

Core Strategy Statement of Consultation

Table Of Contents

PLANNING AND COMPULSORY PURCHASE ACT 2004	3
Introduction.....	3
First Issues and Options Consultation (21 July to 31 August 2006).....	4
Second Issues and Options Consultation (6 March – 5 April 2007).....	4
Conclusion on the Soundness of the Consultation So Far.....	5
Appendix A – Councillor Seminar 26th June 2006	6
Councillors Seminar, 26 June 2006 - Greenfield Housing exercise results	6
Appendix B - Analysis of First Issues and Options Consultation	8
Appendix C - First round Core Strategy Issues and Options consultees	32
Appendix D – Core Strategy Community Workshop 19th January 2007	41
Evaluation of Options.....	66
APPENDIX 1 – Briefing Note	71
APPENDIX 2 - List of Participants.....	74
APPENDIX 3: Powerpoint Presentation	76
APPENDIX 5 – Objectives and Session Brief	79
APPENDIX 6 - Options Session Brief 2	80
APPENDIX 7 - OPTIONS: Group: Option: 1	81
APPENDIX 8 - Employment Led Regeneration - Top Tier	82
Appendix E- Second Round Core Strategy Issues and Options consultees	83
Appendix F - Analysis of Issues and Options – March – April 2007	85

PLANNING AND COMPULSORY PURCHASE ACT 2004

TOWN & COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) REGULATIONS 2004

Introduction

The Council adopted its Statement of Community Involvement in October 2006. In this document, the Council sets out its vision for involving key stakeholders and the wider community in the preparation of its Local Development Framework (LDF). The Council is committed to consulting continuously throughout the preparation of its Local Development Framework and ensuring that the whole community will have the opportunity to engage in the planning process in a meaningful way.

One of the tests of soundness is that;

“The Development Plan Document has been prepared in compliance with the Statement of Community Involvement (SCI), or with the minimum requirements set out in the regulations where no SCI exists”.

This statement of consultation sets out the ways in which the Council have engaged the community in the preparation of its Core Strategy in accordance with the minimum regulations¹ and the SCI. It provides details of who has been involved, when and how they have been engaged in the process.

The Council aims to provide information in a form which is accessible to the public and in a written form which is written in clear English and avoids the use of jargon. The SCI includes a range of involvement techniques which could be used as part of the consultation process and these techniques have been employed for the Core Strategy as appropriate in accordance with the SCI.

Full details of the Council’s SCI including the process of its preparation, consultation and adoption can be viewed on the website at www.havant.gov.uk/havant-4338.

As well as the specific consultation which has been carried out for the Core Strategy, regular articles about the progress of the LDF have appeared in the Council’s publication ‘Serving You’ which is delivered to every household within the borough four times a year. The Council’s website is also regularly updated with information about the LDF.

The Council maintains a database of contacts which accords with the list of consultees listed in the SCI. Consultees are taken from the database as considered appropriate for each stage of the consultation. Individuals are also given the opportunity to have their name put on the Council’s database to be notified of consultations at each stage of the LDF process.

¹ Town and Country Planning (Local Development) (England) Regulations 2004.

Consultation under Regulation 25 (Issues and Options)

Before preparing the Core Strategy, the Council consulted with a range of stakeholders including; statutory consultees, Councillors, the Havant Community Partnership (HCP), local community groups and residents to gather their views on the development issues and options for Havant Borough over the next 20 years. The issues and Options consultation was undertaken in two stages and the following consultation methods were used:

First Issues and Options Consultation (21 July to 31 August 2006)

The SCI recommends presentations as a way of raising awareness and providing an opportunity to comment. Presentations about the Core Strategy and the issues and options facing the borough over the next 20 years were given to the following groups:

- 18/05/06 – Presentation/workshop for senior officers at Havant Borough Council
- 26/06/06 – Presentation/workshop for Councillors (See Appendix A for results of the workshop)
- 14/08/2006 – Presentation to Community Boards
- 16/08/06 – Presentation to Portsmouth and SE Hants Chamber of Commerce
- 02/08/2006 – Presentation to Havant Borough Council Development Control Officers

From the 21/07/06 for a period of six weeks we wrote to over 400 consultees, advising them of the Core Strategy Issues and Options consultation. Details of the consultation were also provided on the Council's website and an email was sent to Havant Borough Council employees notifying them of the consultation. A questionnaire was available for consultees to comment.

We received 123 representations to the consultation and a summary of the main issues raised are given in Appendix B.

A list of those who were consulted as part of the regulation 25 round of consultation is shown in Appendix C.

Second Issues and Options Consultation (6 March – 5 April 2007)

Following the first round of consultation, we held a workshop for Residents Associations, Community Boards, Councillors and other Community Groups on 19 January 2007. This helped to provide clearer directions for the options available for development within the borough. 46 people attended and a summary of the outcomes of the workshop are given in Appendix D.

Following this workshop, it was considered appropriate to hold a further round of consultation on the Issues and Options of the Core Strategy to ascertain views on three different spatial options for development in the borough.

From 6th March to 5th April a questionnaire was sent out to the 1,500 members of the citizen's panel² seeking their views on the Core Strategy development options. At the

² The citizen's panel (Community Pulse) is made up from of 1,500 members selected at random from 8,800 letters sent randomly to residents on the electoral register.

same time letters were sent out to over 400 stakeholders inviting them to participate in the same consultation as the Community Pulse, through the website. People who commented on the first issues and options consultation round were also sent a letter advising them of the consultation. A list of the people who we consulted is given in Appendix E. Paper copies of the questionnaire were provided for those unable to access the web.

We received 500 responses to the Community Pulse plus 51 individual responses, 22 through the web and another 29 on paper. A summary of the responses received to this consultation are given in Appendix F.

Two seminars were held for Councillors and Local Community Groups on the 3 September and 16 October 2007. This included a presentation providing an update of Local Development Framework and a workshop which sought to obtain information about the infrastructure requirements for the borough.

Conclusion on the Soundness of the Consultation So Far.

It is considered that the consultation that has been undertaken so far conforms to the requirements of the 2004 Regulations and the Havant Statement of Community Involvement.

More importantly the consultation has provided real benefits to the evolution of the Core Strategy. Detailed local information has come forward which would be unlikely to come out of technical studies, a wide range of views have been heard and listened to. These have all had an influence on the vision for the future of the borough and how the planning process can help to deliver the right changes for the borough.

Appendix A – Councillor Seminar 26th June 2006

Issues and Options Core Strategy

Councillors Seminar, 26 June 2006 - Greenfield Housing exercise results

Councillors were asked to choose their top 3 choices for greenfield development from a range of options set out in the first Issues and Options consultation paper.

1	North of Cowplain	•••••••
2	A3M corridor between Havant & Waterlooville	•••••••
3	North of Leigh Park	•••••••••••
4	North/West/East of Emsworth	•••••••••••
5	Southern slopes of Portsdown Hill	•••••
6	Broadmarsh	•
7	Countryside between Havant & Emsworth	•
8	North Hayling Island	••
9	Central Hayling Island	••

Councillors were also asked to explain why development should be take place in the 9 greenfield areas.

1	North of Cowplain	No comments
2	A3M corridor between Havant & Waterlooville	§ Providing adequate infrastructure in place, including provision of open spaces to meet needs of numbers being accommodated. § Accessibility. Minimal flood risk
3	North of Leigh Park	§ Most sustainable for adding to existing housing and pending links to northern wards § Views of nature reserve on reservoir § Infrastructure already in place. Minimal flood risk § Link development with reservoirs. Waterside houses. Tourism. Water activities
4	North/West/East of Emsworth	§ Minimal flood risk. Sustainable transport links including public transport
5	Southern slopes of Portsdown Hill	No comments
6	Broadmarsh	§ Broadmarsh is <u>not</u> the most environmentally valuable location in the Borough. It is central and could regenerate the whole Borough
7	Countryside between Havant & Emsworth	§ North of railway line. Access to Havant town centre and Emsworth
8	North Hayling Island	§ If flooding to be believed not much point building on Hayling

9	Central Hayling Island	§ By developing here contributions from developers would help to improve access to the island by providing funds for cycle crossing over old railway and better links to ferry making it more viable
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Councillors were also asked to explain why development should not take place in the 9 greenfield areas.

1	North of Cowplain	<i>No comments</i>
2	A3M corridor between Havant & Waterlooville	§ Too close to MDA
3	North of Leigh Park	<i>No comments</i>
4	North/West/East of Emsworth	<i>No comments</i>
5	Southern slopes of Portsdown Hill	§ Spoil the natural beauty of Portsdown Hill
6	Broadmarsh	§ Too many environmental designations in place for marina/large scale housing. However there is scope for office/light industrial development north of Harts Farm Way § Has outstanding natural beauty and wildlife need protecting
7	Countryside between Havant & Emsworth	§ Coastal location south of A27. Flood risk.
8	North Hayling Island	§ Accessibility very limited. Low lying and flood risk § Road problems
9	Central Hayling Island	§ Accessibility difficult. Low lying-flood risk § Central Hayling has large SSSI, AONB feature but traffic flow is problem

Appendix B - Analysis of First Issues and Options Consultation

Havant Core Strategy

1.0 Background

- 1.1 The Consultation on the Issues and Options took place between 21st July and 31st August 2006. A total of 123 respondents made comments. Of these 123, 66 were from organisations, 38 from individuals and 19 were made anonymously. Of the 123, 101 of the responses were by questionnaire. Of the 123 responses a total of 112 (91%) were made electronically either through the website or by email.
- 1.2 The Issues and Options document sets out the various issues and options surrounding a particular topic or spatial direction. It was always the intention that all viable options should be explored at this initial stage. The questions in the questionnaire all relate to the explanatory text in the Issues and Options document itself. The questions are framed to provide a statement relating to a particular policy topic or spatial direction to which the respondent has a gradation of choices between strongly agreeing and strongly disagreeing. The agreement choices indicate that the option put forward in the questionnaire statement is supported whilst the disagreement choices clearly indicate that an opposing alternative is sought.
- 1.3 Whilst the questions themselves included implied alternative options, the accompanying document provides the pointers to the alternatives. The opportunity to disagree and write in the free text box or a separate letter enables respondents to set out their own opinion on all the options on any topic or spatial direction.
- 1.4 The Issues and Options were grouped by key issues and the analysis of the responses follows the same format. The questions are reproduced in the same format that they appeared in the questionnaire together with the percentage of respondents who chose the various options. The percentage scores are of the total number of respondents filling in a questionnaire. Some respondents completed only a few questions therefore the percentages don't add to 100. For this analysis levels of 10% agreement or disagreement are considered significant. The most popular response(s), i.e. those representing over 50%, are highlighted in the tables with shading.
- 1.5 The Issues and Options document has a number of sections before the Key issues and a number of responses were made to these. These are analysed before the Key issues.

2.0 Section 1 - Introduction

- 2.1 The format of the document appears to have been an issue in that the two representations found it difficult to comment on the lack of detail and felt that there ought to be full public consultation on issues and options.

- 2.2 The different format of the LDF with the informal pre-submission Regulation 25 stage will take getting used to. As there is no real best practice to follow on how to do a Development Plan Document most Councils are trying different approaches. Although not a requirement the significant publicity given to the consultation and the availability of the documents freely over the internet effectively enabled any member of the public to get involved.

3.0 Section 2 - How the Document Is Set Out

- 3.1 Style issues regarding paragraph numbering, repetition of Government advice, generalized nature of document and lack of detail were raised. More importantly questions were raised regarding the limited options being made apparent, the prescriptive nature of the questionnaire possibly leading to biased results and the lack of free text boxes to raise additional options.
- 3.2 Paragraph numbering will be added when the document becomes more formalised, whilst the Government guidance was included at this stage to provide the context. The Government guidance will not be repeated in the submission document. The Core Strategy is a strategic level document and will inevitably lack the sorts of detail respondents are used to in old style plans. The single free text box provided an opportunity to make any comments, whilst there is no reason, why additional comments wouldn't be accepted as was the case with the number of non-questionnaire responses received.
- 3.3 The apparent lack of viable options and leading style of the questionnaire are potentially serious issues bearing in mind the recent failures of the Lichfield and Stafford Core Strategies. Further advice is currently being sought.

4.0 Section 3 - Rules

- 4.1 SEERA confirmed that the Core Strategy should be in general conformity with RPG9 and take account of the South East Plan. There is concern that the PUSH growth commitment is not sustainable without sufficient infrastructure.
- 4.2 The need to be in general conformity/take into account regional guidance will be acknowledged in the preferred options. As with Government advice/policy it must not be repeated at the submission stage. The concerns about the PUSH commitments to growth being unsustainable will be directly addressed at the South East Plan Examination in Public (EiP), which will examine the strategic sub regional position.

5.0 Section 4 - Spatial Vision for Havant

- 5.1 An alternative interpretation of the sustainable development suggests that rather than "balancing" economy, social and environmental needs it should be about "reconciling and /or integrating" them. Look for "win,win,win". The vision appears to lack environmental direction. The vision needs to recognize that Havant's natural environment provides a competitive asset that needs protection and nurturing. The PUSH vision is not sustainable and the GVA target should be lower or a different target used such as wealth per head.

- 5.2 The issue of the use of GVA targets will be debated and determined through the South East Plan EiP.
- 5.3 The reconciling/integrating of economic, environmental and social issues has much to commend it is a positive interpretation of sustainable development. The approach should be developed in further iterations of the Core Strategy, along the lines of economic regeneration of the borough that has added value from the enhancement of the environment leading to social improvements. Neither of the three sustainability themes are disadvantaged.
- 5.4 The vision for Havant set out in the original document remains valid“ (**The vision for the Core Strategy is simply to make Havant a better place – safer, more attractive, more prosperous, with fewer inequalities and with a clear sense of community**”). It is a general statement to which all the policies of the core strategy will feed from.

6.0 Section 5 - Key Issues for the Core Strategy

- 6.1 Points of detail arose in relation to the broad summaries of the key issues, such as lack of reference to flooding in changing coastline, that Emsworth is not an unattractive shopping location and that areas of the highest deprivation need better community safety and accessibility. An interesting point is raised regarding the timing/phasing of development. Only housing development has definite timed targets, whereas all the accompanying spatial development is not adequately joined up.
- 6.2 The summaries of the Key issue can't cover all the details that are covered later in the document, e.g. flooding is covered in the actual section on Changing Coastline. The issue of timing is a valid concern and the PUSH growth premise is based on recognition that there is the need for the accompanying infrastructure to be in place for the housing development. There will therefore be a need for a phasing policy to be central to the core strategy submission.

Section 6 - Sustainability Appraisal

- 7.1 The Environment Agency (EA) have questioned the approach used and if we have presented real options. Because of this, they state that the SA is redundant, as it is not possible to test alternatives against criteria. EA have pointed out that SFRA is essential for the Core Strategy, following the advice set out in PPS25. EA state we should make reference to rainwater harvesting, reducing run-offs and SUDS to reduce the impact of new development in all locations.
- 7.2 The Highways Agency (HA) have pointed out that they will need to assess whether the proposed development will cause a compliance problem from 2010 in terms of air quality in the vicinity of the strategic road network. They point out that if the LDF relies on measures on the Strategic Road Network, the HA may not be able to deliver them if it causes or exacerbates a compliance problem. They have offered assistance with the methodology to assess the effect of development on air quality.
- 7.3 The comments from these two statutory consultees raise significant issues that will be taken on board as the core strategy evolves.

7.0 Key Issue 1 – Sustainable Development

Q1. Please tell us how much you agree or disagree with the following statements.							
The Core Strategy should:							
	<i>Strongly agree</i>	<i>Agree</i>	<i>Slightly Agree</i>	<i>Slightly disagree</i>	<i>Disagree</i>	<i>Strongly disagree</i>	<i>No opinion</i>
Require high levels of energy efficiency in all new development	53.5%	23.8%	5.0%	0.0%	3.0%	2.0%	4.0%
Require all new developments to provide at least 10% of their energy needs from renewable sources	32.7%	24.8%	9.9%	5.9%	7.9%	4.0%	3.0%
Promote the development of a renewable/sustainable energy plant in the Borough (e.g. large wind turbine or biomass woodchip burner)	24.8%	21.8%	18.8%	5.9%	3.0%	5.9%	9.9%
Allow the addition of sustainable energy technologies to existing buildings	31.7%	38.6%	12.9%	0.0%	0.0%	1.0%	5.0%
Require water efficiency measures in all new development	51.5%	23.8%	3.0%	2.0%	3.0%	2.0%	4.0%

- 7.1 This key issue is split into two separate sections of questions, the sustainable design issues and the waste issues. In Q1 it can be seen from the table above that there is particularly strong support for the policy options that require high levels of both energy and water efficiency in new buildings (52%). There was also good support from the questionnaire responses (58%) and the free text responses for

policies requiring all new development to provide 10% of their energy from renewable/sustainable technologies. 18% of questionnaire responses disagreed with this option. Concerns cited related to the feasibility of developing particular sites and the potential for this option to stifle regeneration. The Forestry Commission highlighted the role wood fuel and biomass could play which in turn could benefit rural skills and employment. Although this option could create some added initial costs to developments, Government has recently made it clear that this will be a requirement of planning policies (Speech by Yvette Cooper 26th June 2006).

- 8.2 The addition of sustainable energy technology to existing buildings was very strongly supported and had the lowest level of disagreement of any question in the whole document. One representation saw retrofitting renewable technologies as essential to meeting targets to reduce greenhouse gas emissions. Any concerns expressed about retrofitting renewable technologies into existing buildings related to the impact on the character of the area.
- 8.3 The lower level of support for the promotion of an energy plant in the Borough arose from concerns expressed through written responses that this was difficult to respond to without more information. Smaller scale technologies were preferred to a large landmark scheme in the borough, which was generally seen as having a potentially damaging impact on existing amenities. These concerns are reflected in the 15% of respondents' disagreement with such an option. Where supported, a large scale sustainable/renewable energy scheme was seen as being an aid to economic development.
- 8.4 Options seeking water conservation measures were supported (78%). RSPB and English Nature both highlighted the importance of this in relation to the presence of water dependent habitats located within the borough, which could be threatened by increases in abstraction related to increases in water consumption in new homes.

