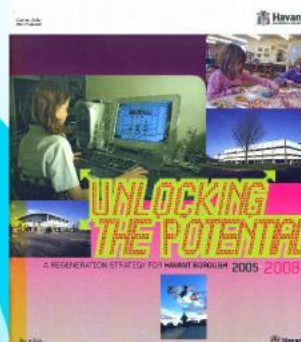
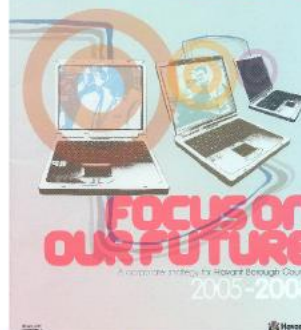




Annual Monitoring Report

2006



Cleaner, Safer,
More Prosperous



Contents

1. Introduction
 2. The Annual Monitoring Report
 3. Introduction to Havant
 4. Key Strategies for Havant:
 - 4.1 Community Strategy
 - 4.2 Regeneration Strategy
 - 4.3 Cultural Strategy
 - 4.4 Corporate Strategy
 - 4.5 Havant Borough District-Wide Local Plan
 - 4.6 Local Development Framework
 5. Progress in Preparing New Planning Documents
 6. Assessment of Local Development Framework Policies
 7. Economic Development and Employment
 8. Housing and Built Environment
 9. Transport and Spatial Connectivity
 10. Local Services and Commercial Development
 11. Flood Protection and Water Quality
 12. Environment
 13. Renewable Energy
 14. Historic Environment
 15. Conclusion
- Appendix 1: Housing Trajectory

