Committee reviewed the boundaries of the conservation areas at Milford-on-Sea, Keyhaven, Hanger and Hazel Farms in West Totton, and the Royal Naval Armaments Depot at Marchwood. In addition, further to minute 46(c) (29 September 1999), the Committee reviewed the boundaries of the conservation areas at Buckland and Lymington, following further technical evaluation. The proposals had been subject to consultation with the local town or parish council where it was proposed to make any changes to the boundary.

The Committee was mindful of the criteria which should be applied when considering which areas should be designated as a conservation area. It was important that only those areas which were worthy of protection were included in the conservation area, in order that the designation was not devalued. On the other hand, it was also important that all those areas which had special architectural or historic interest were included.

Members noted the concerns expressed by Totton and Eling Town Council about proposals to cancel the conservation area at Hanger Farm, Totton. The Committee was advised that the protection offered by conservation area status had been superseded through a combination of the listing of the barn and farmhouse; the cartshed being transferred to this Council's ownership; and the making of a Tree Preservation Order to cover the site. The Town Council would be further advised of the protection now offered to this conservation area.

The boundaries of the conservation areas at the Buckland, Keyhaven, Lymington, Milford-on-Sea, Hazel Farm Totton and the Royal Naval Armaments Depot, Marchwood were agreed and the designation will be carried out in accordance with the powers contained in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990,

It was agreed that the Director of Environment Services should be authorised to cancel the designation of Hanger Farm, Totton as a conservation area in accordance with the powers contained in Section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990, provided the Town Council does not maintain their objection;

It was also agreed that a report should be submitted to a future meeting of the Committee on the possibility of designating a conservation area based on Bath Road, in the vicinity of Kings Saltern Road, Lymington.

3. HAMPSHIRE COUNTY STRUCTURE PLAN REVIEW – FURTHER PROPOSED MODIFICATIONS (REPORT D) (MINUTE NO. 68).

The Committee discussed further proposed modifications to the Hampshire County Structure Plan Review, relating to housing, which had been published by the three strategic planning authorities. It was noted that it was now proposed to require this District to provide for up to 5,980 houses for the period 1996-2011. This represented a reduction of 420 against the figure originally allocated in the deposit plan, and a reduction of 1,270 against the recommendations set out in the Panel's report following the Examination in Public. It was however an increase of 500 against the requirement in the first set of proposed modifications to the Plan. It was estimated that this would require the Council to allocate sites for some 300 to 800 additional houses in the period to 2011. This would be addressed through the review of the District Local Plan which would commence in the coming months.

The Committee has welcomed the reduction in this District's housing provision, as compared with the deposit plan and Examination in Public Panel's recommendation. The three strategic planning authorities have been informed that while this Council is concerned about the possible need for further green field site allocations in the District, it does not wish formally to object to the further proposed modifications.

4. DRAFT REVISION OF PPG 13 : TRANSPORT (REPORT E) (MINUTE NO. 70).

The Committee considered the response to be made to the Department of the Environment, Transport and the Regions on the draft revision of PPG 13 on Transport. The main themes of the draft revised guidance were the promotion of more sustainable transport choices; and reducing the need to travel, especially by car. These tied in with the aim of integrating planning and transportation at the national, regional and local levels.

The comments submitted to the DETR include:

- Support for the increased emphasis on walking and cycling as modes of transport
- The need for resources to be diverted into public transport if it is to be perceived as a more convenient, comfortable and less expensive means of travel than the private car.
- The need for flexibility to meet local circumstances in applying the draft guidance.

- Support for proposals to allow developers' contributions to be used for cycling, walking or public transport measures – but for contributions also to be able to be used towards additional public car parking where this is necessary to maintain the vitality and viability of the town centre.
- A call for a national policy on seaports.
- Welcome for the reaffirmation of respect for environmental designations.

It was noted that there might be a need for increased resources as a result of the draft revised guidance – for example for the evaluation of Green Transport Plans submitted with planning applications; for the enforcement of parking controls; for wider-based content in the District Local Plan; and for negotiations on, and implementation of transport schemes being progressed through planning conditions and obligations . Any bids for additional resources will be made through the Expenditure Plan process.

5. TEST AND ITCHEN LOCAL ENVIRONMENT AGENCY PLAN (LEAP) (REPORT F) (MINUTE NO. 71).

The Committee expressed its concern that this Council had not been one of the primary consultees on this Local Environment Agency Plan. As a result, the Council's had become involved very late in the process. Members also expressed their disappointment that the Plan had a number of significant omissions relating to the roles of Local Authorities. In addition, the Local Environment Agency Plan gave no recognition of the presence of the New Forest Heritage Area and the implications that such an area of national and international importance would have for the LEAP area.

In addition to these points the Environment Agency have been advised of a number of specific comments on the LEAP which include:

- The need for greater recognition of the work already done by local authorities in identifying areas at risk from flooding.
- The need for greater emphasis on enforcing existing legislative protection such as the Special Waste Regulations, and presently no mention of other relevant legislation such as that covering contaminated land or air quality.
- The need for greater recognition of international nature conservation designations
- The need for more joint surveillance and vehicle monitoring to prevent fly tipping
- The need to make the lawful disposal of waste, including oils and solvents, easier.
- Incompatibility between the policies for the coastline set out in the LEAP and in the West Solent and Southampton Water Shoreline Management Plan

- The lack of mention of specific areas of responsibility such as archaeology and ancient monuments; the regulation of noise from new industry; problems with methane emissions from land fill sites; flooding of built up areas such as Totton Town Centre and Eling.
- The lack of any mention of the potential impact of any development of Dibden Bay.

In addition, it was agreed that a copy of the report should be sent to the local Members of Parliament. It was also agreed that the Chairman of the Committee should write to the Area Planning Manager of the Environment Agency to express this Council's concerns regarding this LEAP, as set out above.

**Cllr Miss P A Drake
(CHAIRMAN)**

(ctteemtg/pc011299)