Q2. Please tell us how much you agree or disagree with the following statements.							
The Core Strategy should:							
	<i>Strongly agree</i>	<i>Agree</i>	<i>Slightly Agree</i>	<i>Slightly disagree</i>	<i>Disagree</i>	<i>Strongly disagree</i>	<i>No opinion</i>
Promote the 'waste hierarchy'. This means reducing the amount of waste we produce in the first place, then to re use, recycle and recover as much value from the materials before they are disposed of	59.4%	21.8%	2.0%	1.0%	1.0%	0.0%	5.0%
Include a policy relating to sustainable design and construction to minimise waste production.	47.5%	28.7%	5.0%	2.0%	1.0%	0.0%	5.0%
Promote more local recycling points	49.5%	20.8%	7.9%	0.0%	4.0%	1.0%	5.9%

- 8.5 Q2 relates to the options for dealing with waste sustainably. The promotion of the waste hierarchy received the highest 'strongly agree' responses of any question. The other two questions received similarly high levels of agreement. The Forestry Commission also expressed support for policy NRM5 of the draft SE Plan relating to sustainable timber products and sustainable construction methods. The options put forward that take on board the principles being promoted through the County Minerals and Waste LDF are preferred by the respondents.
- 8.6 One of the primary means of achieving sustainable development is through the locational policies of spatial plans. It is essential that facilities and activities are co-located to minimise the need to travel and in locations which offer the widest range of travel choices. These principles are embodied in the Local Transport Plan as well as National planning policy. Where such locations exist or can be created, development should be intensified.
- 8.7 A strategic approach to development is being taken in the South Hampshire sub-region under the auspices of PUSH. This means that a consistent approach to the delivery of sustainable development policy is important. The South Hampshire authorities are working towards a common policy framework in accordance with the policies set out in the submission to the draft SE Plan. Whilst there must be a consistent baseline of policy it is also essential that the individual authorities are not constrained in ensuring that sustainable development is delivered in a manner which is integrated with the unique characteristics of the area. The coastal, wooded, accessible and exposed location of Havant means that solutions should be sought which make the most of these local features.
- 8.8 Preferred Policy Directions -
- Establish density ranges for development relating to accessibility to services by a variety of transport methods;
 - Require sustainable building design including maximising energy efficiency, water conservation and SUDs systems;
 - Require developers to provide a % of the energy demand from renewable energy for housing and commercial schemes.
 - Ensure renewable energy proposals which are appropriate for the natural and built environment of Havant.
 - Require sustainable construction methods which maximise use of recycled materials, minimise waste production and promote recycling;
 - Encourage sustainable/renewable technologies using criteria based policies which exploit the natural resources of Havant without undermining the character of the borough.

8.0 Key Issue 2 – Economy

Q3. Please tell us how much you agree or disagree with the following statements. The Core Strategy should:							
	<i>Strongly agree</i>	<i>Agree</i>	<i>Slightly Agree</i>	<i>Slightly disagree</i>	<i>Disagree</i>	<i>Strongly disagree</i>	<i>No opinion</i>
Release some poor quality employment land and premises for alternative uses	23.8%	33.7%	11.9%	3.0%	6.9%	3.0%	8.9%
Focus on identifying sites for offices, manufacturing and warehouse distribution	7.9%	22.8%	22.8%	10.9%	8.9%	5.0%	10.9%
Identify land for employment generally without specifying any particular type of end user	7.9%	31.7%	15.8%	7.9%	8.9%	6.9%	8.9%
Promote a major tourist development on Hayling Island centred on its windsurfing/sailing heritage	20.8%	28.7%	13.9%	5.0%	6.9%	6.9%	9.9%
Promote a marina development at Broadmarsh, including related hotel and leisure facilities	12.9%	11.9%	6.9%	6.9%	2.0%	38.6%	12.9%
Promote development in Havant and its surroundings to establish the area as a short break destination	14.9%	27.7%	19.8%	6.9%	5.9%	4.0%	13.9%
Continue to resist out-of-centre shopping development in favour of in-centre or edge-of-centre shopping development	30.7%	33.7%	10.9%	5.0%	3.0%	1.0%	7.9%
Promote the use of compulsory purchase order powers to enable shopping development in the heart of centres or on their edges	7.9%	25.7%	15.8%	8.9%	6.9%	8.9%	16.8%
Seek to maintain the same number of shops in Leigh Park Shopping Centre	13.9%	21.8%	7.9%	6.9%	8.9%	5.0%	24.8%
Promote the redevelopment of part of Park Parade in Leigh Park Shopping Centre	18.8%	32.7%	7.9%	5.0%	3.0%	0.0%	24.8%

9.1 Q3 considered responses to the options in relation to the Borough's economy. It is clear from the table that the responses to these options are more evenly spread throughout the range compared to the responses to the key sustainability issues. Q3 deals with three topics, employment land, tourism and shopping. These are

analysed below.

- 9.2 **Employment Land-** In relation to employment land the point about the release of some poor quality land/premises resulting in the need for new greenfield releases as replacement has variable support in the questionnaire and from general responses. Most of the general comments support the retention of employment land but query the definition of '*poor quality*' employment land where the possibility of future alternative development exists. The Council's current policy is aimed at preventing the loss of employment land but does allow for some flexibility to change to those sites or premises which are financially unviable, restrict potential and where a greater need exists for alternative uses, particularly housing. The established principle is that the applicants must demonstrate why sites or premises are considered '*poor quality*'. The Council's Employment Land Review will also identify which areas are least viable.
- 9.3 In relation to the type of employment uses and whether or not it should be market led there is less clear direction. The direction of long term employment change is uncertain and whilst manufacturing has declined in Havant, global markets are dynamic and will continue to evolve which could result in manufacturing growth. Flexibility would therefore appear to be the priority option for employment space.
- 9.4 A number of respondents raised fundamental concerns as to the methodology underpinning the PUSH growth agenda which is based on 3.5% growth in GVA per annum by 2002. It is argued that this may not improve the quality of life for existing residents and could result in the migration of higher earners and create greater economic disparity. It has been suggested overall GVA growth is misleading and GVA per capita or '*index of sustainable environmental welfare*' would be better measures. The economic targets mentioned in the Core Strategy Issues and Options Consultation Paper have been set by the Regional Planning Authority and adopted by PUSH. GVA is a recognised measure of economic activity and the methodology arises from the work undertaken by the Regional Planning Authority and therefore lies outside the scope of the Council's Core Strategy. The soundness of this approach will be tested at the Examination in Public of the South East Plan.
- 9.5 On more specific issues relating to employment it was considered that the focus should be on providing jobs for those unemployed persons living close to Dunsbury Hill Farm including jobs for the low skilled such as processed food production and packaging. There was also concern expressed about the location of employment development in relation to residential areas and that where development is likely to generate HGVs the end user of the development should be specified. The future of Dunsbury Hill Farm was raised by a number of respondents seeking continued involvement in the outcome of its development. This development is likely to contain a range of employment use types within the B1, B2 and B8 classes which should provide sufficient job opportunities for a range of different skills. The nature and type of employment to be provided in the future will be examined by the Employment Land Review which will be undertaken this year. At this stage flexibility of employment land is a preferred option. One objector was site specific as to the future of Copsey's Nursery site.

- 9.6 Many of the policy initiatives suggested by respondents are already embodied in the HBDWLP, although one respondent suggested that new employment should be more 'open' in terms of the permitted use classes. Currently protection is only afforded to sites falling within the B use classes and widening the policy would help in this respect. The respondent has suggested the introduction of support facilities to cater for the needs of businesses and employers which could include health and fitness studios, day nurseries, crèches, educational uses, and financial/professional services. Providing these types of facilities would help existing industrial estates to be more sustainable this is a policy initiative that could be given further consideration.
- 9.7 **Tourism** - There is strong support for the option of promoting a major tourist development on Hayling Island centred on its surfing/sailing heritage. This is the vision behind the recent unsuccessful Big lottery bid and remains valid. This ties in with the promotion of the area for short breaks based on the boroughs accessibility to a very wide range of attractions.
- 9.8 Generally the Core Strategy's broad approach to supporting tourism was supported but some respondents said the emphasis should be on promoting low key tourist development for windsurfing on Hayling Island. Development on Hayling Island would be dependent on providing the necessary infrastructure particularly highway access. It was also considered important to promote longer stay trips which could take advantage of the existing caravan and holiday centres on the Island. These sites should be promoted for tourism purposes but subject to environmental and development control criteria. The Core Strategy should acknowledge reliance on the private car for many and leisure and tourism related journeys. It is clear from the responses received that the policies in the current plan reflect the nature and type of comment received. However a Tourism Plan is in the course of preparation and this will also address many of the matters raised by the consultation. The importance of Emsworth as a visitor destination must also be acknowledged.
- 9.9 The response to the options regarding Broadmarsh shows the greatest level of disagreement to any of the core strategy questionnaire statements. The document text states that a marina/hotel proposal was made in 2001 for this accessible area which is also subject to international nature conservation designations. The question was put in order to stimulate debate about the options at Broadmarsh and this has been successful. A strong environmental lobby has rejected commercial development in the area and suggested that if anything should happen it ought to be related to the interpretation of the natural environment.
- 9.10 The general responses on the future of Broadmarsh as a potential future employment site were in unanimous opposition to its development for that purpose. The feeling is that there would have to be an overriding reason in the public interest to seek its development for purposes other than that connected with its designation as part of the Strategic Gap and wildlife coastal park. Some respondents suggested limited development connected with wildlife based tourism which could include a visitor centre and restaurant.
- 9.11 Since the publication of the embryonic proposals for the development of Broadmarsh in 2002, there has been further investigation into the future by a Broadmarsh Review Panel. A wide range of issues were covered in the review and

many individuals and interest groups gave evidence to the Panel. In March 2006, the Council's Executive approved a draft Management Plan for Broadmarsh and resolved to consider the longer term development of the site as part of the emerging LDF and wider sub-regional policies. Broadmarsh is a strategic site from any viewpoint. Bearing in mind its proximity to the internationally designated harbour the European legislation that protects the area will be likely to be an overriding factor. English Nature have stated that *'development is likely to have an adverse affect on the integrity of the designated sites, therefore only overriding reason of public interest and an ability to secure and guarantee appropriate compensation would enable the Secretary of State to allow any development'*.

- 9.12 The options for the area would appear to be limited. The Council now needs to remove the uncertainty surrounding its future by making a final decision as to what course of action it wishes to pursue. An environmentally led scheme which could generate some commercial activity that only had a positive impact on the designated habitat would appear to be an environmentally led 'win, win, win' option.
- 9.13 **Retail** - Responses highlight a number of issues. Leigh Park is the most poorly performing shopping centre in the Borough and the future of the centre was highlighted in the consultation document. A recent study has shown that there is too much retail floorspace. Some contradiction is seen in the response to the Leigh Park Centre options in that there is an agreement to maintain the same number of shops but a slightly stronger agreement to re-develop part of Leigh Park Centre for alternative uses. One thing that stands out is the high levels of 'no opinion' in relation to the options for Leigh Park Centre.
- 9.14 One respondent suggested that the fortunes of the centre could be improved if the Civic Centre was moved there. This is an interesting suggestion which could be explored in the preparation of the Urban Design Framework which is programmed to commence next year. There is support for the regeneration of this centre and proposals which downsize its retail content could deliver more diversified used such as that suggested
- 9.15 There was widespread support for a *'town centres first'* approach to the development of retail facilities. This is in line with current central government and local plan policies. Compulsory purchase to enable town centre shopping development is not as strongly supported. Some comments related more to town centre initiatives which fall outside the scope of the LDF. Adverse comment was received to the developments currently under way at Potash Terrace and Solent Road which are seen as not contributing to overall town centre vitality and viability. This of course, remains to be seen.
- 9.16 The future of Waterlooville Town Centre was also raised by other respondents. East Hants District Council support the aim of expanding the town centre which they see as a more sustainable shopping location for their residents living in the south of the district. One respondent considered the proposed relocation of the Asda store to be excessive in relation to the shopping needs of the MDA population. Whilst the future of the existing Asda store remains unresolved, its relocation in principle has been accepted by the Council following adoption of the Urban Design Framework in 2004. The proposals to expand the town centre are more to do with the shopping needs of the wider Waterlooville catchment than the needs of the new MDA

residents. A new local centre is proposed for the MDA which will cater for the day-to-day and top-up requirements of the new residents. It will only provide small scale retail facilities. The LDF will need to determine the scale of major proposals for the town centre in relation to the residential and employment expansion already agreed.

9.17 Preferred Policy Directions -

- Protect existing employment sites to minimise greenfield releases and maintain as wide a range as possible of locations. Allow change of use of existing employment land in exceptional cases where a strong justification can be proven by the developer and this is confirmed in the Employment Land Review.
- Encourage employment proposals that provide flexible spaces that can adapt to changing economic requirements.
- Provide employment opportunities for local people, particularly in areas of recognised unemployment.
- Encourage uses that will complement the employment areas, e.g. nurseries, recreation and eating facilities.
- Encourage development at Havant’s coastal attractions that will enhance the distinctive natural, economic and social qualities of the particular location.
- Encourage development at Broadmarsh that is led by improvements to the natural environment and does not have any adverse impact on the nearby internationally designated habitats.
- Promote the diversification of Leigh Park Centre, which will include the loss of some existing retail space.
- Pursue vigorously a town centre first approach to retail development.
- Encourage major retail enhancements at Waterlooville commensurate with the scale of developed planned for the MDA.

10.0 Key Issue 3 - Housing

Q4. Please tell us how much you agree or disagree with the following statements. The Core Strategy should:							
	<i>Strongly agree</i>	<i>Agree</i>	<i>Slightly Agree</i>	<i>Slightly disagree</i>	<i>Disagree</i>	<i>Strongly disagree</i>	<i>No opinion</i>
Require new housing to be built at densities higher than the current average of 36 dwelling per hectare, taking into account local character	5.9%	19.8%	10.9%	9.9%	18.8%	20.8%	6.9%

Raise affordable housing requirements above the 30% currently sought	12.9%	14.9%	13.9%	4.0%	18.8%	19.8%	8.9%
Require the majority of affordable housing to continue to be social rented	8.9%	18.8%	15.8%	14.9%	5.9%	16.8%	10.9%
Require larger housing developments to include a range of dwelling types and sizes, and at least 50% of all new dwellings to be either 1 or 2 bedrooms	7.9%	27.7%	19.8%	7.9%	10.9%	8.9%	10.9%
Provide broad guidance on the most appropriate type of dwelling to be provided on each site, but ultimately let the market decide	20.8%	21.8%	14.9%	5.9%	15.8%	7.9%	6.9%

10.1 One of the key issues facing the borough is how to accommodate the increasing levels of house building. Havant is a physically small borough, with a range of significant development constraints affecting the options realistically available. The options for achieving the current commitment of 6301 new houses by 2026 initially revolve around the variable of housing density. Lower densities mean larger areas of land are required to accommodate the total housing requirement. In order to achieve sustainable house building in terms of accessibility, community development and regeneration the priority is to make the most effective use of the existing built up areas. However, there can be a fine line between housing densities that make the best use of land in the built up areas and development densities which could undermine the character of these places which make them sustainable communities in the first place. There is a clear policy direction apparent from the responses to the questionnaire that lower densities are preferred.

Q. 5 The Council is committed to identifying land for 6301 new homes over the next 20 years. The majority of these will have to be built in the existing built up areas. The remainder will have to be built on greenfield sites. The amount of homes needed on greenfield land will depend on the density of development within the built up areas. The options for the different housing density and what it will mean for greenfield housing development are shown in the diagram. Please tell us which one of the three options, you think is right for Havant.

10.2 The lower density option was the preferred option in Q5 with 33% selecting option 1; 28% option 2 and 17% selecting option 3 (the higher density option). Q5 follows through to the relationship between the densities achieved in the built up areas setting the amount of greenfield development that will be required. The lower density option 1 indicates that respondents value the least impact on the character and quality of the existing built up areas over the loss of more greenfields. The response to Q6 are shown below:

Q.6 Please rank each area in terms of suitability for new housing development (1 being the most suitable for housing and 9 being the least suitable)

Q6 Responses	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	Area 9
1st Pref	16	24	9	5	2	3	4	4	7
2nd Pref	10	6	22	8	7	4	5	4	7
3rd Pref	14	9	8	8	7	8	6	6	6
4th Pref	9	6	10	14	8	2	6	7	8
5th Pref	6	8	4	12	8	7	8	6	10
6th Pref	4	2	2	7	11	12	9	8	11
7th Pref	4	4	4	6	11	15	13	7	5
8th Pref	1	5	8	4	7	5	9	17	15
9th Pref	5	5	3	6	5	11	4	12	19

- 10.3 Some respondents ranked their own areas the least favourite, as might be expected. Nevertheless, a simple analysis of the Q6 responses does give some value in terms of some preferences standing out. Area 1 (N of Cowplain) scored consistently high in the first three preferences. Area 2 (A3m corridor) scored the highest 1st preference, closely followed by Area 3 (N of Leigh Park) with the highest 2nd preference. At the other end of the scale there is a clear indication that Area 8 and 9 (N and central Hayling) are the least favoured areas with low 1st preferences and highest 8th and 9th preferences. Areas 5 and 6 (Portsdown Hill and Broadmarsh) scored the lowest 1st preferences.
- 10.4 There is a relatively even spread of responses to affordable housing which does not give a particularly strong policy direction. The highest scores in relation to the amount of affordable housing which should be sought do not support any increase in the % target. In terms of the type of affordable housing appropriate to Havant there is stronger agreement that social rented should continue to be the focus for affordable housing, although this is tempered by the second highest % strongly disagreeing with this direction.
- 10.5 In terms of general dwelling types there was a relatively positive agreement to the policy direction that currently exists in the HBDWLP to seek up to 50% of new dwellings to be 1 or 2 bedrooms. This is to some extent tempered by a similarly positive direction that the market should ultimately decide on the type of dwelling. This dichotomy was also found in the general comments where there is some concern that family housing is required rather than flats.
- 10.6 The free text comments regarding housing issues can be grouped into a number of key themes, while a couple make points about the overall approach of the consultation paper. The EA has called into question whether we actually have presented real options to be considered. This has had a knock-on effect with the Sustainability Appraisal. The EA have also pointed out that Appropriate Assessment is required.
- 10.7 Many respondents objected to the overall housing numbers in the SE Plan. Most have stated that the numbers are too high, but some have correctly pointed out that our work should be sufficiently flexible to accommodate an amended allocation following the EiP. Some have asked why we need additional housing when there is

no significant population increase predicted. Some have queried whether an estimated 500 dwellings at the MDA count towards the 6301 target (they do). Others have stated that the reserve allocation should be counted as commitments.

- 10.8 Objections to the estimates of urban capacity have been received, including one from HCC. A number of people have submitted a series of questions regarding empty homes. Resident's Associations have supported the redevelopment of brownfield land but have reservations regarding the redevelopment of residential plots and gardens.
- 10.9 GOSE have asked for clarity as to what 30% affordable housing actually means. A few objectors have stated that setting a percentage requirement is too rigid, that we should take into account need, site viability and further evidence is required. There is support for the continuing use of shared ownership, key worker housing and low cost home ownership. One respondent has stated that the level should be set at 35 % in line with the draft SE Plan. East Hants District Council has suggested a sliding scale.
- 10.10 As with the responses to the questionnaire on density there was more support for lower density options, arguing against blanket densities, taking into account local character, accessibility, parking standards and provision of decent-sized family accommodation with sufficient amenity space. Some objectors asked why the high density option needed to be linked to the loss of open space within the urban area.
- 10.11 One Community Board called for a Plan, Monitor and Manage policy to prevent the unnecessary development of greenfield sites. A number of representations identify and promote individual sites for urban extensions. A number of objectors have set out reasons for their ranking of suitability for new housing development. These include Chichester Harbour Board identifying locations 7, 8 and the coastal edge of 9 as being of moderately or highly sensitive to change. EA have advised against the Broadmarsh location. Other comments have been to point out the importance of the integrity of the coastal plain and the benefits of the Strategic Gap. However, GOSE have pointed out paras. 24 & 25 of PPS7 which question the need for Strategic Gap designations.
- 10.12 Comments have been made that evidence is required to substantiate the claims that Leigh Park can accommodate significant development, both inside and as urban extensions. Southern Water has provided details of infrastructure costs for each location. One objector has commented that the opportunity to deliver planning gain should also be take into account. Finally, the Highways Agency have stated that impact of development on trunk roads should be addressed to meet tests of soundness iv and vii, and that transport should be addressed at the Preferred Options stage.
- 10.13 GOSE think we should allocate broad locations for gypsy and traveller sites in the Core Strategy. East Hants District Council has stated that we should work with them on this issue.
- 10.14 Preferred Policy Directions -

- Prioritise urban regeneration and brownfield development within the existing built up areas
- Only permit high housing densities that will make a positive contribution to the character of the locality through high quality design.
- Only release greenfield housing sites for development when it is shown that insufficient brownfield sites are being developed to meet the housing trajectory. A Plan Monitor Manage approach will be used to ensure a phased release of greenfield land.
- Create a balanced mix of dwellings in the borough to meet the needs of existing and emerging housing markets.
- Clearly set out how much and what type of affordable housing is needed in the different parts of the Borough.
- Work with neighbouring council's to ensure that the needs of travellers and gypsies are met, including the identification of an appropriate site(s).