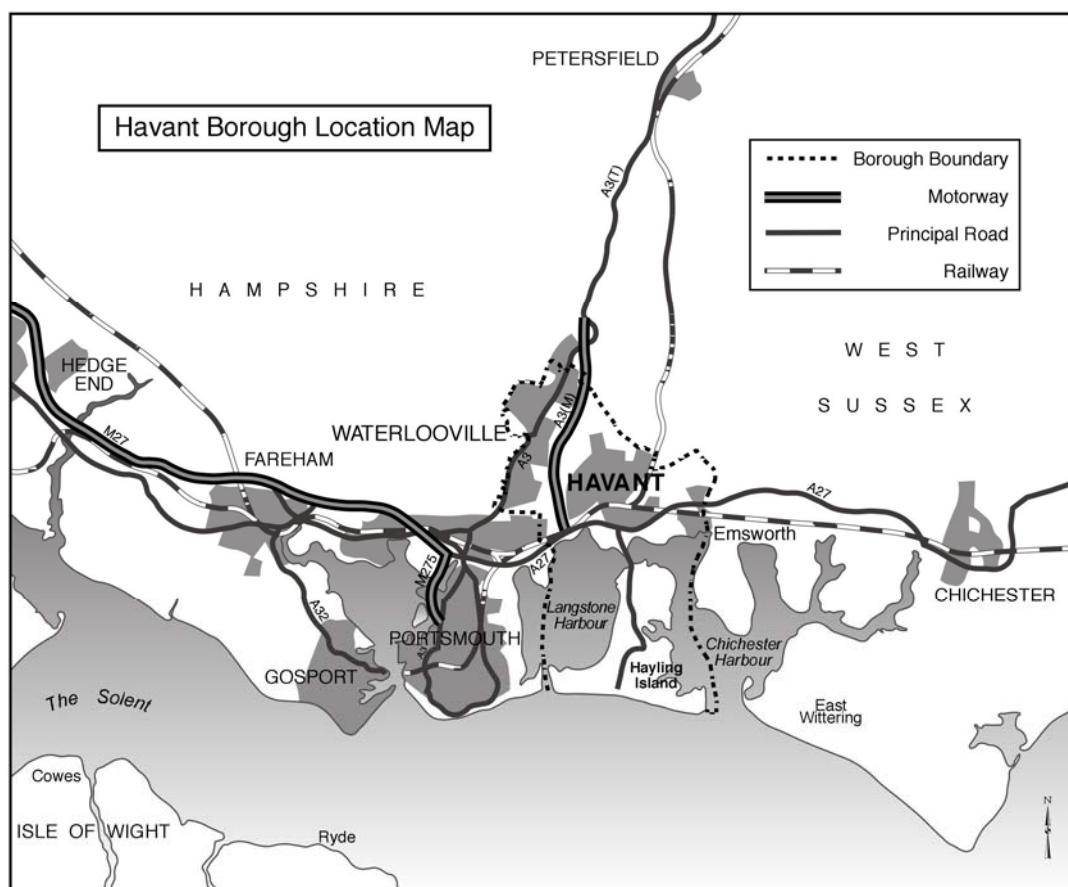
1. INTRODUCTION

- 1.1 This Annual Monitoring Report (AMR) shows the progress that has been made in preparing Local Development Framework documents, and reviewing the effects of the existing Local Plan over the twelve months to 31 March 2006.
- 1.2 Since 2001 the Council has prepared monitoring reports to record the effects of policies contained in the adopted Local Plans and emerging Havant Borough District-Wide Local Plan. The Planning and Compulsory Purchase Act 2004 now requires Local Planning Authorities to submit an AMR to the Secretary of State each year.
- 1.3 The purpose of the AMR is to assess the implementation of the local development scheme and the extent to which policies in Local Development Documents are being achieved.
- 1.4 The Local Development Framework process is one of continuous review. The AMR will reflect this as new targets and indicators are developed and included to match changing priorities. The Local Development Framework itself will evolve as the existing adopted Local Plan is supplemented and replaced by a number of new Local Development Documents. The timetable for producing these new documents is contained in the Local Development Scheme, available at the Council offices or at <http://www.havant.gov.uk/havant-4314>.

2. THE ANNUAL MONITORING REPORT

- 2.1 This AMR will concentrate on monitoring the policies and proposals contained in the adopted Havant Borough District-Wide Local Plan and progress in preparing new planning documents listed in the Council's Local Development Scheme. This will enable the Council to see if the current adopted plan is delivering sustainable development within the Borough and give early indication as to whether plan documents should be altered to reflect changing circumstances.

3. INTRODUCTION TO HAVANT



- 3.1 Havant Borough lies between the sea and the South Downs in the south east corner of Hampshire on the border with West Sussex. The Borough comprises two distinct parts: the mainland and Hayling Island. On the mainland, three towns, Waterlooville, Havant and Emsworth have distinct identities and are separated by gaps of open land which run into the coastal plain. Hayling Island is largely rural in character and surrounding the Island the coastal areas of Langstone and Chichester Harbours and the Solent are internationally recognised for their natural beauty and for their value for wildlife and recreation.
- 3.2 The development of the Borough has been heavily influenced by its proximity to the City of Portsmouth and the other major urban centres in South Hampshire. In the post-war period the Borough has grown at a rapid pace. Development has generally been suburban in character with areas such as Leigh Park typifying this trend. The pace of development has slackened in recent years and the remaining areas of

attractive open countryside perform an important role in preventing coalescence of main towns which retain their own distinct character and identity.

4. KEY STRATEGIES WHICH SET OUT THE VISION FOR THE FUTURE OF THE BOROUGH

4.1 A number of strategies have been produced which set out the vision for the future of the Borough. All have been prepared with the aim of delivering a more sustainable Borough.

4.2 Community Strategy 2005-2008

4.2.1 The Community Strategy has been produced by Havant's Local Strategic Partnership, Havant Community Partnership (HCP). Its membership includes a wide range of key local public organisations such as the Police, the Council and the Health Service, together with the business community and the voluntary and community sector. These organisations have agreed to work together to improve the quality of life in our borough and promote a strong, sustainable community.

4.2.2 *Stronger Together*, the Community Strategy for Havant Borough 2005-2008 identifies the following as strategic priorities for the Borough:

The Economy

Economic development:

- Attracting more wealth into the local economy by bringing in new businesses, expansion of existing local businesses and winning funds for social and environmental projects.

Town centres:

- Revitalising/bringing in new retail businesses, in order to create an attractive and distinctive shopping environment.

Employment:

- Increasing the number of local jobs so as to reduce travelling out of the borough to work.
- Encouraging the development of knowledge-based and value-added businesses.

