

**A MEETING OF THE ECONOMIC DEVELOPMENT BOARD
WAS HELD ON 1 JULY 2020**

The Mayor Councillor Hook

Councillors Mrs Huggins, Bateman, Beavis, Casey, Mrs Cully (Substituting for Farr), Earle (Substituting for Ms Ballard), Mrs Furlong, Hutchison, Jessop, Mrs Jones, Miss Kelly, Mitchell, Philpott, Mrs Prickett, Scard and Westerby (Substituting for Ms Ballard)

PART II

6. HOUSING DELIVERY TEST ACTION PLAN

Consideration was given to a report of the Planning Policy Manager setting out and seeking approval for Gosport's HDT Action Plan (Annex 1) which analyses current housing delivery in the Borough and identifies measures to address the shortfall in delivery over the last three years.

In answer to a Member's question, the Board was advised that if a property was specifically constructed as a holiday let, which did not often happen in Gosport then it would not be included in the numbers, however those properties built as dwelling houses and subsequently used as holiday lets, would be.

In answer to a Member's question, the Board was advised that taskforce noted on page 21 was chaired by the MP and included stakeholders such as the MOD and MOJ and occasionally One Public Estate, local base commanders and the Solent LEP and the Council did not coordinate it, as it was a government based meeting that officers and members of the Council attended by invite.

The Planning Policy Manager advised that the Housing Delivery test action plan regulations did not require the monitoring of the energy efficiency of housing in the document but that going forward in the Local Plan the standards relating to energy efficiency would be included as part of the climate change considerations and that the Authority would monitor the energy efficiency of properties against those targets.

In addition it was confirmed that the Housing Delivery action plan also did not cover affordable homes and it was confirmed that those were covered in the authority monitoring report of the local plan, including a year by year breakdown of the affordable housing provided.

The Housing Delivery Test Action Plan was a new document required to compare the Council's performance against a 3 year total, based on the Local Plan figure.

In answer to a Member's question the Board was advised that Houses of Multiple Occupation were considered to be one dwelling.

The Board was also advised that only net gains were counted.

Members welcomed the report as clear and comprehensive and thanked the planning team.

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It was recognised that the Borough was 72% built on in Gosport which was a high level, other authorities were substantially less developed and that Gosport was in a very difficult position as a result. This figure was 12 times the national average and the Borough was extraordinarily densely populated.

It was acknowledged to a degree this was reflected in the houses the Borough were required to provide, but it was felt that it did not recognise the difficulties enough.

The Head of Planning Policy advised that it was mindful to consider that good communities required a mix of open space, employment and residential land. As a result there were limited sites available for development.

Members welcomed the efforts made to try and get the sites needed to provide properties with the limited availability of suitable areas.

Members acknowledged that the nitrates issue had impacted on development, not only within the Borough but for the Solent region creating a large backlog of planning applications. The Council had been lobbying Government for a pause on the Housing Delivery Test requirements until such time the nitrates issue can be resolved.

It was acknowledged that the MOD properties were complex and that there was often contamination, listed buildings, access issues and lack of services, which made them problematic sites to develop as a result of the investment required. The Borough also only had brownfield sites for developments.

In answer to a Member's question the Board was advised that the Local Plan determined the location of build sites and that this would be reviewed as the Plan was developed. It was recognised that there was a balance between creating jobs and providing houses.

The Planning Policy Manager advised the Board that when the last Local Plan had been considered, representation had been made that the Council could not meet the requirements set out by the objectively assessed housing need evidence (similar to the current standard methodology). The Council made the case that the Local Plan made best use of the land on brownfield sites and that retention of other land was required for open space and employment. Consequently the Planning Inspector agreed with the Council's position and the housing figures accepted.

Resolved That the Board approves the Housing Delivery Test Action Plan (Annex 1) for publication and submission to the Ministry of Housing, Communities and Local Government (MHCLG) by August 2020, and that any minor amendments be delegated to the Manager of Planning Policy.

7. EXCLUSION OF THE PUBLIC

RESOLVED: That in relation to the following item the public be excluded from the meeting, as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during this item there would be disclosure to them of exempt information within Paragraph 1 and 3 of Part 1 of Schedule

12A to the Local Government Act 1972, and further that in all circumstances of the case, the public interest in maintaining the exemptions outweighs the public interest in disclosing the information, for the reasons set out in the report.

8. PRIDDY'S HARD RESTRICTIVE COVENANTS

Consideration was given to an exempt report of the Borough Solicitor and Monitoring Officer.

RESOLVED: That the recommendations in the report be agreed.

9. GOSPORT LEISURE CENTRE COFFEE SHOP & DRIVE-THRU

Consideration was given to an exempt report of the Borough Solicitor and Monitoring Officer.

RESOLVED: That the recommendations in the report be approved.

10. NEW LETTING OF 1 PHOENIX WAY, GOSPORT (UPDATE)

Consideration was given to an exempt report of the Borough Solicitor and Monitoring Officer.

RESOLVED: That the recommendations in the report be approved.

CHAIRMAN

Concluded at 7.41 pm