11.0 Key Issue 4 – Improving Transport

Q7. Within the document the Core Strategy - Issues and Options there are 11 objectives in the Preferred Option of the Hampshire Transport Plan. To help us understand your preferences, please indicate which 5 are the most important for Havant											
	<i>Optio n 1</i>	<i>Optio n 2</i>	<i>Optio n 3</i>	<i>Optio n 4</i>	<i>Optio n 5</i>	<i>Optio n 6</i>	<i>Optio n 7</i>	<i>Optio n 8</i>	<i>Optio n 9</i>	<i>Optio n 10</i>	<i>Optio n 11</i>
1st Preference	7.9%	6.9%	6.9%	5.9%	5.0%	5.0%	1.0%	5.9%	5.9%	10.9%	0.0%
2nd Preference	5.0%	6.9%	8.9%	9.9%	3.0%	4.0%	2.0%	5.9%	6.9%	7.9%	3.0%
3rd Preference	5.0%	6.9%	10.9%	3.0%	5.0%	5.0%	2.0%	4.0%	6.9%	5.0%	8.9%
4th Preference	5.9%	5.0%	4.0%	11.9%	2.0%	3.0%	2.0%	6.9%	7.9%	10.9%	2.0%
5th Preference	5.9%	7.9%	3.0%	5.9%	5.9%	5.9%	2.0%	3.0%	4.0%	5.9%	9.9%
	30	34	34	38	21	24	9	26	32	41	24

11.1 A simple analysis of the various Local Transport Plan preferred options show that options 4 (*Develop quality transport interchanges and links for the integration of all transport modes*) and 10 (*Direct high density development to those areas well served by a choice of transport modes and to areas close to transport interchanges, and ensure that development which would generate large amounts of traffic or are of sub-regional importance are located in areas accessible by a range of transport services*) are the most favoured for Havant. The least favoured approach is option

7 (*Provide “state of the art” communications, signing and management systems*).

- 11.2 Some respondents felt that because the transport options appear to have already been set in the Local Transport Plan (LTP) then there was little point commenting. Other felt that the LTP was not specific enough to Havant. The issues that need to be emphasised for Havant are the lack of a cycleway network linking a variety of facilities, alternative modes of travel to the private car on the existing network, influencing travel patterns through land use and the importance of improvements to Hindhead to boost the economy.
- 11.3 Network Rail seeks to maximise its return on its landholdings and developer contributions from linked developments. The LTP is described by a residents association as ‘potential disasters hidden under inscrutable words’, comments were also made about public transport not being for the public. The Highway Agency make broad comments on the value of local policies reducing the need to travel, encouraging sustainable modes, public transport and the need to take into account the existing network in delivering new development.
- 11.4 The Council must work with the highway authority (Hampshire County Council) to ensure that the Local Transport Plan and Solent Transport Strategy deliver the transport improvements which the borough needs. The new bus station has improved the public transport offer but there are current cuts to popular bus services. The road network is being improved at Harts Farm Way. The Highway Agency has made the point that the capacity of the road network is an issue that could impact on future development, particularly significant developments such as the MDA and Dunsbury Hill Farm which will generate new flows on the strategic road network.
- 11.5 The LTP has a longer-term strategy beyond its headline period of 2006 – 2011 to reduce, manage and invest. The longer-term vision is evolving around the concept of ‘hubs and spokes’. This involves creating sustainable communities, encouraging fewer and shorter journeys and improving the use made of more sustainable modes – public transport, walking and cycling.
- 11.6 The Council has an adopted cycle strategy that is embedded within the Solent Transport Strategy part of the LTP. Funding opportunities have and will continue to be sought through the LTP, the Council, Sustrans and developer contributions.
- 11.7 The Council has evidence that the borough has good accessibility to a wide range of services and facilities by a variety of transport modes. South West and North East Hayling have the poorest accessibility, as well as relatively low existing densities of development. Accessibility in these areas could to be improved, particularly as they represent relatively attractive natural areas of the borough whose improved accessibility could be linked to tourism.
- 11.8 The borough is located on a number of major transport interchanges – A3M/M27 and London Waterloo/Victoria lines with excellent connectivity to Portsmouth/Southampton Ferry and airport links. It is essential that these resources are used effectively for both Havant and the sub-region as a whole. These significant benefits are strategically critical. At the more local level peak hour congestion on Hayling, in Waterlooville and in Havant are an issue, as with most

places in the region. Highway improvements to ease the congestion must not be at the cost of highway safety, which must be emphasised as the overriding priority.

11.9 The Hampshire LTP is the delivery plan for transport improvements in Havant but the LDF should emphasise the key issues that are already identified in the LTP.

11.10 Preferred Policy Directions -

- Work as part of PUSH to secure the regional infrastructure which is essential to the realisation of the sub-regional growth agenda.
- Improve accessibility to the borough's settlements, reduce congestion and improve traffic flows. Improve sustainable transport facilities. Improve road safety and quality of life.
- Develop quality transport interchanges for the all transport modes
- Direct high density development to those areas well served by a choice of transport modes and to areas close to transport interchanges. Ensure that developments which would generate large amounts of traffic or are of sub-regional importance are located in areas accessible by a range of transport services.
- Take a positive role in the implementation of the Hampshire LTP and Solent Transport Strategy to ensure that the development opportunities within the borough provide benefit to and derive benefit from the local transport network.

12.0 Key Issue 5– Natural & Built Environment

Q8. Please tell us how much you agree or disagree with the following statements. The Core Strategy should:							
	<i>Strongly agree</i>	<i>Agree</i>	<i>Slightly Agree</i>	<i>Slightly disagree</i>	<i>Disagree</i>	<i>Strongly disagree</i>	<i>No opinion</i>
Require landscape enhancements within new developments	49.5%	28.7%	5.9%	3.0%	0.0%	1.0%	4.0%
Seek contributions from developers to enhance the public's natural and built environment	46.5%	22.8%	4.0%	5.0%	5.9%	4.0%	4.0%
Protect the historic character of the Borough as a priority	52.5%	21.8%	8.9%	2.0%	0.0%	0.0%	6.9%
Promote bold innovative designs where they do not damage historic townscapes	20.8%	27.7%	14.9%	8.9%	8.9%	2.0%	7.9%

Promote urban design because it has an important role in integrating new development into the built environment	22.8%	33.7%	18.8%	2.0%	2.0%	3.0%	7.9%
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- 12.1 The natural environment options put forward in the questionnaire received high levels of support which considering that developers and their agents made a number of representations indicates that the incorporation of high quality landscapes into new and existing environments is a preferred policy direction. The protection of the historic environment as a priority has very strong support. The pursuit of innovative designs is a less clear direction, although there was still general support. Nevertheless the principle of urban design as a means of integrating new and old received clear support as the way forward.
- 12.2 Many respondents made the point that the Core Strategy should have strong policies protecting the environmental assets of the borough, particularly the international designations, ancient woodlands and the strategic gaps. The concept that some level of adverse environmental impacts from development is acceptable needs to be challenged. Development should work with the environment to ensure benefits for all.
- 12.3 The omission of Rowlands Castle from the criteria for strategic gap protection was a concern. There was a call for a Denmead/Waterlooville gap and a buffer zone between the proposed South Downs National Park and the urban areas. Not enough is being done to promote the natural attractions of Havant
- 12.4 A Landscape Character Assessment should be undertaken to identify the many unique parts of the borough and these should be appropriately protected. Havant has to ensure the effective use of the urban edge, which provides an opportunity for countryside access. Footpath networks should be enhanced to improve access to recreation space. Development must protect and enhance local distinctiveness and sense of place, incorporate sustainable construction methods, protect open space and recognise the link between protection and management of access. Greater encouragement of woodland management and recognition of the importance of woodland in maintaining the borough’s visual and economic attractiveness.
- 12.5 The Forestry Commission stated that the total woodland cover in the Borough is less than England’s average woodland cover and that recognition and protection should be given to Havant’s 256.45 ha of ancient woodland.
- 12.6 A number of developer interests raised the issue that developer contributions should not go beyond that which is directly required by the development in accordance with Circular 05/05. Conversely developer contributions should not be used as a means of securing planning permission.
- 12.7 Concern is raised regarding the emphasis on ‘bold innovative design’ and ‘urban design’. Would prefer the use of ‘good architectural practice’ and emphasis on rural design. Would also like to see projected streetscapes to give the public a better idea of the impact of development.

- 12.8 The policy directions that have come out of the responses firstly highlight the level of importance that must be given to the protection of the environment. This will continue to be a priority. Additionally the opportunity that the borough's distinctiveness provides as a catalyst to the regenerative changes that are needed. Traditional views of sustainable development involve balancing of the environmental, economic and social benefits and impacts. This tends to result in one or other of the sustainability themes having a greater share of the balance to the detriment of the others. In Havant there has been an emphasis on economic regeneration to drive improvements to the social issues that impact on the Borough, particularly in Leigh Park and Wecock. This has tended to leave the environment to be less of a priority. The concept of 'win,win,win' for all of the sustainability themes that is promoted by Natural England is a powerful vision. With the right emphasis on securing the economic generation that Havant needs this is a concept that could be incorporated into the overall LDF vision.
- 12.9 A comprehensive Landscape Character Assessment (LCA) has been completed for the whole Borough as a major piece of the LDF evidence base. This will be further developed through borough design guidance. The LCA provides a sound basis on which to ensure that the best and unique natural features of the borough are both protected and opportunities taken to make more of them.
- 12.10 Concerns about gaps between settlements that are under pressure is an area that needs further exploration. Government guidance in PPS9 seeks to minimise the proliferation of local designations. Nevertheless local gaps are used in East Hampshire and Winchester; therefore there is some justification for consistency with their local gaps.
- 12.11 The option put forward in the document to ensure that developer contributions enhance the environment did not suggest that either permission could be bought or that such contributions would be sought beyond what was necessary and appropriate to the development. The point is that the LCA will enable the Council to identify and justify environmental enhancements that can be attributed to developments and that contributions will then be sought to enhance the area's sense of place/distinctiveness and links to adjoining areas that will improve sustainability.
- 12.12 Less strong support is apparent for 'urban design' and 'innovative design' due to our inherent conservative nature. Rural design is also an issue and is important in the urban fringe interface that is a characteristic of the borough. The critical direction for the built environment of Havant is the need to improve quality in both private and public design. The suggestion for providing projected streetscapes is noted and new software for flythroughs of schemes will be used wherever possible.
- 12.13 Preferred Policy Directions –
- Only permit development where it seeks to create benefits to the environment in which it is proposed.
 - The majority of the boroughs designated habitats and historic heritage sites benefit from statutory protection. Also protect the remaining sites and wherever possible seek their enhancement through contributions from any related

development.

- Only permit development if it respects and retains or enhances the local character and distinctiveness of the landscape character area in which is it located.
- Ensure all new development is of a high quality that protects and enhances the character of the borough and local distinctiveness.
- Adopt borough design guidelines, to be prepared as supplementary planning guidance which sets out how development will be expected to respect the different character within the borough.
- Consider the delineation of local gaps, such as between Waterlooville/Denmead and Emsworth/Havant/Rowlands Castle, to ensure that the local distinctiveness of the borough's settlements is maintained
- Ensure that major new developments create distinctive, sustainable and healthy environments that meet the needs of residents and users and contribute towards the creation of vibrant communities.

13.0 Key Issue 6 – Changing Coastline

Q9. Please tell us how much you agree or disagree with the following statements. The Core Strategy should:							
	<i>Strongly agree</i>	<i>Agree</i>	<i>Slightly Agree</i>	<i>Slightly disagree</i>	<i>Disagree</i>	<i>Strongly disagree</i>	<i>No opinion</i>
Show existing coastal defences and where they could be realigned and strengthened	36.6%	27.7%	12.9%	1.0%	0.0%	0.0%	13.9%

- 13.1 The options relating to the changing coastline involve balancing the needs of people and the environment; this means that some of the borough's 48 km of coastline will change to some extent or another. There are a range of uncertain factors that affect where this could occur e.g. rising sea levels, wave direction, increased rainfall and more extreme events. Due to the uncertainties of climate change the core strategy needs to show where there are existing defences so that everyone is aware of the position. This is clearly supported in the questionnaire response.
- 13.2 The Environment Agency (EA) emphasises the need for a Strategic Flood Risk Assessment (SFRA). Havant is taking a lead in ensuring that the SFRA is produced for the whole sub region. The SFRA will provide the detail of which areas could be developed, which could be protected and which areas have the highest risks. The SFRA is therefore a key piece of the evidence base. The nature conservation designations in the harbours also mean there is a requirement for an Appropriate Assessment; development would only be allowed which affect the designated harbours if there was an over-riding public interest for it. The Shoreline Management Plan (SMP) will link to the SFRA and one of its outcomes will be the identification of areas which may benefit from re-alignment. The next SMP (due in

mid 2008) will be too late to be part of the Core Strategy evidence base, but will feed into the allocations DPD.

- 13.3 The coastal area is a significant tourist resource and necessitates an integrated approach with flood management. Priority should be given to develop in areas of minimal risk whilst activities that require waterside locations could be developed. The coast is a major asset both in terms of its nature and as a focus for regeneration, although concerns over the unsuitability of Broadmarsh are again highlighted.
- 13.4 There is a need for continuing stakeholder involvement in the changing coastline theme. It affects many people's futures, the findings of the SFRA will be communicated widely and the options that flow from that will be subject of the preferred options stage.
- 13.5 It is clear that the coastline will continue to change and that the rate of change could alter. It is also clear just how important the coastline is to Havant's future in a range of different ways, e.g. tourism, internationally important habitat, flood risk and potential for regeneration. However, there remains uncertainty in respect of the degree of change and what the impact of those changes will be.
- 13.6 Preferred Policy Directions –
- Take a precautionary approach towards development proposals affected by and affecting the coastline.
 - Given the uncertain impact of climate change on the coastline adaptive policies are preferred.
 - Involve the community in the findings of the SFRA
 - Make the most of the coastline resource for regeneration where such benefits also benefit the natural environment.

14.0 Key Issue 7 – Infrastructure

Q10. Please tell us how much you agree or disagree with the following statements. The Core Strategy should:							
	<i>Strongly agree</i>	<i>Agree</i>	<i>Slightly Agree</i>	<i>Slightly disagree</i>	<i>Disagree</i>	<i>Strongly disagree</i>	<i>No opinion</i>
Focus on the quality of accessible open spaces rather than their quantity	17.8%	22.8%	12.9%	5.9%	12.9%	9.9%	6.9%
Review the future of the Havant Leisure Centre to see if the pattern and range of recreation facilities can be improved	22.8%	32.7%	12.9%	1.0%	4.0%	2.0%	13.9%

- 14.1 The infrastructure topic includes all types of infrastructure such as Education, Health and Open Space. The questionnaire focussed on two particular infrastructure issues that could have a significant impact on the Borough. These relate firstly to the idea of focussing on quality open space rather than quantity. There was a majority of support for the quality focus, although general comments on the issue showed some strength of feeling that the quantity of space is the key. The second issue showed a clear steer to a review of the Havant leisure centre. The outcome of such a review will drive the policy direction in terms of leisure in the borough.
- 14.2 Several consultees identify the importance of open space in terms of quantity rather than quality as once such space is lost it is gone forever. The recent open space audit has moved away from the traditional view of space for space sake to focussing on strategic quality spaces. Although this shift in emphasis is driven to some degree by management and resourcing issues, rundown open spaces do significant harm to the sense of place of an area. If a local community is unable to care for its spaces then rationalisation could be the way forward. Some also refer to the expansion of recreation by applying specific standards and others to particular locations including Campdown, Dunsbury Hill Farm and along the coast including existing and proposed marinas. Only three comments refer to the quality of open space and one of these points out that it needs to be defined. Two consultees objected to the loss of the Havant Leisure Centre and a third considered its future to be inappropriate for the Core Strategy. Current work on the Borough Leisure plan will provide a clearer evidence base on this issue. One consultee advised that a sense of place and good quality cultural facilities is essential for sustainable communities and the importance of partnerships for implementation.
- 14.3 Specific policies can be introduced in the Core Strategy to respond to these comments. The potential for increasing participation in various types of recreation can be addressed by policies for collaboration with sport organizations and the development of strategic leisure locations.
- 14.4 Several consultees pointed out that development should be preceded by infrastructure and there was a requirement for it to be delivered as a condition of development. One neighbouring District Council was concerned that all types of infrastructure should be in place to reduce pressure outside the Borough. Another organization has requested the inclusion of a policy on prison development, although they make no specific proposals and government circular 03/98 provides the necessary policy basis should any specific proposals be made in the future.
- 14.5 The need for the phasing of infrastructure is accepted as a central plank of the PUSH growth agenda. However, while the Borough should not put pressure on other Districts there might be potential for using existing infrastructure more effectively. The Local Authority areas should not be regarded as self-contained. The Borough would like to work in partnership with its neighbours to achieve the sustainable use of infrastructure within catchments which rarely accord with council boundaries.
- 14.6 One objection referred to the need to retain the proposals for a reservoir at Havant Thicket and the treatment works at Kingscroft Farm rather developing these

greenfield areas for housing. Guiding principles on water conservation were offered for inclusion in the Core Strategy.

14.7 These concerns are accepted and there is no question of these established infrastructure requirements being superseded by housing proposals. It is expected that the reservoir will be available as a major leisure attraction adding to the boroughs green infrastructure. The Borough is keen to work closely with public utility providers to ensure that new development uses resources efficiently and wherever possible mutual benefits can be achieved.

14.8 One consultee drew attention to the inconsistency between the reference to 'community facilities' in the Introduction to the Consultation Paper (p. 6) and the grouping of them under the heading of 'Infrastructure' in the Key Issues section.

14.9 This comment is accepted and it is suggested that 'community facilities' are included in 'Social Infrastructure' and that a clear distinction can be made from 'Public utilities'.

14.10 Preferred Policy Directions –

- Do not permit significant new development and developments which cumulatively would put undue pressure on existing infrastructure until such infrastructure deficiencies are resolved.
- Work in partnership with local communities and the relevant organisations to explore means of retaining and enhancing open spaces in a sustainable manner prior to any redevelopment and rationalisation decisions being taken.
- Permit proposals for a reservoir at Havant Thicket with associated benefits of linked habitat/improvements leisure/recreation/educational facilities to make a positive impact on the regeneration of the borough.
- Encourage development which enhances and reinforces the cultural aspects of the borough.
- Enhance community facilities as a priority, whether through rationalisation, renewal or renovation together with the formation of sustainable community partnerships.
- Create a policy which seeks to ensure developer contributions towards the provision of necessary infrastructure.