Education/skills development/training:

- Increasing opportunities for skills development, to improve productivity and competitiveness.

Bringing benefits to Havant through the development of a sub-regional plan for urban South Hampshire.

Social Inclusion

Health:

- Equal access to and delivery of, health services for everyone, including using the Patient Advice and Liaison Service* (PALS) as a key source of feedback and public engagement.

Housing:

- Working to bring about a more balanced housing market in which everyone has the opportunity to live in a decent home at a cost which is affordable.

Crime and disorder:

- Improving quality of life by continuing to reduce crime and disorder and reducing fear of becoming a victim.

Young people/age-related issues:

- Encouraging and supporting young and older people to contribute to developing a local community of which everyone can be proud.

Anti-poverty

- Tackling the disadvantages which limit people's ability to take part effectively in economic, social or cultural activity.
- Ensuring that everyone in the borough has the opportunity to benefit from the general prosperity of the region.

The Environment

Built environment

- Improving the design and quality of built-up areas.
- Progressing strategies for key development sites and areas.

Public places and spaces

- Better maintenance/presentation.
- Improving the appearance of access routes into towns.

Transport:

- Promoting more sustainable transport choices.
- Improving road safety.
- Improving access to transport for disabled and mobility-impaired people.

Sustainability

- Increasing recycling.
- More efficient use of energy.
- Investigating alternative energy supplies.

4.3 Regeneration Strategy 2005-2008

4.3.1 *Unlocking the Potential*, the Regeneration Strategy for Havant Borough 2005-8 aims to create a framework for economic development and regeneration to support social needs, tackle deprivation and secure social and economic inclusion as part of contribution to the delivery of the Community Strategy.

4.4 Cultural Strategy 2005-2008

4.4.1 *Inspiring Life*, the Cultural Strategy for Havant Borough 2005-08 provides a framework for delivering the vision for culture in Havant Borough. It sets out a definition of culture and identifies the current cultural offer in Havant. It identifies the vision for culture and provides an action plan for delivering the vision.

4.5 Corporate Strategy – Focus on Our Future

4.5.1 *Focus on Our Future*, the Corporate Strategy for 2005 – 2008 sets out the Council's agenda for what will be a challenging and exciting time for the organisation. The aspiration of a **Cleaner, Safer, More Prosperous Borough** will be achieved through putting a significant focus on the partnership agenda, not just with other local bodies but neighbouring authorities. The priority themes for Havant Borough are the economy, social inclusion and the environment

4.6 Havant Borough District-Wide Local Plan

4.6.1 The Havant Borough District-wide Local Plan (HBDWLP) was adopted on 30 September 2005. The HBDWLP sets out a framework for development in the Borough up to 2011. Key HBWDLP aims are as follows:

Housing

- 4.6.2 To provide housing of a variety of types and tenures in accordance with identified housing needs.

Urban Regeneration

- 4.6.3 To promote the regeneration and the continuing renewal of urban areas in order to ensure the most efficient use of urban land and premises, without compromising environmental quality.

Community Development

- 4.6.4 To promote the development of local communities by encouraging the provision of services, facilities and a better balance between housing and employment in local areas in order to help reduce the need to travel and to support the creation of more self-supporting communities.

Employment and the Economy

- 4.6.5 To promote the growth of employment through the development of industry, commerce, tourism and leisure where this capitalises on and complements the individual assets and characteristics of the Borough and maintains and improves the quality of the environment.

Town, District and Local Centres

- 4.6.6 To promote the improvement and revitalisation of town, district and local centres by encouraging the creation of clean, secure and attractive environments with a diversity of use and activity and good accessibility so that they are able to serve the local and wider communities well.

Transport

- 4.6.7 To promote an integrated transport system which gives a choice of modes for movement including public transport, cycling and walking and which offers a convenient and safe alternative to the use of the private car.

Environment

- 4.6.8 To protect and enhance the natural and built environments, including sites of importance for nature conservation; the open coast; open gaps which protect the separate identities of settlements; the best and most versatile agricultural land; buildings, features and sites of historic heritage importance; landscapes of special quality; and by promoting quality in design at all levels.