15.0 Other Issues Raised

15.1 Respondents raised a number of issues which they felt were either missing or needed highlighting. These included reference to reducing crime and disorder; telecommunications development and the poor health, pregnancy and welfare profile of the borough.

15.2 The importance of crime and disorder and its link to the community strategy are highlighted in the section 'Key Issue for the Core Strategy'. The issue of community

safety is a major feature of the borough design guide that is currently being developed. Telecoms are an important part of the infrastructure and again this will need to be confirmed in the document. The Borough does have some of the worst deprivation indicators in the county and region in terms of health, young pregnancies and welfare claimants. Whilst consideration was initially given to highlighting these as part of the Borough profile it was felt that the Core Strategy should promote options for solving the issues rather than dwelling on them. Nevertheless as part of the Borough profile these could be shown to give a broader context of the Borough.

Appendix C - First round Core Strategy Issues and Options consultees

Consultations carried out under Regulation 25 of the Town and Country Planning (Local development) (England) Regulations 2004	
Specific Consultation Bodies	South East England Regional Assembly
	Government Office of the South East
	The Planning Inspectorate
	East Hampshire Primary Care Trust
	Environment Agency
	Head of Urban Renaissance (Housing)SEEDA
	Highways Agency
	Network Rail (Southern Region)
	Relevant Gas, electric and telecommunications companies
	Mobile Operators Assn.
	Transco, South LDZ
	The National Grid
	Redstone Communications
	BT
	British Gas
	Cable and Wireless c/o Atkins
	Fujitsu Telecommunications
	British Telecommunications
	Telewest Broadband
	Southern Electric
	NTL
	Relevant sewerage and water undertakers
	Southern Water
	Portsmouth Water Company
	Havant Community Partnership:
	Havant Council of Community Service
	Faith Groups
	The Hampshire Primary Care Trust
	Hampshire Constabulary
	Hampshire County Council
	Hampshire Children's Services
	Havant Borough Council
	Parchment Housing Group
	Emsworth Community Board
	Havant and Bedhampton Community Board
	Waterlooville North Community Board
	Waterlooville South Community Board
	Hayling Island Community Board
	Portsmouth and SE Hampshire Chamber of Commerce and Industry
	Leigh Park Community Board
	Adjoining Local Authorities:
	Hampshire County Council (Estates, Access Officer, Strategic Planning, Asset Management, County Education Officer, , Estates Surveyor, Strategic Planning Officer – Education, Head of Estates Practice, Head of Strategy Information
	Chichester District Council
	East Hampshire District Council

	Fareham Borough Council
	Eastleigh Borough Council
	Gosport Borough Council
	New Forest District Council
	Portsmouth City Council
	Southampton City Council
	Winchester City Council
	Test Valley Borough Council
	West Sussex County Council
	Adjacent Parish Council's
	Denmead Parish Council
	Horndean Parish Council
	Southbourne Parish Council
	Southwick and Widley Parish Council
	Rowlands Castle Parish Council
	Stoughton Parish Council
	West Thorney Parish Council
	Westbourne Parish Council
Residents Associations	Emsworth Residents Association
	Hayling Island Residents Association
	Havant District Residents Liaison Group
	Langstone Residents Association
	Langstone Village Association
	Leigh Park Business Assn.
	Leigh Park Community Assn
	Purbrook and District Residents Association
	Maismore Garden Residents Group
	North East Hayling Residents Association
	North Havant Residents Association
	North Hazelton Residents Association
	Northney Residents Associations
	Parchment Residents Association
	Wade Court Residents Association
	West Bedhampton Residents Association
	Waterlooville & District Residents' Association
	Warblington & Denvilles Residents Association
	Wecock Community Association
Schools within the Borough	Bidbury Infant School
	Barncroft Infant School
	Barncroft Junior School
	Bidbury Junior School
	Bosmere Junior School
	Cowplain Community School
	Crookhorn College of Technology
	Emsworth Primary School
	Fairfield Infant School
	Front Lawn Infant School
	Front Lawn Junior School
	Oaklands School
	Glenhurst School
	Glenwood School

	Hart Plain Infants School
	Hart Plain Junior School
	Havant College
	Meadowlands Infant School
	Meadowlands Junior School
	Mengham Infants School
	Mengham Junior School
	Mill Rythe Infant School
	Mill Rythe Junior School
	Morelands Primary School
	Padnell Infant School
	Padnell Junior School
	Hulbert Junior School
	Riders Infant School
	Riders Junior School
	Riverside School
	Purbrook Infant School
	Purbrook Junior School
	Purbrook Park School
	Park Community School
	Queens Enclosure Primary School
	Rachel Madocks School
	Sharps Copse Primary & Nursery School
	Trosnant Infant School
	Trosnant Junior School
	St Albans Primary School
	St Francis CofE
	St James Primary School
	St Michaels
	St Peters Primary School
	St Thomas More's Primary School
	Stakes Hill Infant School
	Staunton Park Community School
	Warblington School
	South Downs College
	Warren Park Primary School
	Waterloo School
	The Hayling College
	Waite End Primary School
Planning Agents	Adams Hendry
	ARUP
	Barton Willmore Planning Partnership
	Bidwells Property Consultants
	Boyer Planning
	Bryan Jezeph Consultancy
	Charles Planning Associates
	Dialogue Planning
	Dev Plan UK
	Douglas Briggs Partnership
	DPP
	GVA Grimley
	Alliance & Environment Planning Ltd

	Goadsby & Harding
	Lennon Planning Ltd
	Levvel Ltd
	Malcolm Judd & Ptnrs
	Miller Hughes
	Kris Mitra Associates Ltd
	Llewelyn Davies
	Luken Beck
	DC Planning Ltd
	James Barr Consultants Ltd
	Nathaniel Lichfield & Ptnrs
	DPS Consulting Group
	Hallam Land Management
	Savills
	Richard Stubbs MRTPI
	MKW Developments
	Project Planning Association Ltd
	ProVision
	Jubb Consulting Engineers
	Kember Loudon Williams
	Dwyer plc
	TIBBALDS TM2
	Planning Issues Ltd
	West Waddy ADP
	PWP Architects Ltd
	Rapleys
	Southern Planning Practice Ltd
	Oldfield King Planning
	Tetlow King Planning
	Tanner & Tilley
	RPS Planning
	White Young Green
	White Young Green
	The Planning Bureau
	Terence O'Rourke plc
	Robin Bryer MRTPI
	Chandler Hawkins FRICS
	Charles F Jones & Son
	Graham Thorne & Partners
	Howard Sharp & Ptnrs.
	Landmark Information Group Ltd
	Littman & Robeson
	Wm Enterprise
	UK Land Investments Group
	Stewart Ross Associates
	Matthews & Son
	Paul & Co
	Austin Adams
	Bond Pearce
	Catalyst Capital
	Jones Day
	Peacock & Smith
	Henry Adams and Partners

	Chancellors
Housing Associations	Atlantic Housing Ltd
	Drum Housing Association
	Hyde Housing Assn.
	Parchment Housing Group
	Portsmouth Housing Assn.
Local Community Groups	Bedhampton Society Environment Group
	Bedhampton Society
	Bosmere 100 Havant
	Bosmere Hundred
	Bosmere Hundred Hayling
	Area Director Hants and IoW
	Brook Meadow Group
	CPRE Hampshire
	Denmead Environment Group
	Emsworth Conservation Society
	Hampshire & IOW Wildlife Trust
	Hampshire Business Environment Forum
	Forest End Area Tenants Assoc.
	Friends of Langstone Harbour
	Friends of Nore Barn Woods
	Friends of the Earth
	Langstone Conservation Group
	Ramsdale Environmental Group
	Hampshire Wildlife Trust
	SHUV/Green Party
	Havant 50+ Forum
	Neighbourhood Watch (Havant, Hayling, Emsworth, Leigh Park)
	Neighbourhood Watch (Waterlooville)
	Havant International
	Leigh Park Community Dev. Team
	Leigh Park Community Forum
	Waterlooville Trust
Businesses	Royal Mail c/o Atisreal
	Sainsburys
	WM Morrison Supermarkets
	Tesco c/o DPP
Developers	Bellway Homes
	Bellway Homes c/o Robert Turley Associates
	Linden Homes
	Persimmon Homes SE
	Rydon Homes
	Westbury Homes
	Bridehall
	Merlion Group plc
	Taylor Woodrow
Other organisations	CABE
	Age Concern Hampshire

	Forestry Commission
	Friends of the Earth
	Home Builders' Federation
	Commission for Racial Equality
	English Partnerships
	Langstone Harbour Board
	Housing Corporation
	National Trust
	Natural England
	CPRE
	Energy Saving Trust
	English Heritage
	Health and Safety Executive
	Help the Aged
	Disability Rights Commission
	Chichester Harbour Conservancy
	Outdoor Advertising Association
	Equal Opportunities Commission
	NFU
	Mental Health Trust NHS South Central Strategic Health Authority
	NHS South Central Strategic Health Authority
	British Wind Energy Association
	SEEDA
	RSPB
	NPFA
	Planning Aid South
	The Showmen's Guild of Great Britain
	The Theatres Trust
	Sport England
	Portsmouth and SE Hants Chamber of Commerce
	Railtrack Property
	South West Trains
	FRCA
	Environment Centre
	Bourne Leisure Ltd
	Women's Institutes (Cowplain, Denmead, Denvilles, Lovedean, Stoke and North Hayling)
	Women's National Commission
	Women's Royal Voluntary Service
	WRVS
	Princes Foundation
	Road Haulage Association
	Traveller Law Reform
	URBED
	Gypsy Council
	Streetworks Department, Crown Castle UK Ltd.
	Defence Land Agent - Southern Region
	DTI (ETSU)
	Employment Resource & Support Centre
	South Central Ambulance Service NHS Trust
	Southern Tourist Board
	Sport Hampshire & IoW

	Hampshire Constabulary
	Hampshire Constabulary
	Hampshire Fire & Rescue Service
	Horizon Leisure Trust
	Hants Coalition of Disabled People
	National Offender Management Service
	Staunton Country Park
	Leigh Park CAB
	RYA
	Shaw Trust
	Job Centre Plus
	Sure Start Centre
	The Learning Centre
	The Original Place
	Havant Tourism Forum Facilitator
	Fareham & Gosport Primary Care Trust
HBC Councillors	Cllr A Briggs
	Cllr A Lenaghan
	Cllr A Welch
	Cllr B Gibb-Gray
	Cllr C Hilton
	Cllr D Collins
	Cllr D Farrow
	Cllr D Gillett
	Cllr D Guest
	Cllr D Keast
	Cllr Mrs E Shimbart
	Cllr F Pearce
	Cllr J Hunt
	Cllr J Smith
	Cllr K Moss
	Cllr K Smith
	Cllr M Cheshire
	Cllr M Fairhurst
	Cllr Miss J Wride
	Cllr Ms F Ponsonby
	Cllr Mrs Branson
	Cllr Mrs G Blackett
	Cllr Mrs H Farrow
	Cllr Mrs June Hanan
	Cllr Mrs M Smallcorn
	Cllr Mrs S Pearce
	Cllr Mrs S Stocker
	Cllr Mrs S Troke
	Cllr Mrs V Steel
	Cllr Mrs V Wilson-Smith
	Cllr Mrs W Brown
	Cllr Mrs Y Weeks
	Cllr N Tarrant
	Cllr O Kennedy
	Cllr R Bolton
	Cllr R Brown

	Cllr T Hart
	Cllr V Pierce-Jones
Local Business Associations	Mengham Traders Assoc.
	Cowplain Business Assn.
	Havant Business Assn.
	Emsworth Traders & Bus. Assn.
	Emsworth Business Association
	Broadmarsh Business Group
	Waterlooville Business Assn.
	Havant Business Group
	Waterlooville Business Assn.
Local Businesses	Snell & Wilcox
	Lewmar Marine
	Emsworth & District Services
	Havant & Waterlooville FC
	Stagecoach Coastline Buses
	Wyeth
	Basepoint Plc
	Fasset c/o White Young Green
Youth clubs	Park Youth Club
	Cowplain School Council
	Crookhorn College of Technology School Council
	Hayling College School Council
	Horndean Community School Council
	Oaklands R C School Council
	Park Community School Council
	Purbrook Park Community School Council
	Rachel Maddox School Council
	Staunton Park Community School Council
	Warblington School Council
	Senior Youth Worker District Youth Office
	Connexions
	Cowplain School Youth Project
	Havant Youth Sailing Training
	Off the Record
	Wecock Youth Project
	West Leigh Youth Project
	Warblington School Youth Club
	Emsworth Klub
	Hayling Youth Project
Faith Groups	Leigh Park Baptist Church
	The Methodist Church
	English Province & the Catholic Diocese of Ports.
Individuals	Alison McDonald-Hughes
	I Stewart
	John Hume
	Mr J Hendrick
	Mr Marlow

	Cllr A Buckley
	Graeme G F Borny
	Mark Middleton-Smith
Libraries	Emsworth Library
	Hayling Island Library
	Leigh Park Library
	Waterlooville Library
	Havant Library
Local sport clubs	Havant Rugby Football Club
	Widbrook United Boys FC
Health facilities	Greywell Surgery
	Middle Park Way Medical Centre
	Havant Health Centre
	Park Lane Medical Centre

Appendix D – Core Strategy Community Workshop 19th January 2007

HAVANT BOROUGH COUNCIL
CORE STRATEGY OPTIONS – 19th January 2007 Workshop

Jeff Bishop
BDOR Limited

INTRODUCTION

The Briefing Paper for this event (Appendix 1) outlined the background to the day and what it would address. The event was the next stage in consultation on the Local Development Framework Core Strategy, focusing in particular on further discussion of the emerging objectives and the development of some basic spatial options. The format was described in the paper as follows:

- *We know the **LDF system** is complicated but we aim to make it a bit clearer for you, especially to explain the scope of influence that we have over development. We will do that through a short presentation and ‘questions and answers’.*
- *The list of issues can be presented as **Draft Objectives**. You will have a chance to work on, evaluate and develop that list in the first group session.*
- *We will then ask you to scope out some alternative overall ways of delivering those objectives, including to provide the allocated housing – i.e. to develop some **Options**.*
- *In the final main session we will ask you to consider and **evaluate the emerging options** – not to choose but simply to highlight their strengths and weaknesses.*

Each of these stages is described more fully in the main sections of this report. There was also a brief opportunity at the very end for ‘Key Messages’.

A long list of groups and organisations had been invited to send representatives. The list of those who attended forms Appendix 2. For the main part of the day participants worked in groups of 5/6 people, managed to include a mix of interests and representation and supported by District Council staff. The day was designed and led by an external facilitator – Jeff Bishop of BDOR Limited. Jeff also took the main responsibility for producing this report.

Throughout the report, introductions and descriptions are – as here – in italics. Everything in plain text is as used or noted by participants on the day.

QUESTIONS AND ANSWERS

The Briefing Paper asked people to think in advance about any key questions they might have about the new planning system, and note these down. Those with such questions transferred the questions to post-its as they arrived and had coffee, and these were grouped together so that similar or identical questions could be answered together in the first session.

In the first session Jeff Bishop gave a brief introduction to the new system as a whole and Andrew Biltcliffe gave a short presentation, using powerpoint, about the current situation in

Havant and the Core Strategy in particular. The latter presentation is included as Appendix 3.

There was never any intention to answer all of the prepared questions either in the session itself or in this report but several were picked up, shared with participants and answered by the relevant professional officer. The questions to which responses were given on the day are listed below, with the responses. All other questions are in Appendix 4.

Housing

Q1: What happens if the housing figure of 6301 is amended or increased by the SE Plan?

Response: *The Core Strategy has to be in accordance with the SE Plan so we have to take it into account in our future documents. (TA)*

When?

Next week HBC shall be giving evidence in the SE Plan. The Final Report will not be produced until the end of 2007. (TA)

Q2: As a result of the previous consultation which greenfield sites proved popular and unpopular?

Response: *In general people were keener for development to take place on the mainland as opposed to Hayling Island. The north of the borough was most popular e.g. north of Waterlooville and the A3 corridor. Hayling Island and gaps were not so popular. (TA)*

Natural and Built Environment

Q3: Concerning the importance of green space – how can we protect the few green spaces left and how can we protect from building in the South Downs National Park?

Response: *Havant is not situated within the boundaries of the National Park. Development in the north of the borough will be an important factor. A Landscape Character Assessment has been undertaken to assess the quality of land and to minimise impact. (AB)*

Q4: Havant will be a gateway to the National Park. (Councillor Gibb-Gray)

Response: *This is a good comment and may need to be given greater consideration. (AB)*

Q5: Wind farms – are they desirable or appropriate in Havant?

Response: *This is a new policy area with increasing pressure from Government to address.*

All possibilities for renewable energy should be considered not just wind farms. We are currently developing an evidence base on renewables for Havant. Different views and ideas are welcomed on potential and opportunities for Havant and other types of renewables. (BN)

A constant wind profile is needed for wind farms and this area is not so good. (AB)

The tourism aspect should also be considered in that watersports use the wind here but Langstone Harbour does provide a good location. (TL)

Paper on wind farms to be released shortly including community engagement. (JB)

Local Economy

Q6: How can we attract more tourism especially non-seasonal? Could tourism at Hayling Island be improved by beach replenishment schemes?

Weak tourism base – is this right?

How can we encourage businesses to build on brownfield sites?

Response: *Priority is for brownfield development but such sites can have difficulties obtaining planning permission.*

There is currently a document being produced at Havant Borough Council 'Tourism Development Plan' which includes development on the mainland. The Tourism Plan and the Leisure Plan are intended to be amalgamated to produce the new document. (BB/TL)

Regarding a weak tourism base – there is currently £161m per annum being spent and it is a serious economic driver which HBC wish to improve on and deliver more including diversifying. A new visitor and tourism guide website is being produced nationally which will include Havant. A Tourism Panel has been set up. The borough is 80-90% booked across the whole year especially at Hayling Island. (TL)

Spatial planning is important with regard to the South Downs National Park.(JB).

Q7: Broadmarsh - why is there no firm decision on Broadmarsh as a nature reserve?

Response: *In producing the Core Strategy, the situation regarding all land in the Borough is evolving and at Broadmarsh it may transpire that it becomes a nature reserve. HBC are continuing to explore options. At a meeting with Hampshire Wildlife Trust on Monday this will be discussed. (AB)*

Significant areas adjacent to Langstone Harbour are already protected by SSSI and international designation. (TL)

OBJECTIVES

Previous technical and consultation work, in part linked to the Sustainability Appraisal, had already generated some possible Objectives for the overall Core Strategy. These had been developed a little further since the last consultation and were presented to participants as a list of 18 items.

People were asked to work as a group to do the following, abstracted from the brief (see Appendix 5 for the full version):

Have a look at each item and:

- *If you feel strongly that it is completely inappropriate, place a cross in column 1 against it.*
- *If you think it is relevant and the text is reasonable if not perfect, place a tick.*
- *Only if you feel really concerned about the wording, put an A in the column.*

Go through the list again and:

- *Give a weighting in column two about how important you think each objective is for Havant.*
- *Use weightings between 1 (least important) to 10 (most important).*

If you have any time left and:

- *If any items have an A in column 1, take a sheet of blank paper, note the objective number and draft what you think might be better wording.*
- *Do as many or as few of you're A's as there is time for.*
- *The chart below and overleaf is as used on the day with results shown in the two main columns. Column one shows how many people placed a tick (suitable), a cross (unsuitable) or an A (needs amending/improving). The figure in the second column is the average weighting given by the seven groups.*

DRAFT OBJECTIVES	Suitable?	Weighting ?
1. Housing: To ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home.	ü 5 A 2	9.6
2. Health and Well-being: To improve the health and wellbeing of the population and reduce inequalities in health.	ü 7	8.4
3. Equality, Poverty and Social Inclusion: To increase equality and social inclusion while reducing poverty by closing the gap between the most deprived areas and the rest of the Borough.	ü 4 A 3	8.9
4. Education and Skills: To raise educational achievement levels across the Borough and develop the opportunities for everyone to acquire the skills needed to find and remain in work.	ü 7	9.0
5. Safety and Security: To enhance community safety by reducing crime, anti-social behaviour and the fear of crime.	ü 7	8.7
6. Liveability and Sense of Place: To create and sustain vibrant communities and to increase engagement in cultural, recreational and sporting activity across all sections of the community.	ü 4 A 3	7.9
7. Accessibility / Transport: To improve accessibility to all services and facilities and to improve travel choice and increase the proportion of journeys made by public transport, bicycle and foot (relative to those taken by car/lorry).	ü 4 A 4	7.9

8. Flooding: To reduce the risk and impact of flooding and the resulting detriment to public well-being, the economy and the environment.	Ü 5 A 2	7.5
9. Regeneration and Land Use: To improve efficiency in land use through the re-use of previously developed land and existing buildings and to encourage urban renaissance and stimulate economic revival in priority regeneration areas.	Ü 5 A 3	8.9
10. Air Quality: To reduce air pollution and improve air quality.	Ü 6 A 1	6.8
11. Climate Change: To minimise the contribution of greenhouse gas emissions and seek to minimise and manage their adverse effects.	Ü 6 A 1	7.3
12. Biodiversity: To conserve and enhance the Borough's natural habitats and wildlife.	Ü 5 A 3	7.4
13. Natural Landscape: To conserve the distinctive natural landscape of the Borough.	Ü 4 A 3	8.6
14. Built and Historic Environment: To protect and enhance the Borough's built and historic landscape (including architectural distinctiveness, townscape/landscape and archaeological heritage).	Ü 6 A 1	8.2
15. Waste and Natural Resources: To reduce waste generation, disposal and consumption of resources and increase reuse, recycling and recovery rates.	Ü 7	8.4
16. Water Quality and Quantity: To maintain and improve the water quality of the Borough's rivers, coasts and groundwater and achieve wise management and sustainable use of water resources.	Ü 6 A 1	8.2
17. Energy: To increase the energy efficiency and the proportion of energy generated from renewable sources in the Borough.	Ü 6 A 2	7.6
18. Economy, Opportunity and Innovation: To encourage a strong, diverse and stable economy which promotes innovation and encourages opportunity for all.	Ü 4 A 3	9

All but one of the groups found time to add at least some comments and suggestions on those items marked with an 'A'; what they thought was inappropriate or how the phrasing might be improved. These comments follow below:

DRAFT OBJECTIVES	Additional Comments – Proposed Revisions to Draft Objectives
1. Housing: To ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home.	1. Delete 'everyone has' and replace with 'local residents have'. 2. Affordable? - include adapted/modernised/ sustainable - should also include all housing - rented, associations and private.
2. Health and Well-being: To improve the health and well-being of the population and reduce inequalities in health.	1. Wording/definition needs explanation

<p>3. Equality, Poverty and Social Inclusion: To increase equality and social inclusion while reducing poverty by closing the gap between the most deprived areas and the rest of the Borough.</p>	<p>1, Question 'closing the gap'. 2. Question 'closing' - raising not just closing. Also no.3 will come from no.4 3. Change to 'Reduce inequality and increase social inclusion.</p>
<p>4. Education and Skills: To raise educational achievement levels across the Borough and develop the opportunities for everyone to acquire the skills needed to find and remain in work.</p>	<p>1. Question 'everyone'. 2. Parental input and school reputation.</p>
<p>5. Safety and Security: To enhance community safety by reducing crime, anti-social behaviour and the fear of crime.</p>	
<p>6. Liveability and Sense of Place: To create and sustain vibrant communities and to increase engagement in cultural, recreational and sporting activity across all sections of the community.</p>	<p>1. 'Liveability and Sense of Place' (Jargon!) 2. Include 'built/natural heritage'.</p>
<p>7. Accessibility / Transport: To improve accessibility to all services and facilities and to improve travel choice and increase the proportion of journeys made by public transport, bicycle and foot (relative to those taken by car/lorry).</p>	<p>1. Question 'all'. 2. Delete 'and increase to end. Replace with 'for all'. 3. Waterlooville - no train access from bus to QA - go to Petersfield. 4. Delete bracket content.</p>
<p>8. Flooding: To reduce the risk and impact of flooding and the resulting detriment to public well-being, the economy and the environment.</p>	<p>1. Flooding also inland due to development/SUDS not just coast. Concreting over fields, hard surfacing too much 2. Add 'whilst having regard to the natural processes of coastal erosion. 3. Needs management of flooding included e.g. prevention of building on flood plains.</p>
<p>9. Regeneration and Land Use: To improve efficiency in land use through the re-use of previously developed land and existing buildings and to encourage urban renaissance and stimulate economic revival in priority regeneration areas.</p>	<p>1. Remove words 'priority regeneration areas'. Not at the expense of quality of life. 2. Subject to quality and density 3. 're-use of previously developed land' - yes. Add to Diagram 1 in Core Strategy.</p>
<p>10. Air Quality: To reduce air pollution and improve air quality.</p>	<p>1. Re-word: To encourage reduction in pollution and improve air quality.</p>
<p>11. Climate Change: To minimise the contribution of greenhouse gas emissions and seek to minimise and manage their adverse effects.</p>	<p>1. Less development will lead to lower emission. 2. Seek ways of adapting to the effects climate change</p>
<p>12. Biodiversity: To conserve and enhance the Borough's natural habitats and wildlife.</p>	<p>1. Question 'enhance' 2. Losing SINCS at Waterlooville MDA</p>
<p>13. Natural Landscape: To conserve the distinctive natural landscape of the Borough.</p>	<p>1. Question 'distinctive'. 2. Plus protected landscapes outside the borough and gaps.</p>

	3. To conserve, promote and enhance
14. Built and Historic Environment: To protect and enhance the Borough's built and historic landscape (including architectural distinctiveness, townscape/landscape and archaeological heritage).	1. ? Streetscene. ('townscape' - Jargon)
15. Waste and Natural Resources: To reduce waste generation, disposal and consumption of resources and increase reuse, recycling and recovery rates.	1. Reduce packaging. shop/office waste. Incentives.
16. Water Quality and Quantity: To maintain and improve the water quality of the Borough's rivers, coasts and groundwater and achieve wise management and sustainable use of water resources.	1. Over development will be detrimental. 2. Change to: 'To sustain the water quality ... ' etc etc.'
17. Energy: To increase the energy efficiency and the proportion of energy generated from renewable sources in the Borough.	1. Reduce demand. Tide and biodiversity.
18. Economy, Opportunity and Innovation: To encourage a strong, diverse and stable economy which promotes innovation and encourages opportunity for all.	1. Not at the expense of quality of life. Infrastructure must be considered before development. Leisure not mentioned. 2. Skill levels. 3. Add 'local' between 'stable' and 'economy'. Brambles at Waterlooville is empty but building new sites. Smart working. 4. Whilst sustaining local communities 5. Sailing, birds, national park gateway, AONB, walking, hotels e.g. MDA.

Before moving on to the next session there was a brief plenary discussion that covered two aspects: 1. Comments on Objective listed and 2. Suggested aspects on which Objectives ought to be developed. The flip chart notes were as follows:

Comments on Objectives Listed

- 9: Needs revising – too long.
- 8: Managed retreat and biodiversity.
- 7: Too long – stick to objective.
- 3: Reduce inequality.
- 1: Concern about existing stock: 'enhanced' – 'distinctive' – needs clarity
- 1: 'Everyone' - locals'
- 6: Liveability means some as 'sense of place'
Use 'Pride of Place'.

Missing Objectives

- Tourism and visitors
- Recreation & Leisure
- Infrastructure before development
- Quality of life

- Leisure more to the front
- Development quality
- Prevention of coalescence of settlements
- Technological impact on work – SMART working.

OPTION DEVELOPMENT

This was the key session of the day because people were being asked to develop some possible overall options for the Core Strategy, as the Regulations require. It was however made clear that the aim was to develop perhaps 3 different options that could then be worked up further for the next, open consultation; they were not being asked to choose their preferred one.

It was also not a 'blank sheet' exercise. Previous technical and consultation work (including on the Objectives), operating within the parameters of national and regional policy, and good local practice, had already begun to suggest what might be called some of the 'ingredients' – possible locations for key developments, infrastructure patterns, environmental conservation etc. These were grouped around a set of headings very similar to those used for the Objectives and they were handed to participants as 'givens'. This was because it was not felt appropriate, at this stage, to open up discussion about the many possible 'ingredients' – although people commented later that they would have wished to do so and should have such an opportunity in any next stage.

With 3 options to develop, 10 main themes, perhaps 3/4 sub themes and a similar number of actual choices (or even combinations of choices) within each sub theme, this was potentially an enormously complex task for anybody, including the professionals, to understand and undertake – especially in limited time. This was the other reason why it was decided to use only the 'given' items, in order that people could concentrate on choices of 'ingredients', i.e. on 'recipes' (options as a whole).

There is no need to explain the method in detail to those who were not present. Two main methods were used to make the exercise more accessible and achievable. First the themes were divided into three 'tiers':

- **Top Tier Spatial:** This focused on basic locational choices about 1. Employment-led Regeneration, 2. Housing Developments and 3. Accessibility and Transport.
- **Second Tier Spatial:** Less significant but still important locational choices about other themes (e.g. energy and waste) and other aspects of Housing etc.
- **General/Non Spatial:** Things which might be important but which did not have obvious spatial or locational implications – e.g. raising educational standards.

Groups started by making choices that generated 3 different basic options using just the Top Tier Spatial 'ingredients'. Only once that was done were they asked to move on to choose one of their options and elaborate it with choices for Second Tier Spatial and, if possible, General/Non Spatial themes. The second main method involved making the many choices more easily handable. Each ingredient was listed on a separate strip of paper. Groups could then share round the items easily, discuss the choices they wished to make and then literally stick the chosen ingredient in the prepared Option sheet.

The brief for this session is in Appendix 6. An example of a blank grid sheet forms Appendix 7 and one set of 'strips' is included as Appendix 8 by way of illustration.

The first results overleaf are the **Options per Group**. In each case this starts with their chosen Options 1, 2 and 3, covering Top Tier items. Wherever they moved on to elaborate with Second Tier items, this is shown. Additional notes made by the groups are in italics.

OPTIONS GROUP: BLUE

OPTION 1

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around the two largest urban areas - Havant and Waterlooville.
<i>Delete Waterlooville</i>
<i>Does regeneration have to come from new development – redevelopment powers?</i>
EMPLOYMENT LED REGENERATION
Regeneration: A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration A: Seek to make Hayling Island’s economy more self contained – focusing on employment provision. <i>(Could use both As)</i>
Regeneration B: Prevent loss of employment land and promote development on some new sites.
Regeneration C: Concentrate provision at existing large estates and Dunsbury Hill Farm. <i>Delete Dunsbury.</i>
<i>Better use of existing sites (e.g. Brambles – one third empty)</i>
Regeneration D: Actively promote large businesses on new old sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Concentrate significant development at the most accessible locations.
Transport B: Concentrate facilities and services in main centres. plus Hayling
2. SECOND TIER SPATIAL
HOUSING
Housing: Promote the increase of housing density in all locations, with additional focus at locations well served by facilities and public transport (e.g. Havant and Waterlooville Town Centres and Leigh Park). But with good design – no more room to extend Waterlooville - poor transport already taken too much.
CLIMATE/ENERGY
Climate/Energy A: Require all new developments to meet a minimum level of sustainability in accordance with an appropriate best practice code (e.g. Code for the Sustainable Homes or BREEAM). <i>(Could use all 3 As)</i>
Climate/Energy B: Focus on maximising energy efficiency before exploiting renewable energy on all new developments. <i>(Could use both Bs)</i>
Climate/Energy B: Require all new developments to derive a minimum amount of its energy requirements from renewables or reduce carbon emissions by a certain amount. <i>(Could use both Bs)</i>
Climate/Energy C: Encourage micro-generation renewable technologies on individual developments.
WASTE
Waste: Require construction material recycling targets in all/certain types of development.
WATER

Water: Encourage use of Sustainable Urban Drainage Systems for the disposal of surface water and to provide amenity and wildlife benefits. <i>(Could use all 3)</i>
Water: Require all new development to utilise rainwater collection, grey water recycling, integrated water systems. <i>(Could use all 3)</i>
Water: Require all new development to reduce water consumption and discharge. <i>(Could use all 3)</i>

ECONOMY <i>No development except nature reserve at Broadmarsh</i>
Regeneration A: Promote more jobs in the Borough to reduce net-out commuting.
Regeneration B: Promote a range of employment including a proportion of low/medium skilled jobs.
COMMUNITY INFRASTRUCTURE
Education: Have strong borough wide policy to allow new educational training facilities and protect all existing land and facilities.
Community A: Provide new facilities in more local centres.
Community A: Provide/develop dual use facilities – school/community use.
Community A: Improve cultural and community facilities that already exist. Community B: Not allow any development until community infrastructure is in place to support new homes.
NATURAL BUILT ENVIRONMENT
Environment A: No change of policy direction from Nature Conservation chapter and Landscape chapter of HBDWLP. <i>Strengthen existing policies.</i>
Environment B: No change of policy direction from Design and Historic Heritage chapters of HBDWLP. <i>Strengthen existing policies.</i>
<i>Add policies for impacts on designated landscapes in and on borders of Borough.</i>

OPTIONS GROUP:

BLUE OPTION 2

1. TOP TIER SPATIAL
HOUSING
Housing: Focus new development in or around all larger settlements – Havant, Waterlooville, Emsworth and Hayling Island. <i>Delete Emsworth</i>
EMPLOYMENT LED REGENERATION
Regeneration: A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration A: Seek to make Hayling Island’s economy more self contained – focusing on employment provision. <i>(Could use both As)</i>
Regeneration B: Prevent loss of employment land and promote development on some new sites. <i>Hayling may need new employment land.</i>
Regeneration C: Concentrate provision at a existing large estates and Dunsbury Hill Farm.
Regeneration D: Actively promote large businesses on new <i>old</i> sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Concentrate significant development at the most accessible locations.
Transport B: Concentrate facilities and services in main centres.

OPTIONS GROUP: BLUE OPTION 3

1. TOP TIER SPATIAL
HOUSING
Housing: Focus new development in or around all existing settlements including smaller settlements defined in the adopted HBDWLP. Only appropriate scale at smaller developments (?affordable).
EMPLOYMENT LED REGENERATION
Regeneration A: Seek to make Hayling Island's economy more self contained – focusing on employment provision. <i>(Could use both As)</i>
Regeneration B: Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration B: Free up employment sites to other uses and promote development on a larger number of new employment sites.
Regeneration C: Provide new sites in a range of locations and sizes across the borough.
Regeneration D: Promote mainly small to medium size businesses on new sites.
Hayling
ACCESSIBILITY AND TRANSPORT
Transport A: Concentrate significant development at the most accessible locations.
Transport B: Concentrate facilities and services in main centres.

OPTIONS GROUP: GOLD OPTION 1

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Focus new development in or around all existing settlements including smaller settlements defined in the adopted HBDWLP.
EMPLOYMENT LED REGENERATION
Regeneration A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration B: Free up employment sites to other uses and promote development on a larger number of new employment sites.
Regeneration C: Concentrate provision at a existing large estates and Dunsbury Hill Farm
Regeneration D: Promote mainly small and medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Concentrate significant development at the most accessible locations.
Transport B: Distribute facilities and services in a more dispersed pattern across the Borough.

OPTIONS GROUP: GOLD OPTION 1

2. SECOND TIER SPATIAL
HOUSING DEVELOPMENT – No development within strategic gaps
Housing: Seek to deliver new housing development at similar densities to existing urban surroundings.
CLIMATE/ENERGY – explore possibility of hydro-electric schemes from new reservoir, mill ponds and harbour entrances.
Climate/Energy A: Require all new developments to meet a minimum level of sustainability in accordance with an appropriate best practice code (e.g. Code for the Sustainable Homes or BREEAM). <i>(Could use all 3 As)</i>
Climate/Energy B: Focus on maximising energy efficiency before exploiting renewable

energy on all new developments. <i>(Could use both Bs)</i>
Climate Energy C: Focus development in areas where large scale renewable/sustainable energy could be supported.
WASTE – identifying potential location for waste transfer/recycling facilities in the borough.
Waste: Require construction material recycling targets in all/certain types of development.
WATER – no more development in flood risk areas.
Water : Require all new development to reduce water consumption and discharge. <i>(Could use all 3)</i>
Water: Require all new development to utilise rainwater collection, grey water recycling, integrated water systems. <i>(Could use all 3)</i>
Water: Encourage use of Sustainable Urban Drainage Systems for the disposal of surface water and to provide amenity and wildlife benefits. <i>(Could use all 3)</i>
FLOODING
Recognise Havant’s water heritage through specific emphasis on water conservation and enhancement of our under-utilised watercourses.
Strongly emphasise Havant’s water heritage in appropriate new development.
ECONOMY:
Regeneration A: Promote more jobs in the Borough to reduce net out-commuting.
Regeneration B: Promote a range of employment including a proportion of low/medium skilled jobs.
COMMUNITY INFRASTRUCTURE – there is a desperate requirement for improved sport and leisure facilities for the youth in the area.
Community A: Provide/develop dual use facilities – school/community use.
Community B: Allow infrastructure and development to be built simultaneously.
Education: Have strong borough wide policy to allow new educational training facilities and protect all existing land and facilities.
NATURAL BUILT ENVIRONMENT
No change of policy direction from Nature Conservation chapter and Landscape chapter of HBDWLP.
Only allow development that enhances the quality of the environment or makes a financial contribution to associated enhancement works.

OPTIONS GROUP: GOLD OPTION 2

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around all larger settlements – Havant, Waterlooville, Emsworth and Hayling Island.
EMPLOYMENT LED REGENERATION
Regeneration A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration B: Free up employment sites to other uses and promote development on a larger number of new employment sites.
Regeneration C: Provide new sites in a range of locations and sizes across the borough.
Regeneration D: Promote mainly small and medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Distribute development to a wider range of generally accessible locations.
Transport B: Distribute facilities and services in a more dispersed pattern across the Borough.