4.7 Local Development Framework

- 4.7.1 Following adoption of the HBDWLP on the 30th September 2005 the council is preparing a Local Development Framework (LDF) for the Borough. This plan will set the framework for the spatial implementation of the Community Strategy, the Regeneration Strategy, Corporate Strategy and the Cultural Strategy. The LDF will apply the strategic requirements of the emerging South East Plan and the South Hampshire Sub-Regional Spatial Strategy.

Figure 1 – LDF Context



4.7.2 Work on the HBDWLP was already well advanced when the current Community, Regeneration, Cultural Strategy and Corporate strategies were finalised. However, the overall vision for the Borough has not changed radically - for example all the strategies contain reference to employment land releases in the HBDWLP. Therefore the common aims of the Council's strategies are compatible.

4.7.3 The HBDWLP was adopted on the 30th September 2005. In accordance with the Planning and Compulsory Purchase Act 2004 transitional Local Development Framework arrangements the policies of the plan are saved for a period of 3 years from the date of adoption. Therefore at present the LDF consists of all the policies in the HBDWLP, the Statement of Community Involvement and adopted Supplementary Planning Documents for Leigh Park and Havant town centre.

4.7.4 The Planning & Compulsory Purchase Act 2004; Schedule 8(1(3)) gives the Secretary of State the power to extend the period for which policies can be saved. Policies will only be saved where they comply with the criteria set out in paragraph 5.15 of PPS12. There will be a need to save HBDWLP policies beyond the 29th September 2008, Havant Borough Council will submit a list of policies that it wishes to save beyond the 3 year period by the 29th March 2008. A thorough assessment of the HBDWLP policies will be undertaken as part of next years Annual Monitoring Report to ensure that the list of saved policies will comply with the requirements of paragraph 5.15 of PPS12.

5. PROGRESS IN PREPARING NEW PLANNING DOCUMENTS

- 5.1 This section will set out what progress has been made in preparing new planning documents.

Havant Borough District-Wide Local Plan

Milestone	Local Development Scheme projected date	Actual Progress
Close of Local Plan Inquiry	June 2003	June 2003
Inspector's report received	May 2004	May 2004
Modifications Published	31 st January 2005	31 st January 2005
Executive	13 th July, 2005	13 th July, 2005
Council agree final version	27 th July, 2005	27 th July, 2005
Publish Notice of Intention to Adopt	August 2005	19 th August 2005
Publish Notice of Adoption	By end of September 2005	30 th September 2005
Six week period of High Court Challenge	11 th November 2005	11 th November – No challenges

- 5.2 The Havant Borough District Wide Local Plan (HBDWLP) has met the local Development Scheme targets. The HBDWLP was adopted on the 30th September 2005. The adoption of the HBDWLP achieved the required Milestones within this Annual Monitoring Report period.
- 5.3 The Modifications stage resulted in 1200 representations. The analysis and responses to this unexpectedly large scale of comment meant resources had to be diverted from progress on other parts of the Local Development Scheme.
- 5.4 A revision to the Local Development Scheme (LDS) was agreed by the Council in July 2006 and subsequently submitted to the Secretary of State, through the Government Office. As the revised LDS timetable was not approved within the Formal reporting period of this Annual Monitoring Report the original March 2005 LDS timetable has been used throughout this report.

Local Development Framework Document – Statement of Community Involvement (SCI)

Milestone (Key Milestones in bold)	Local Development Scheme projected date	Actual Date
Pre Production and Technical Work	November 2004 – January 2005	November 2004 – January 2005
Issues and Options: Informal Consultation (Reg 25)	February – April 2005	March 12 th – 15 th April 2005
Executive agreement	13 th July 2005	13 th July 2005
Consultation on Preferred Options (Reg 26)	June - August 2005	25 th July – 19 th September 2005
Date for Submission to SoS (Reg 28)	January 2006	20 th January 2006
Pre-Examination Meeting	April 2006	April 2006
Examination (Start/Duration)	June 2006	June 2006

Receipt of Inspector's Binding Report		8 th August 2006
Adoption & publication	October 2006	18 th October 2006

- 5.4 The SCI met the Regulation 25 milestone. The Regulation 26 consultation slipped by one month. However, this minor delay had no impact on the Regulation 28 submission, which took place on the 20th January 2006 in accordance with the original Local Development Scheme milestone. A written representation examination was held and the inspector's binding report was published on the 8th August 2006. Although outside the formal reporting period of this Annual Monitoring Report it should be noted that the Council adopted the SCI on the 18th October 2006 in accordance with the original LDS Milestone.