OPTIONS GROUP: GOLD OPTION 3

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around the mainland settlements – Havant, Waterlooville and Emsworth.
EMPLOYMENT LED REGENERATION
Regeneration A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Free up employment sites to other uses and promote development on a larger number of new employment sites.
Regeneration C: Concentrate provision at a existing large estates and Dunsbury Hill Farm
Regeneration D: Promote mainly small and medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Distribute development to a wider range of generally accessible locations.
Transport B: Distribute facilities and services in a more dispersed pattern across the Borough.

OPTIONS GROUP: GREEN OPTION 1

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around all larger settlements – Havant, Waterlooville, Emsworth and Hayling Island.
EMPLOYMENT LED REGENERATION
Seek to make Hayling Island’s economy more self contained – focusing on employment provision. <i>(Could use both As)</i>
Regeneration: A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration B: Free up employment sites to other uses and promote development on a larger number of new employment sites.
Regeneration C: Provide new sites in a range of locations and sizes across the borough.
Regeneration D: Promote mainly small to medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Distribute development to a wider range of generally accessible locations.
Transport B: Concentrate facilities and services in main centres.

OPTIONS GROUP: GREEN OPTION 2

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Focus new development in or around the mainland settlements – Havant, Waterlooville and Emsworth.
EMPLOYMENT LED REGENERATION
Regeneration A: Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and

Havant TC. <i>(Could use both As)</i>
Regeneration B: Free up employment sites to other uses and promote development on a larger number of new employment sites.
Regeneration C: Provide new sites in a range of locations and sizes across the borough.
Regeneration D: Promote mainly small to medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Distribute development to a wider range of generally accessible locations.
Transport B: Concentrate facilities and services in main centres

OPTIONS GROUP: GREEN OPTION 3

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around all existing settlements defined in the adopted HBDWLP.
EMPLOYMENT LED REGENERATION
Regeneration: A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration A: Seek to make Hayling Island's economy more self contained – focusing on employment provision. <i>(Could use both As)</i>
Regeneration B: Free up employment sites to other uses and promote development on a larger number of new employment sites.
Regeneration C: Provide new sites in a range of locations and sizes across the borough.
Regeneration D: Promote mainly small to medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Distribute development to a wider range of generally accessible locations.
Transport B: Distribute facilities and services in a more dispersed pattern across the Borough.

OPTIONS GROUP: GREEN OPTION 3

2. SECOND TIER SPATIAL
HOUSING
Housing: Promote the increase of housing density in all locations, with additional focus at locations well served by facilities and public transport (e.g. Havant and Waterlooville Town Centres).
CLIMATE/ENERGY
Climate/Energy A: Require all new developments to meet a minimum level of sustainability in accordance an appropriate best practice code (e.g. Code for the Sustainable Homes or BREEAM) including an emphasis on certain categories of the code (e.g. energy, water, waste). <i>(Could use all 3 As)</i>
Climate/Energy B: Focus on maximising energy efficiency before exploiting renewable energy on all new developments. <i>(Could use both Bs)</i>
WASTE
Waste: Require construction material recycling targets in all/certain types of development.
WATER
Water: Require all new development to reduce water consumption and discharge. <i>(Could use all 3)</i>

FLOODING
Flooding: Recognise Havant's water heritage through specific emphasis on water conservation and enhancement of our under-utilised watercourses.
ECONOMY
Regeneration A: Promote more jobs in the Borough to reduce net-out commuting.
Regeneration B: Promote a range of employment including a proportion of low/medium skilled jobs.
Regeneration B: Concentrate heavily on knowledge based and high skill jobs.
COMMUNITY INFRASTRUCTURE
Education: Have strong borough wide policy to allow new educational training facilities and protect all existing land and facilities.
Community B: Allow infrastructure and development to be built simultaneously.
Community A: Provide new facilities in more local centres.
NATURAL BUILT ENVIRONMENT
Environment A: No change of policy direction from Nature Conservation chapter and Landscape chapter of HBDWLP.
Environment B: No change of policy direction from Design and Historic Heritage chapters of HBDWLP.

OPTIONS GROUP: PURPLE OPTION 1

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around all existing settlements including smaller settlements defined in the adopted HBDWLP.
EMPLOYMENT LED REGENERATION
Regeneration: A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration B: Prevent loss of employment land and promote development on some new sites.
Regeneration B: Concentrate provision at a existing large estates and Dunsbury Hill Farm AND Provide new sites in a range of locations and sizes across the borough.
Regeneration D: Promote mainly small to a mix of large and medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Concentrate significant development at the most accessible locations.
Transport B: Distribute facilities and services in a more dispersed pattern across the Borough.

OPTIONS GROUP: PURPLE OPTION 1

2. SECOND TIER SPATIAL
HOUSING
Housing: Seek to deliver new housing development at similar densities to existing urban surroundings.
CLIMATE/ENERGY
Climate/Energy A - Require all new developments to meet a minimum level of sustainability in accordance with an appropriate best practice code (e.g. Code for the

Sustainable Homes or BREEAM). <i>(Could use all 3 As)</i>
Climate/Energy B: Focus on maximising energy efficiency before exploiting renewable energy on all new developments. <i>(Could use both Bs)</i>
WASTE
Waste: Require construction material recycling targets in all/certain types of development.
WATER
Water : Encourage use of Sustainable Urban Drainage Systems for the disposal of surface water and to provide amenity and wildlife benefits. <i>(Could use all 3)</i>
Water: Require all new development to reduce water consumption and discharge. <i>(Could use all 3).</i>
Water: Require all new development to utilise rainwater collection, grey water recycling, integrated water systems. <i>(Could use all 3)</i>
Flooding: Recognise Havant's water heritage through specific emphasis on water conservation and enhancement of our under-utilised watercourses.
ECONOMY
Regeneration B: Promote a new range of employment including a proportion of low/medium skilled jobs.
Regeneration A: Promote more jobs in the Borough to reduce net-out commuting.
Education: Have strong borough wide policy to allow new educational training facilities and protect all existing land and facilities.
COMMUNITY INFRASTRUCTURE
Community A: Provide/develop dual use facilities – school/community use.
Community A: Improve cultural and community facilities that already exist.
Community A: Provide new facilities in more local centres.
Community B: Allow infrastructure and development to be built simultaneously.
NATURAL/BUILT ENVIRONMENT
No change of policy direction from Nature Conservation chapter and Landscape chapter of HBDWLP.
<i>Environment B: Neither of B Options</i>

OPTIONS GROUP: PURPLE OPTION 2

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around all larger settlements – Havant, Waterlooville, Emsworth and Hayling Island.
EMPLOYMENT LED REGENERATION
Regeneration: A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration B: Prevent loss of employment land and promote development on some new sites.
Regeneration C: Provide new sites in a range of locations and sizes across the borough.
Regeneration D: Promote mainly small to medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport B: Distribute development to a wider range of generally accessible locations.
Transport B: Distribute facilities and services in a more dispersed pattern across the Borough.

OPTIONS GROUP: PURPLE OPTION 3

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around the mainland settlements – Havant, Waterlooville and Emsworth.
EMPLOYMENT LED REGENERATION
Regeneration: A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration B: Prevent loss of employment land and promote development on some new sites.
Regeneration C: Concentrate provision at existing large estates and Dunsbury Hill Farm.
Regeneration D: Actively promote large businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Locate development where it will support the provision of new and/or improved Infrastructure.
Transport B: Concentrate facilities and services in main centres.

OPTIONS GROUP: RED OPTION 1

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around the mainland settlements – Havant, Waterlooville and Emsworth.
EMPLOYMENT LED REGENERATION
Regeneration: A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration A: Seek to make Hayling Island’s economy more self contained – focusing on employment provision. <i>(Could use both As)</i>
Regeneration B: Prevent loss of employment land and promote development on some new sites.
Regeneration C: Concentrate provision at existing large estates and Dunsbury Hill Farm.
Regeneration D: Promote mainly small to medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Distribute development to a wider range of generally accessible locations.
Transport B: Distribute facilities and services in a more dispersed pattern across the Borough.

OPTIONS GROUP: RED OPTION 1

2. SECOND TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Promote the increase of housing density in all locations, with additional focus at locations well served by facilities and public transport (e.g. Havant and Waterlooville Town Centres).
CLIMATE/ENERGY
Climate/Energy A: Require all new developments to meet a minimum level of sustainability in accordance an appropriate best practice code (e.g. Code for the Sustainable Homes or BREEAM) including an emphasis on certain categories of

the code (e.g. energy, water, waste). <i>(Could use all 3 As)</i>
Climate/Energy B: Focus on maximising energy efficiency before exploiting renewable energy on all new developments. <i>(Could use both Bs)</i>
Climate/Energy B: Require all new developments to derive a minimum amount of its energy requirements from renewables or reduce carbon emissions by a certain amount. <i>(Could use both Bs)</i>
Climate/Energy C: Encourage micro-generation renewable technologies on individual developments.
Climate/Energy A: Require all new housing developments to be carbon neutral .
WASTE
Waste: Require construction material recycling targets in all/certain types of development.
Water: Require all new development to reduce water consumption and discharge. <i>(Could use all 3)</i>
Water: Require all new development to utilise rainwater collection, grey water recycling, integrated water systems. <i>(Could use all 3):</i>
Flooding: Strongly emphasise Havant's water heritage in appropriate new development.
FLOODING
Water: Encourage use of Sustainable Urban Drainage Systems for the disposal of surface water and to provide amenity and wildlife benefits. <i>(Could use all 3)</i>
ECONOMY
Regeneration A: Promote more jobs in the Borough to reduce net-out commuting.
Regeneration B: Promote a range of employment including a proportion of low/medium skilled jobs.
COMMUNITY INFRASTRUCTURE
Community A: Improve cultural and community facilities that already exist.
Community A: Provide/develop dual use facilities – school/community use.
Education: Have strong borough wide policy to allow new educational training facilities and protect all existing land and facilities.
NATURAL BUILT ENVIRONMENT
Environment A: No change of policy direction from Nature Conservation chapter and Landscape chapter of HBDWLP.
Environment B: Only allow development that enhances the quality of the environment or makes a financial contribution to associated enhancement works.

OPTIONS GROUP: RED OPTION 2

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around the two largest urban areas – Havant and Waterlooville.
EMPLOYMENT LED REGENERATION
Regeneration: A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration A: Seek to make Hayling Island's economy more self contained – focusing on employment provision. <i>(Could use both As)</i>
Regeneration B: Free up employment sites to other uses and promote development on a larger number of new employment sites.

Regeneration C: Concentrate provision at existing large estates and Dunsbury Hill Farm.
Regeneration D: Actively promote large businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Concentrate significant development at the most accessible locations.
Transport B: Concentrate facilities and services in main centres.

OPTIONS GROUP: RED OPTION 3

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around all existing settlements including smaller settlements defined in the adopted HBDWLP.
EMPLOYMENT LED REGENERATION
Regeneration: A - Seek to make Hayling Island's economy more self contained – focusing on employment provision. <i>(Could use both As)</i>
Regeneration A: Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration B; Prevent loss of employment land and promote development on some new sites
Regeneration C: Provide new sites in a range of locations and sizes across the Borough.
Regeneration D: Promote mainly small to medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport
Transport A: Distribute development to a wider range of generally accessible locations.
Transport B: Distribute facilities and services in a more dispersed pattern across the Borough.

OPTIONS GROUP: SILVER OPTION 1

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around all existing settlements including smaller settlements defined in the adopted HBDWLP
EMPLOYMENT LED REGENERATION
Regeneration A - Seek to make Hayling Island's economy more self contained – focusing on employment provision. <i>(Could use both As)</i>
Regeneration B: Prevent loss of employment land and promote development on some new sites.
Regeneration C: Concentrate provision at a existing large estates and Dunsbury Hill Farm
Regeneration D: Promote mainly small to medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Locate development where it will support the provision of new and/or improved Infrastructure.

Transport B: Distribute facilities and services in a more dispersed pattern across the Borough.

OPTIONS GROUP: SILVER OPTION 1

2. SECOND TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Promote the increase of housing density in all locations, with additional focus at locations well served by facilities and public transport (e.g. Havant and Waterlooville Town Centres).
CLIMATE/ENERGY
Climate/Energy C: Encourage micro-generation renewable technologies on individual developments.
Climate/Energy B: Focus on maximising energy efficiency before exploiting renewable energy on all new developments.
Climate/Energy B: Require developments over a certain size to incorporate sustainable energy technology, combined heat and power facility.
WASTE
Waste: Require construction material recycling targets in all/certain types of development.
WATER
Water: Require all new development to utilise rainwater collection, grey water recycling, integrated water systems. <i>(Could use all 3)</i>
Water : Require all new development to reduce water consumption and discharge. <i>(Could use all 3)</i>
Water: Encourage use of Sustainable Urban Drainage Systems for the disposal of surface water and to provide amenity and wildlife benefits. <i>(Could use all 3)</i>
FLOODING - <i>did not like either option – they were not related to flooding.</i>
ECONOMY:
Regeneration A: More or less retain the current net out-commuting position.
Regeneration B: Promote a range of employment including a proportion of low/medium skilled jobs.
COMMUNITY INFRASTRUCTURE
Community A: Provide/develop dual use facilities – school/community use.
Community B: Not allow any development until community infrastructure is in place to support new homes.
Education: Have strong borough wide policy to allow new educational training facilities and protect all existing land and facilities.
NATURAL BUILT ENVIRONMENT – <i>disappointed with options</i>
Only allow development that enhances the quality of the environment or makes a financial contribution to associated enhancement works.

OPTIONS GROUP: SILVER OPTION 2

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around all larger settlements – Havant, Waterlooville, Emsworth and Hayling Island.
EMPLOYMENT LED REGENERATION

Regeneration A - Seek to make Hayling Island's economy more self contained – focusing on employment provision. <i>(Could use both As)</i>
Regeneration B: Prevent loss of employment land and promote development on some new sites.
Regeneration C: Concentrate provision at a existing large estates and Dunsbury Hill Farm
Regeneration D: Promote mainly small to medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Locate development where it will support the provision of new and/or improved Infrastructure.
Transport B: Concentrate facilities and services in main centres.

OPTIONS GROUP: SILVER OPTION 3

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Housing: Focus new development in or around the two largest urban areas – Havant and Waterlooville.
EMPLOYMENT LED REGENERATION
Regeneration A - Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration B: Prevent loss of employment land and promote development on some new sites.
Regeneration C: Concentrate provision at a existing large estates and Dunsbury Hill Farm
Regeneration D: Promote mainly small to medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Transport B: Concentrate facilities and services in main centres.
Transport A: Locate development where it will support the provision of new and/or improved Infrastructure.

OPTIONS GROUP: YELLOW OPTION 1

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Focus new development in or around all existing settlements including smaller settlements defined in the adopted HBDWLP.
EMPLOYMENT LED REGENERATION
<i>A: to retain and improve existing employment provision and to seek opportunities to strengthen economic base of borough to improve its economic health with particular regard to the nature of each area e.g. seek to strengthen tourist related economy in Hayling Island.</i>
Regeneration B: Prevent loss of employment land and promote development on some new sites.
Regeneration C: Provide new sites in a range of locations and sizes across the borough.
Regeneration D: <i>Promote a range of businesses across the borough to meet the needs of each area and to tie in with the range of sites.</i>
ACCESSIBILITY AND TRANSPORT

Transport A: Distribute development to a wider range of generally accessible locations.
Transport B: Distribute facilities and services in a more dispersed pattern across the Borough.

OPTIONS GROUP: YELLOW OPTION 1

2. SECOND TIER SPATIAL
HOUSING DEVELOPMENT – <i>No development within strategic gaps</i>
Housing: Seek to deliver new housing development at similar densities to existing urban surroundings.
CLIMATE/ENERGY
Climate/Energy A: Require all new developments to meet a minimum level of sustainability in accordance an appropriate best practice code (e.g. Code for the Sustainable Homes or BREEAM) including an emphasis on certain categories of the code (e.g. energy, water, waste). <i>(Could use all 3 As)</i>
WASTE
Waste: Require construction material recycling targets in all/certain types of development.
WATER
Water: Encourage use of Sustainable Urban Drainage Systems for the disposal of surface water and to provide amenity and wildlife benefits <i>in suitable locations with maintenance arrangements.</i> <i>(Could use all 3)</i>
Water: Require all new development to reduce water consumption and discharge. <i>(Could use all 3)</i>
FLOODING
NA
ECONOMY:
Regeneration A: Promote more jobs in the Borough to reduce net out-commuting.
Regeneration B: Promote a range of employment including a proportion of low/medium skilled jobs.
COMMUNITY INFRASTRUCTURE
Community A: Provide/develop dual use facilities – school/community use.
Community B: Allow infrastructure and development to be built simultaneously. Education: Have strong borough wide policy to allow new educational training facilities and protect all existing land and facilities.
NATURAL BUILT ENVIRONMENT
Allow development in the countryside if it is balanced by creation of new attractive landscape (within the guidelines listed for the appropriate landscape character area (Havant Borough Landscape Character Assessment 2006).
Only allow development that enhances the quality of the environment or makes a financial contribution to associated enhancement works.

OPTIONS GROUP: YELLOW OPTION 2

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Focus new development in or around the mainland settlements – Havant, Waterlooville and Emsworth

EMPLOYMENT LED REGENERATION
Regeneration A: to retain and improve existing employment provision and to seek opportunities to strengthen economic base of borough to improve its economic health with particular regard to the nature of each area e.g. seek to strengthen tourist related economy in Hayling Island.
Regeneration B: Free up employment sites to other uses and promote development on a larger number of new employment sites.
Regeneration C: Provide new sites in a range of locations and sizes across the borough.
Regeneration D: Promote a range of businesses across the borough to meet the needs of each area and to tie in with the range of sites.
ACCESSIBILITY AND TRANSPORT
Transport A: Concentrate significant development at the most accessible locations.
Transport B: Concentrate facilities and services in main centres.

OPTIONS GROUP: YELLOW OPTION 3

1. TOP TIER SPATIAL
HOUSING DEVELOPMENT
Focus new development in or around all larger settlements – Havant, Waterlooville, Emsworth and Hayling Island.
EMPLOYMENT LED REGENERATION
Regeneration A - Seek to make Hayling Island’s economy more self contained – focusing on employment provision. <i>(Could use both As)</i>
Regeneration B: Prevent loss of employment land and promote development on some new sites.
Regeneration C: Provide new sites in a range of locations and sizes across the borough.
Regeneration D: Promote mainly small and medium size businesses on new sites.
ACCESSIBILITY AND TRANSPORT
Locate development where it will support the provision of new and/or improved Infrastructure.
Distribute facilities and services in a more dispersed pattern across the Borough.
Improve the link between Hayling Island and Portsmouth to reduce the need to travel to Portsmouth by road.

Two summaries were then done, looking at common features (or not) across all group choices. The first summary below shows choices made by each group on the Top Tier items:

EMPLOYMENT-LED REGENERATION

Regeneration A	Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>	Gold, Red, Green, Blue & Purple = 5
Regeneration A	Seek to make Hayling Island’s economy more self contained –	Red, Silver, Blue & Green

	focusing on employment provision. <i>(Could use both As)</i>	= 4
Regeneration B	Prevent loss of employment land and promote development on some new sites.	Yellow, Red, Silver, Blue & Purple = 5
Regeneration B	Free up employment sites to other uses and promote development on a larger number of new employment sites.	Green, Gold = 2
Regeneration C	Provide new sites in a range of locations and sizes across the borough.	Purple, Green & Yellow = 3
Regeneration C	Concentrate provision at a existing large estates and Dunsbury Hill Farm.	Gold, Silver, Red, Blue & Purple = 5
Regeneration D	Promote mainly small to medium size businesses on new sites.	Green, Silver, Blue, Purple, Red & Gold = 6
Regeneration D	Actively promote large businesses on new sites.	NONE NB – Yellow created new options

HOUSING

Housing	Focus new development in or around the two largest urban areas - Havant and Waterlooville.	Blue = 1
Housing	Focus new development in or around the mainland settlements – Havant, Waterlooville and Emsworth.	Red = 1
Housing	Focus new development in or around all larger settlements – Havant, Waterlooville, Emsworth and Hayling Island.	None
Housing	Focus new development in or around all existing settlements including smaller settlements defined in the adopted HBDWLP.	Silver, Purple, Green, Yellow & Gold = 5

ACCESSIBILITY/TRANSPORT

Transport A	Concentrate significant development at the most accessible locations.	Gold, Blue & Purple = 3
Transport A	Distribute development to a wider range of generally accessible locations.	Green, Yellow & Red = 3
Transport A	Locate development where it will support the provision of new and/or improved Infrastructure	Silver = 1
Transport B	Concentrate facilities and services in main centres.	Blue = 1
Transport B	Concentrate facilities and services in main centres.	None
Transport B	Distribute facilities and services in a more dispersed pattern across the Borough.	Silver, Purple, Green, Yellow, Red & Gold = 6

The second summary is included in the following main section, overleaf.

Note from Jeff Bishop

Although the formal planning regulations require options to be developed collaboratively with key stakeholders (as here) there is as yet no guidance or proven methods for doing this extremely challenging task. The approach developed for the Havant event was therefore very much a 'first stab' and I would like to thank people for engaging in it so fully and (despite some of my own errors with materials!) making it work – and work well as the results clearly show. I will be developing such ideas further at a national level in coming months so will be sure to give full credit to your input when describing the approach we tried out.

Evaluation of Options

Over a tea break, officers, who had been noting the various approaches being taken, attempted a very quick summary into three basic and broadly common Options – now called A, B and C. These were described to participants and, with time now limited, there was a brief opportunity to offer some quick ‘Pros and Cons’ against each. The descriptions that follow therefore represent a ‘best first stab’ version of 3 different options as drafted from the group work by officers. The Pros and Cons are however verbatim, from post-its put up on the wall sheets by participants.

OPTION A

Housing

- Focus new development in/around largest urban areas Havant/Waterlooville.

Regeneration

- Regeneration focus at Leigh Park, Wecock, Waterlooville, Havant town centre.
- Prevent loss of employment land.
- Promote development on some new sites.
- Concentrate new provision at existing large estates and Dunsbury Hill Farm.

Transport

- Concentrate significant development at most accessible locations.
- Concentrate facilities and services in main centres.

Pros

- Avoids losing valuable open/green space.
- Infrastructure in place.
- New provisions, e.g. Dunsbury, will have up to date buildings.
- Housing – develop urban centres to high density.
- Low impact on areas of nature conservation and protected landscapes.
- Good accessibility important – reduces congestion.
- Dunsbury Hill good place for hotels, park and ride, sport as well as industrial.
- High density prevents sprawl and can re-invigorate town centres.
- Ready infrastructure at Dunsbury Hill Farm.
- H, R, T – Protects countryside in other areas.
- Existing infrastructure, facilities, employment, public transport.
- Hopefully preserves greenfield sites.
- Better use of existing sites – both residential and employment.
- Need to equalise opportunity/housing, so good to provide regeneration in poor areas.
- Infrastructure efficiency.
- Makes existing infrastructure better.
- Regeneration of housing – not just employment at Leigh Park.
- High density housing in town centres – less loss of green space.
- Focus on local need surveys.

Cons

- Reserve sites – pending infrastructure – + brownfield + GVA growth achievement.
- Isolate communities.
- Large housing estates may cause social problems – lack of identity etc.
- Can current infrastructure cope with this concentration?
- Transport problems through concentrating new employment provision.
- What evidence is there that the regeneration sites are most appropriate?
- Spread developments over all areas.
- Housing – density issues.
- Not Waterlooville – taking too much already.
- Too much on just Waterlooville and Havant.
- Builds even larger urban sprawl.
- Too much travel into too few centres.
- Dunsbury Hill Farm has negative impacts on protected landscape to the north.

OPTION B

Housing

- Focus new development in/around mainland settlement (Havant/Waterlooville/Emsworth)

Regeneration

- Regeneration at Leigh Park, Wecock, Waterlooville, Havant town centre.
- Prevent loss of employment land. Concentrate provision at existing large estates.
- Medium/small businesses.

Transport

- Distribute development to a wider range of accessible locations.
- Distribute facilities and services in more dispersed pattern.

Pros

- Infrastructure in place
- Focus on regeneration of deprived areas e.g. Leigh Park, housing not just employment.
- Makes best of what exists and infrastructure gives economy of scale. Acknowledges
- importance of accessibility.
- Hayling Island bird life & SSSI protected.
- Mix of housing density possible.
- Existing infrastructure.
- More opportunities across Borough reduces travel times.
- Focus on local needs surveys.
- Good public transport available.
- Does not increase Hayling traffic problem.

- Protects Hayling Island as tourism destination.
- Concentrates development where existing infrastructure.
- Better use of existing employment land e.g. upgrade, higher density.
- Medium/small businesses good as if large one fails it knocks Borough sideways.
- Medium/small businesses more likely a greater employment.
- Short commutes.
- Transport hubs.
- Small/medium businesses need to be promoted/encouraged.
- Reduces inequality.
- Diversity of employment.

Cons

- Reserve sites pending brownfield, infrastructure + GVA achievement.
- More detail needed on housing density.
- Government funding for sea defence work is unlikely to be forthcoming for Emsworth.
- Facilities and services should be determined purely where they are needed.
- Impact on AONB & internationally designated areas of wildlife importance from noise and
- light pollution.
- What constitutes accessible?
- Hayling Island 'once part of the Borough'. Gone but not forgotten.
- Isolates Hayling.
- Impact on AONB & internationally designated wildlife sites from people pressure.
- Hayling needs regeneration too.
- Tourism is part of the regeneration process – don't exclude areas like Hayling.
- This leaves Hayling Island isolated.
- Regeneration at Hayling needed.
- Not Emsworth – this leaves too much impact on Harbour.
- Pressure on important strategic gaps (e.g. Emsworth & Warblington)
- No – all areas should be utilised.
- Not Waterlooville – too much already – poor transport (public).

OPTION C

Housing

- Focus new development in/around all existing settlements, including smaller.

Regeneration

- Seek to make Hayling Island more self-contained – focus on employment.
- Prevent loss of employment land.
- Promote some new sites.

Transport

- Locate development to support provision of new and improved infrastructure.

- Distribute facilities and services in more dispersed pattern.

Pros

- Spreads impact and reduces travel.
- New people absorbed into ready-made community.
- H - This would support local communities.
- Reserve sites pending brownfield - infrastructures and GVA achievements.
- Reduces daily migration off/on Hayling.
- Reduces travel.
- Improves local communities and their facilities and identity.
- Spreads development impact.

Cons

- Damage to strategic gaps
- Who pays for new infrastructure?
- Loss of identity to smaller communities.
- Improved transport to Hayling needed
- Risk of greenbelt creep.
- Smaller sites could be unsustainable.
- Hayling already too separated from rest of Borough.
- Fragmented infrastructure – no economies of scale.
- Limited infrastructure including transport.
- Create traffic problems on Hayling.
- Isolates Hayling.
- Pressure from people on Chichester Harbour AONB (and internationally designated sites.)
- Loss of countryside and rural areas.
- Hayling Island in particular is low-lying and vulnerable to sea level rise – government funding for sea defences is unlikely to be forthcoming.
- All areas should take share.
- Development outside the AONB still has an impact on its landscape (e.g. central and western Hayling Island).
- Noise and light pollution impact on Chichester Harbour AONB and internationally designated wildlife sites.
- R – As per the HBDWLP only Hayling.
- No focus on regeneration of Leigh Park/deprived areas.

KEY MESSAGES

As participants left, they were invited to leave any 'parting messages' for the Core Strategy team, either about the day or about the developing strategy itself. Only two comments were left:

- Why no mention of locations for housing development, e.g. strategic gaps?
- Good fun – effective – thank you.

APPENDIX 1 – Briefing Note

Havant Core Strategy Workshop

- ***Thank you very much for booking in to join us for this important workshop.***
- ***We aim to make the event active, practical, stimulating and useful.***
- ***To that end can we please encourage you to read this short paper and complete the advance task mentioned at the end.***
- ***We look forward to seeing you on 19th January – for a prompt start please.***
- ***Andrew Biltcliffe: Planning Policy Team Leader***
- ***Jeff Bishop, BDOR Limited: Facilitator***

What is the Core Strategy?

It is the most important document in the new format for what used to be called Local Plans. What was the Local Plan is now called the **Local Development Framework (LDF)**. The LDF is a portfolio of different documents such as the Core Strategy and the Statement of Community Involvement. The idea of the portfolio approach is that each document can be produced more quickly and flexibly than under the previous system, where everything waited for the one final plan.

The Core Strategy takes a view of policies that will shape Havant over the next 20 years. The Core Strategy translates the aspirations of the Havant Community Partnership's Community Strategy and the Council's own strategies (e.g. the regeneration and cultural strategies) into **policies that will direct all types of new development, renewal and conservation activity** in the Borough. It is that last point that makes this document – and the workshop – so important. This is, without doubt, the key stage.

The Core Strategy must conform to National and Regional planning guidance but not repeat it. The aim is to focus in on the particular characteristics and aspirations of Havant. The conformity with the Regional Plan includes having to find ways to distribute the housing development that is allocated to Havant in the South East Plan. That figure is currently **6301 new dwellings**. The Core Strategy sets the framework that will lead to finding sites for these homes and related developments.

What are the Key Issues for the Havant Core Strategy?

What follows derives from research and policy work, and has been reinforced by recent consultation.

Economy

- Low skills levels
- High levels of out-commuting yet in-commuting for skilled jobs
- Weak tourism base
- Old manufacturing characteristics
- Lack of good quality employment accommodation
- Condition of shopping centres (Havant, Waterlooville, Leigh Park)
- Regeneration of the deprived parts of Leigh Park
- Major sites at Broadmarsh, Civic Campus and Waterlooville MDA

Housing

- Need to find sites for at least 6301 new homes
- High density development and less greenfield release or lower density/more

greenfield releases. What's the right balance for Havant?

- Housing mix –flats, family homes, executive homes
- Housing tenure – social rented, shared ownership, full market
- Need to identify a travellers' site

Sustainable Resources

- Make the most of Havant's natural resources for energy generation
- Deal with as much of our own waste ourselves
- Reducing Havant's 'eco footprint'

Improving Transport

- Maximise Havant's important transportation location for rail, road, sea and air travel
- Lobby for the necessary regional infrastructure, e.g. Hindhead, South Hants Rapid Transit

Natural and Built Environment

- Ensure that Havant's designated habitats are protected and integrated into the economic regeneration
- Prioritise improvements in the quality of the built environment
- Enhance the different natural and built characteristics of Havant

Changing Coastline

- Integrate the economic benefits of our coastline with its changing nature
- Protect from flooding where viable

Infrastructure

- Make sure existing and future residents of Havant can access as wide a range of facilities as possible
- Maximise the benefits of Havant Thickett
- New development must come with infrastructure to support it.

Progress to date on the Core Strategy?

We have been collecting evidence to back up the choices that we can make. Some of the studies, not yet all complete, include:

- Landscape Character Assessment – plus an assessment of sensitivity to change
- Strategic Flood Risk Assessment – the areas at risk from flooding
- Employment Land Review
- Housing Market Assessment
- Infrastructure Study
- Accessibility Study

Consultation?

We have already undertaken one round of consultation with national and local groups and bodies. This helped to highlight the key issues for Havant listed above. We now hope to take that work forward through this workshop and will then go out for another round of public consultation.

What's The Workshop About?

Fundamentally, it's about YOU and how you can have a positive input into the future of Havant.

The majority of the day will be based on work in small groups, summarised and shared in plenary. A full report will be made so no detail will be lost. We will go through several stages, broadly as follows:

- We know the **LDF system** is complicated but we aim to make it a bit clearer for you, especially to explain the scope of influence that we have over development. We will do that through a short presentation and 'questions and answers'. (*And see Advance Task below.*)
 - The list of issues can be presented as **Draft Objectives**. You will have a chance to work on, evaluate and develop that list in the first group session.
 - We will then ask you to scope out some alternative overall ways of delivering those objectives, including to provide the allocated housing – ie. to develop some **Options**.
 - In the final main session we will ask you to consider and **evaluate the emerging options** – not to choose but simply to highlight their strengths and weaknesses.
- Just before we close, there will be a short session simply to let you know what will happen next with advancing the Core Strategy.

A SHORT ADVANCE TASK!

We expect that previous plans, the new LDF system (Core Strategy, Statement of Community Involvement etc.) and this note (especially the list of issues) will set you thinking and generate some points you wish to have clarified.

Please note below 2/3 key questions you have about the new system – we'd like to get everybody as much 'up to speed' as possible before we start. It is important to write them here because we will ask you to transfer them to post-its literally as you come through the door. (So it's also best to keep your questions short and sharp!)

APPENDIX 2 - List of Participants

Name Representative

A Griffiths Bosmere Hundred
V Blamire Chichester Harbour Conservancy
A Fowler Chichester Harbour Conservancy
D Ansell Community Board Representative
N Chilcott Community Board Representative
P Cooper Community Board Representative
J Briggs Community Board Representative
M Barnes Community Board Representative
K Chessell Community Board Representative
K Gilchrist Community Board Representative
F Jannaway Community Board Representative
M Scott Community Partnership
C Dibden CPRE
J Dyer Emsworth Residents Assoc.
M Hawthorne Fasset c/o White Young Green
J Goodspeed Friends of Langstone Harbour
R Cobbett Friends of the Earth
P Holmes Hampshire & IOW Wildlife Trust
Insp Murphy Hampshire Constabulary
I Morley Havant District Residents Liaison Group
Mr Martin Havant & Waterlooville Football Club
Sue Spencer HCCS
P Fisher Hayling Island Residents Assn.
P Blake Highways Agency
P Goodhew Langstone Village Association
Mr Smith Portsmouth Water Company
Susan Solbra Southern Water
D Webb West Bedhampton Res. Assn.
J Hannan Councillor
D Guest Councillor
J Hunt Councillor
J Wride Councillor
O Kennedy Councillor
C Hilton Councillor
R Bolton Councillor
S Stocker Councillor
B Gibb-Gray Councillor
V Pierce-Jones Councillor
J Branson Councillor
A Lenaghan Councillor
K Smith Councillor
Y Weeks Councillor
F Ponsonby Councillor
G Blackett Councillor
E Shimbart Councillor
M Fairhurst Councillor

Officers Present:

Enid Ashley; Toby Ayling; Barry Bateman; Andrew Biltcliffe; Julie Boschi; Eleanor Fielder; Sarah Green; Roger Jenness; Tony Lee; Peter Marshall; Bruce Neilson; Paul Ramshaw; Carole Samuda; Dominic Thompson

APPENDIX 3: Powerpoint Presentation

APPENDIX 4 FIRST STAGE QUESTIONS

Changing Coastline

- Does the Core Strategy address the issue of climate change and sea level rise and build in adaptation measures?
- Why are we unable to have firm decision about retaining a nature reserve at Broadmarsh?
- How can we encourage business to build on brownfield sites?
- Sustainable resources

Housing

- What happens if the final SE Plan allocates more houses to Havant?
- What happens if the housing figure of 6301 homes is changed in the SE Plan?
- Does 6,301 allocations include the 2500 Waterlooville MDA houses or is it an add-in?
- We need a much better indication of the pros and cons of areas available for future housing to enable comments.
- Core Strategy responses - Which Greenfield sites were least favoured for housing development?
- No more housing on Hayling Island without improved infrastructure.
- Why are there 2000 more homes than households in the Borough?
- 51,298 homes
- 49, 401 households
- Could some areas of Leigh Park (housing) be redeveloped to make better use of land as well as resulting in environmental improvement/regeneration?
- More affordable housing.
- Would the 6301 figure be affected if the MDA were incorporated in the Borough (boundary change)?
- What is the possibility of the Havant Thicket reservoir being part of a waterside development – continental style. Housing, restaurants, water sports.

Improving Transport

- Transport Billy Trail and safe bridle crossing
- Do we really want wind farms in Havant?
- Are wind turbines cost effective? What is the case for a biomass woodburner?
- Are new buildings characteristic of the area and do they use local materials?
- Can the core strategy embrace the need for renewable resources which are in keeping with the nationally protected landscape?

Natural Built Environment

- Havant borough lies adjacent to internationally designated habitats and nationally important landscapes – does the core strategy offer policies which conserve and enhance these valuable assets?
- How can we protect the few green spaces left?
- How best to regenerate the existing centres?
- Why can't urban design take more account of the urban streetscape should we

- encourage a minimum of 3 storeys in the town centre and more undercroft parking?
- Can aspirations of Emsworth Design Statement be included?
- How can the designated habitats in Havant borough be protected and why and how should they be integrated into economic regeneration?
- How can we prevent damage from excessive house building to the proposed South Downs National Park to the north of Havant?
- How can the 'discrepancy' between the obligation by the council to fulfill government 'requirements' of increasing housing while at the same time improving the quality of life for existing residents in terms of open space and conservation of the environment?

Infrastructure

- Why no reference to sport and recreation? We need a new sports facility.
- How can we ensure maximum integration of providing facilities and open spaces for youth sports/youth facilities?
- How are the traffic issues in Havant Town to be addressed?
- How will infrastructure impact the environment, more light pollution?

Local Economy

- Economy – 'weak tourism base' – strategy to make more robust?
- How can we attract more day visitors especially non-seasonal ones?
- How does the protection of environmental assets benefit the local economy?
- Can we identify possible tourist attractions apart from Hayling?
- Should there be a beach replenishment scheme (sand) to prevent erosion of Hayling Beach and encourage more tourists? See www.poolebay.net for their scheme).

Miscellaneous

- Shouldn't this workshop have been held *before* the issues and options consultation?
- Can we have more information on key issues before deciding?
- Can we have an analysis of responses to prior consultation?
- How were the 9 broad areas for greenfield development selected?
- What difference will the presence of the SDA at North Fareham make to Havant?
- Funding.
 - a) Clearly identify all the steps involved in the process and which is involved?
 - b) At what stage are specific sites identified?
 - c) Timing and frequency of consultations?
- Are all the partners signed up?
- How can we ensure maximum CCTV coverage is established in areas of development – especially Hayling Island?
- Make the best of what we've got.
- What provision will be available to the electorate to amend core policies?
- Safe and accessible parking for elderly residents (grass verge).
- How widely must you consult? Are community boards seen as the key mechanism?

- How can public be sure its concerns are going to be taken into consideration in the LDF process?
- How will community boards be involved?
- How can we improve publicity with less reliance on computers?
- Can we see results of questionnaire we were asked to complete last summer?