Local Development Document – Core Strategy

Milestone (Key milestones in bold)	Original Local Development Scheme projected date	Actual Date
Pre Production and Technical work	March – September 2005	April 2005 -
Preparation of Sustainability Appraisal Scoping Report		Scoping Report finalized September 2006
Issues and Options: Informal Consultation (Regulation 25)	November - December 2005	21 st July – 31 st August 2006
Consultation on Preferred Options (Regulation 26)	July - August 2006	
Date for Submission to SoS (Reg 28) – Including Public Consultation	May 2007	
Pre-Examination Meeting	August 2007	
Examination (Start/Duration)	October - December 2007	
Adoption & publication of document & revised proposals map	August 2008	

- 5.5 The priorities over the period April 2005/March 2006 were to ensure the adoption of the HBDWLP, progress the Major Development Area West of Waterlooville and contribute to the South Hampshire Sub-Regional Strategy. The successful achievement of these priority tasks diverted staff and other resources away from the front loading of the Core Strategy. Staffing levels are now established and enhanced budgetary provision has been agreed for 2006/2007.
- 5.6 The Core Strategy has been the priority for the 2005/2006 year. Although outside the Annual Monitoring Reporting period the Regulation 25 consultation took place in July/August 2006. The failure of the Lichfield and Stafford Core Strategies has sent a shock wave through planning authorities and there appears to be a government shift of emphasis on soundness rather than timeliness in order to ensure that further failures are minimised.
- 5.7 The Council will submit a revised LDS to show a new timetable for the Core Strategy progression early in 2007. It is envisaged that the Preferred Options can be undertaken in June 2007 and submission early in 2008. This revision will enable the Council to have confidence in the soundness of the evidence base that will be

available at submission, to take on board the recent guidance in PPS3, PPS25 and other emerging documents such as the Barker Report and the South East Plan Examination in Public and learn from the experience of the front running authorities.

Local Development Document – Havant Town Centre Urban Design Framework Supplementary Planning Document

Milestone (Key milestones in bold)	Local Development Scheme projected date	Actual Date
Pre Production and Technical Work	January - February 2005	January – March 2005
Preparation of Sustainability Appraisal Scoping Report		
Issues and Options: Informal Consultation	March - April 2005	March 2005
Produce Preferred Options	April – July 2005	April – September 2005
Date for Public consultation on Preferred Options (Regulation 17)	September - October 2005	20 th January – 25 th February 2006
Adoption & publication of document	March 2006	19 th April

- 5.8 The Havant Town Centre Urban Design Framework (HTCUDF) has progressed well. The work undertaken by the consultants, Roger Evans Associates Limited (REAL) has integrated well with the work they are doing for the Council on Liveability projects. The Council sought additional work from the consultants and this has resulted in some minor slippage in meeting the Regulation 17 milestone which took place in January/February 2006. A significant amount of time was made up and the eventual adoption date only moved from March to April 2006. The HTCUDF now forms part of the Council's Local Development Framework, linked to saved policies in the HBDWLP.

Local Development Document– Leigh Park Planning Guidance (Strategic Framework) Supplementary Planning Document

Milestones	Projected Date	Actual Date
Pre Production and Technical Work	December 2004 – February 2005	December 2004 – April 2005
Preparation of Sustainability Appraisal Scoping Report		
Issues and Options: Informal Consultation	March - April 2005	August – September 2005
Produce Preferred Options (draft strategy)	April - June 2005	
Date for Public consultation on Preferred Options (Regulation 17)	July - August 2005	6 th January – 7 th February, 2006
Adoption & publication of document & revised proposals map	February 2006	Executive (11 th May 2006) Council (26 th July 2006)

- 5.9 The impact of the prioritisation of the HBDWLP and the West of Waterlooville Major Development Area has led to slippage on the timetable of this SPD. Additionally

there has been uncertainty in determining what form the SPD could take in terms of evolving the 'saved' policy UA3 combined with the Creating Quality Places (CQP) project and the incorporation of Sustainability Appraisal (SA).