APPENDIX 5 – Objectives and Session Brief

Havant Core Strategy Workshop

On your group table there is a large sheet headed 'Draft Objectives'. You have around 45 minutes to evaluate and perhaps add to this list.

Please go through the following stages as a group:

Stage 1

You will be asked to start with a particular four on the list then go on to the others. Have a look at each and:

- *If you feel strongly that it is completely inappropriate, place a cross in column 1 against it.*
- *If you think it is relevant and the text is reasonable if not perfect, place a tick.*
- *Only if you feel really concerned about the wording, put an A in the column.*

Stage 2

- Now go through the list again, starting where you started before (but going on to do all 18) and:
- *Give a weighting in column two about how important you think each objective is for Havant.*
- *Use weightings between 1 (least important) to 10 (most important).*

Stage 3

- If you have any time left, go back just to the objectives we asked you to start with and:
- *If any of them have an A in column 1, take a sheet of blank paper, note the objective number and draft what you think might be better wording.*
- *Do as many or as few of your "A"s as there is time for.*

APPENDIX 6 - Options Session Brief 2

Havant Core Strategy Workshop

- *On your group table there are two sets of A3 sheets with a bundle of strips of paper on them.*
- *Take the 3 A3 sheets marked 1. TOP TIER SPATIAL and the bundle of strips with them. (Keep the other material to one side or on the floor, but nearby.)*

Stage 1

Stage 1A

- Find the strips marked Housing. Pull them apart and look at them. Then lay out the 3 TOP TIER sheets.
- Work as a group to choose 3 of the four Housing options on the strips for your 3 main Spatial Options, one per Option sheet.
- Use the glue stick to tack each strip on each sheet under the Housing heading. (Don't glue all the way – you may change your mind!)

Stage 1B

- Now look at the Regeneration strips. (Bit more to think about this time.)
- There are 4 different aspects to consider: A – D.
- Start with A, pull apart, discuss, choose and lay on the relevant sheet - no glue yet! (NB. You have 3 of each because you may wish to use the same one on each option.)
- Now do the same with B, then C, then D.
- Look at all four together because they may be contradictory and you then want to change a choice.
- When you are happy, tack them down.

Stage 1C

- The final heading is Accessibility and Transport.
- Same method as Stage 1B above.
- But when you have everything laid out, look across each as a whole to check for consistency. If you want to change, change now. Glue strips down finally.

Stage 2

- Choose whichever of your 3 main options you wish to develop into more detail.
- Pick up or move across the other sheet (2. SECOND TIER SPATIAL) and the strips.
- Then it's as before; take each set of strips in turn, pull apart, do in whatever order you want (or how they fall out), choose and stick down - fully this time.
- *PS. If there is any time left(!), there is a third stage covering non-spatial aspects such as energy standards for all buildings. Ask the team for the pack.*

APPENDIX 7 - OPTIONS: Group: Option: 1

1. TOP TIER SPATIAL

Housing Development:

Chosen 'ingredients' (on strips) were stuck in here.

Employment-led Regeneration:

Accessibility and Transport:

APPENDIX 8 - Employment Led Regeneration - Top Tier

Regeneration A	Regeneration Focus at Leigh Park, Wecock, MDA/Waterlooville and Havant TC. <i>(Could use both As)</i>
Regeneration A	Seek to make Hayling Island's economy more self contained –focusing on employment provision. <i>(Could use both As)</i>
Regeneration B	Prevent loss of employment land and promote development on some new sites.
Regeneration B	Free up employment sites to other uses and promote development on a larger number of new employment sites.
Regeneration C	Provide new sites in a range of locations and sizes across the borough.
Regeneration C	Concentrate provision at existing large estates and Dunsbury Hill Farm.
Regeneration D	Promote mainly small to medium size businesses on new sites.
Regeneration D	Actively promote large businesses on new sites. <i>This shows two possible choices under each of aspects A, B, C and D.</i>

Appendix E- Second Round Core Strategy Issues and Options consultees

The same groups and organisations who were contacted as part of the first Issues and Options consultation were contacted (see appendix B), including additional consultees who made representations but were not on the original contact list. Some of the respondents who replied did not provide their contact details so were unable to be contacted as part of the second Issues and Options consultation.

Agents	Tolcarne Drive c/o Provision
	Bryan Jezeph Consultancy
	J F Goodwillie c/o Provision
	Les Weymes Planning Consultancy
	Grainger Trust plc c/o Boyer Planning
	Tesco Stores Ltd
	Hillreed Homes
	Taylor Woodrow Homes
	Fairview New Homes
	Jones Lang La Salle
	RJ & EA Cleeve
	H&T Partnership
	Ralph Associates
	Crayfern Homes c/o Provision
Businesses	British Aerospace
	Marina Developments
Individuals	S Austin
	P Barrett
	V Barrett
	J Bennett
	J Berry
	W Berry
	Mrs S Bird
	Mr & Mrs Brookhouse
	M Clarke
	Tim Dawes
	Andrea Fitzpatrick
	Bernard Gosden
	S Graham
	G Guppy
	Ian Hallam
	Mr D Johnson
	Mrs H Lockwood
	J Lockwood
	Stephen Long
	J Meads
	S Pearce
	John Perry
	Mr P Quinn
	Brian Riggs
	Joseph Sullivan
	M Barnes
	B Wardle

	T Worrall
	D Wright
	K Chessell
	M Clarke
	Jim Tassell

Appendix F - Analysis of Issues and Options – March – April 2007

During March – early April a questionnaire was sent out to the Community Pulse asking for views on the Core Strategy development options. At the same time letters were sent out to over 600 stakeholders inviting them to participate in the same consultation as the Community Pulse, but through the website. Some respondents expressed concern about the web form of consultation. A limited number of paper copies were provided for those unable to access the web

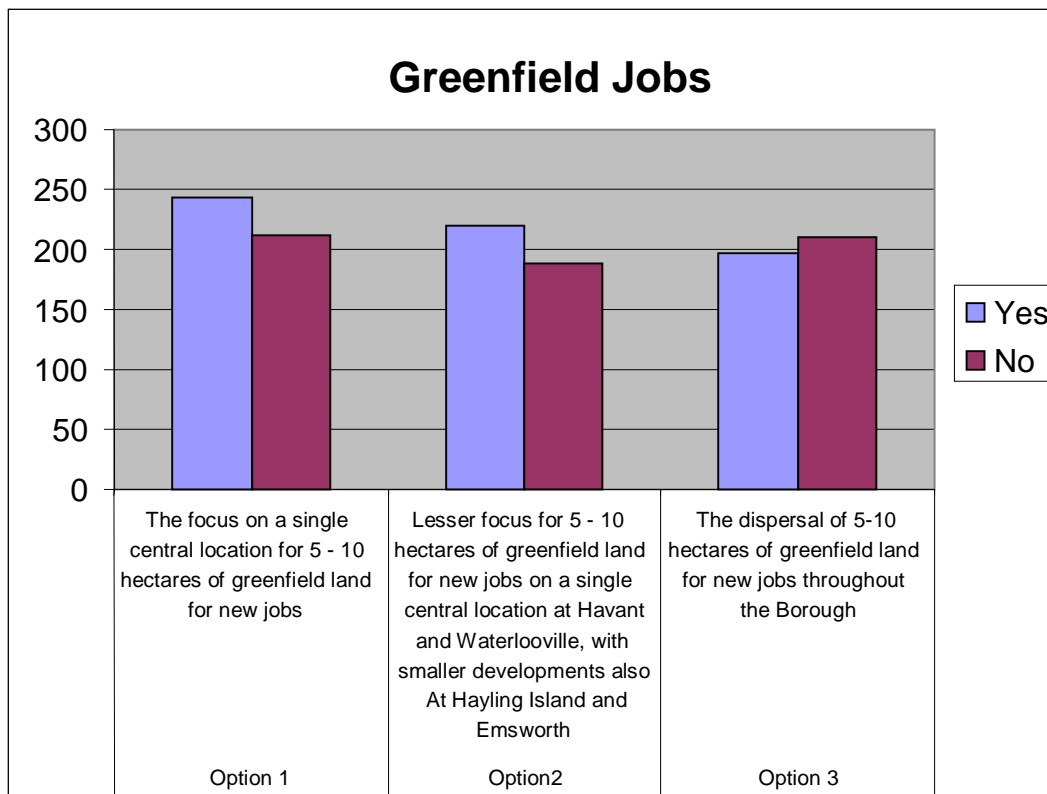
We received 500 responses to the Community Pulse plus 51 individual responses, 22 through the web and another 29 on paper. The total responses to the set questions are shown in the graph analysis below.

The questionnaire asked for peoples views in relation to a set of questions about the distribution of land for greenfield jobs, greenfield housing, new shopping and tourist development. The questions were set out under three distinct options. The options could be described as **Option1 – Concentration; Option 2 – Concentration plus Emsworth & Hayling and Option 3 – Dispersal.**

Analysis of Specific Questions

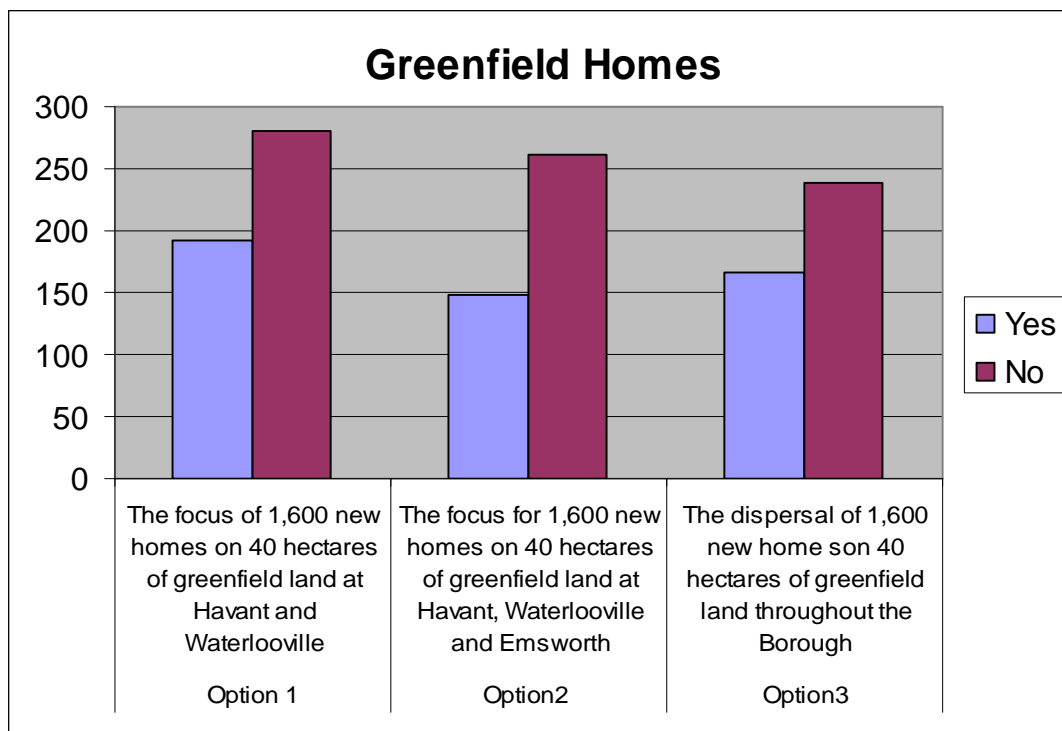
An initial analysis of the three options does not show any particular preference for a single option. This is reasonable as each option contains parts for which there is likely to be a preference. The initial analysis is undertaken by comparing responses to the different themes of greenfield jobs, greenfield homes, shopping and tourism.

Greenfield Jobs – There is no significant difference between a single greenfield site (Option 1) and a greenfield single site plus Emsworth & Hayling (Option 2). Spreading the greenfield job development throughout the Borough (Option 3) is the least favoured option.



A variety of individual comments about the greenfield jobs were made. There was some preference for Option 1 because it would produce a site with good access and be the most attractive to business. However, there were concerns that the Havant/Waterlooville Gap or the nature conservation interest shouldn't be harmed. The need for further greenfield release was questioned before the existing employment areas are used more effectively and efficiently. Option 2 introduced Hayling and Emsworth for which there was less support. However, the potential benefits of reducing out commuting off Hayling were recognized, but fears of attracting workers onto the island should also be recognized. Option 3 received few comments. The RSPB did support this option because it could be considered more sustainable to provide jobs spread around to match existing residential areas. But concerns were expressed that marine related employment on Hayling would need to be carefully sited to minimise environmental impact.

Greenfield Homes – There is a clear negative response to any suggestion of greenfield housing development. The least negative response is for the Option 3, whilst the greatest is for the concentration option (Option 1). The variance between yes and no is the smallest in the dispersal option (Option 3) which could indicate the least strong feelings about this option.



It is difficult to identify any clear positive preferences in terms of the greenfield housing options. Most people would rather not see any greenfield housing than realize that the Government housing requirement will necessitate the use of greenfields.

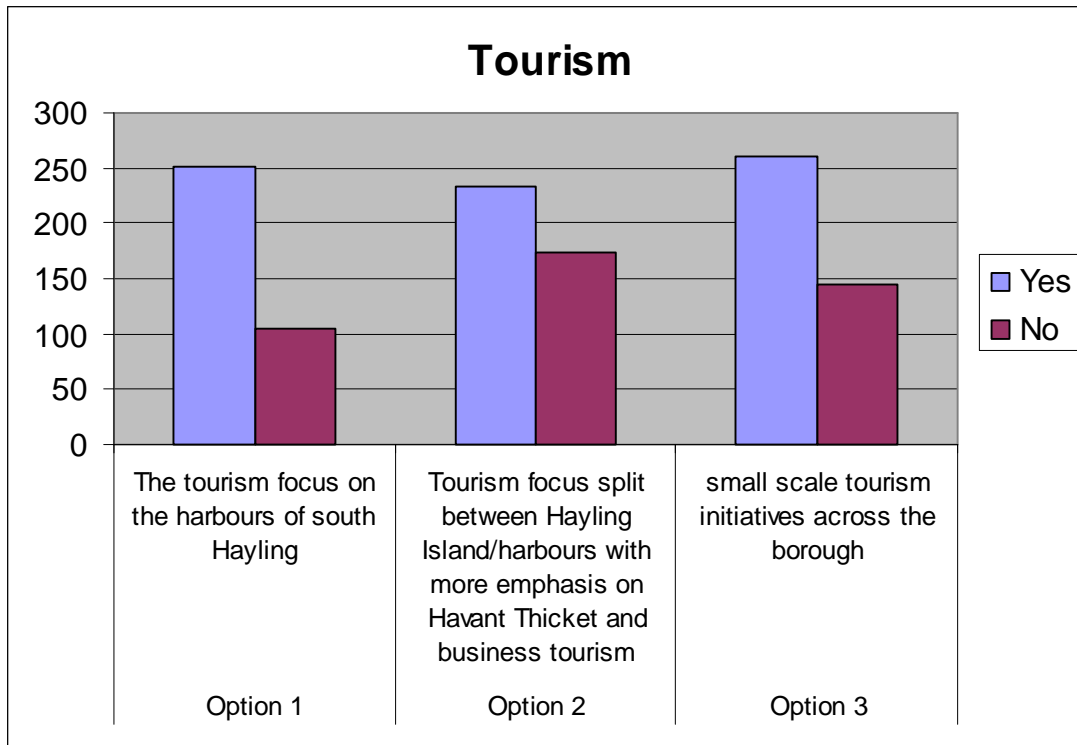
Greenfield housing attracted the largest number of individual comments, some from developer interests starting the process of promoting or maintaining the momentum at their sites, e.g. Hooks Lane and Hampshire Farm. The comment was made that land north of Leigh Park featured in all the Options, although that area is subject to environmental designations. Concentration was suggested to be more in accordance with government advice. Option 1 would not provide affordable housing across the area where a general need exists. However, it was also recognized that the greatest affordable housing needs are around Havant and that this should be the focus, even more so than Waterlooville which has substantial outstanding development at the MDA. Option 2 attracted support from respondents by introducing land north of Emsworth where some potential exists. One developer felt that Option 3 was the most sustainable although others consider it to be the least as it wouldn't make the best use of facilities at the main centres. The Highways Agency has concerns that whilst concentration is more likely to result in fewer trips, proximity to the Strategic Road Network could result in more trips. With dispersal it is important to take account of the cumulative trips from more sites on the Strategic Road Network.

Shopping – In this section Option 1 contained three questions about shopping. Some reasonably clear indicators from these responses show that there is strong support for the focus on Havant Town Centre (most positively responded to question). Waterlooville expansion along Hambledon Road is supported and out of centre shopping opposed. The lack of knowledge about the Maurepas Way option for Waterlooville may have reduced its impact. There is also support for maintaining the existing shopping centres around the Borough.



The individual comments on the shopping options reflect the questionnaire results. Strong support for maintaining and improving Havant and Waterlooille, a rejection of out of town development and a recognition that shops must be maintained in the district centres to meet daily shopping needs.

Tourism - There is reasonably even support for the three options. The lowest negative response is for Option 1 focusing on the harbours & south Hayling. The largest negative response is for Option 2 which contains the relatively unknown elements of Havant Thicket and business tourism. Option 3 received the highest positive response. All the options show more positive than negative response which indicates that all forms of tourism are seen as having overall benefits.



The tourism options all raised the issue of travelling to Hayling Island. The single access to Hayling is a major issue and a number of people raised the possibility of a new bridge, possibly for buggies, cycles and pedestrians. The RSPB is concerned about more tourism around the harbours affecting the birds and suggest tourist facilities should be moved away from the coast, although welcoming 'green tourism'. Only visitor development should be allowed at Beachlands. There is support for the introduction of Havant Thicket in Option 2 as it's more accessible than boating in the harbours. Option 3 was seen as having less impact on the sensitive harbours and recognizes that "visitors want to enjoy the multifaceted attractions of the coast, country and smaller places of interest and the closeness, yet separation form Portsmouth".

Community Pulse Responses

Approximately 200 of the 500 Community Pulse respondents made written comments. A number of respondents had some difficulty understanding the maps and the options. There is a real problem with the LDF system separating out the actual site specifics from the overall Core Strategy, the excessive use of jargon and acronyms which all add to the potential for misunderstanding.

The main messages coming out of the comments were:

- Significant levels of anti any development
- Infrastructure needed for any new development
- Any proposals involving Hayling Island will impact on traffic and the need for a new (leisure) bridge.
- More houses and jobs = congestion
- Leave Emsworth as it is.
- Use brownfield sites before any greenfields
- Option 3 is spreading development too thinly but could reduce commuting.
- Loss of Tourist information centre doesn't show support for tourism

- Better quality shops in Havant, e.g. Debenhams M&S
- Address Havant's appalling night time economy
- Where will all these people in new jobs and homes park?
- Open up the coastal paths

Initial Conclusions

There was a clear message that a mixture of parts of each option would be the most suited to the Borough.

In terms of greenfield jobs there appears to be more of a preference towards concentration in Options 1 and 2 rather than dispersal. For greenfield housing the preference was more towards dispersal. For shopping there is a clear message to retain the focus at Havant and Waterlooville, resist out of centre development but don't let the district centres decline. For tourism the focus remains on Hayling and the harbours subject to the critical issues of access to Hayling Island and the impact on the natural environment. There is support for shifting the focus from Hayling with the recognition that visitors now want other things as well as the ever popular seaside.