- 5.10 The implementation of what remains an evolving LDF system in this transitional stage where we have also been adopting the HBDWLP in parallel has highlighted the complexity of the new system. Although there was a significant slippage in the Regulation 17 milestone, the actual document was effectively completed on the 11th May, when the Council's Executive approved it. However, the final Full Council approval could not be completed until the end of July due to a lack of set meeting dates. This has highlighted a need to ensure that, where necessary, special Council meetings will need to be arranged to minimise such delays.
- 5.11 The Council's Local Development Scheme programming will in future have to at times dictate the need for Council meetings. The LDS programming is nevertheless critically tied to the publication of the Council's borough wide quarterly magazine, *Serving You*, which places a significant constraint on timetabling, bearing in mind the long lead in times for articles. The need for special editions of the magazine will also be considered where necessary to ensure that delays are minimised.

6. ASSESSMENT OF LOCAL DEVELOPMENT FRAMEWORK POLICIES

- 6.1 As stated, the Local Development Framework consists of saved policies in the Havant Borough District-Wide Local Plan (HBDWLP). The Plan contains a full range of policies and proposals setting out a framework for development in the Borough.
- 6.2 This report examines various key aspects of the Plan, the context of these will be assessed, and some key issues identified. The impact of existing policies can be measured using indicators and targets to see how development has been implemented during the year. There are two types of indicators:
- 6.3 **Core Indicators** are measures that the Government requires all AMRs to include. They cover a wide range of policy areas and provide a broad basis for assessing Local Development Frameworks. For ease of reference these are identified by the prefix **C**. It has not been possible in all instances to record information for all the Core Indicators. Where this is the case, the report sets out how it is proposed to gather and report the information in future years.
- 6.4 **Local Indicators** are measures included in the adopted HBDWLP, their target dates are aligned with the Local Plan period 2001 - 2011. Some of the targets included in the Plan have been superseded by core indicators required for the AMR, but many remain valid and these will continue to be monitored and included in this and future annual monitoring reports. The local indicators will be prefixed by **L**.
- 6.5 A full description of the monitoring framework developed for the adopted HBDWLP can be found in Background Paper 8 *Monitoring* and subsequent monitoring reports (Background Papers 8/1, 8/2 and 8/3). Not all Local Indicators have annually recorded information. Where this is the case this AMR records the most recent figures to establish a baseline for future reports.
- 6.6 Together it is considered that the Core and Local Indicators provide a reasonable framework to monitor the Local Development Framework. Future AMRs will include any additional indicators identified through the production of additional Local Development Documents and accompanying Sustainability Appraisal.

7. ECONOMIC DEVELOPMENT AND EMPLOYMENT

Context:

- 7.1 The economy within the Borough has traditionally been manufacturing based with a strong skill representation in electrical and mechanical engineering. The decline of the manufacturing sector has led to a diversification of skills into computers and electronics although many of the Borough's workforce still lack the necessary skills for modern industry. This is reflected in a consistently higher unemployment rate than the Hampshire average. The economy also suffers from high levels of out-commuting and a shortage of land available to meet the needs of business.
- 7.2 The Borough falls within one of eight Priority Regions for Economic Regeneration identified in Regional Planning Guidance for the South East (RPG9). In 2001 66.4% of the population aged 16-74 were economically active-the lowest proportion in Hampshire.
Source: 2001 census

NOTE: Proportion of working age population (males age 16-64 and females age 16 – 59) who are economically active (residence based) (April 2005 - March 2006) is 83.3%. This is above the GB average of 78.2% and the SE Region of 82.2%
Source: Local Knowledge/annual population survey

The variance in figures would suggest that there has been a substantial rise in the number of Havant residents in employment in the period 2001 –2006. It may also indicated that very few residents age 65-74 are in employment. Havant has an ageing population with 10.42% of the population in the 65-74 age group.

- 7.3 34.5% of the unemployed in the Borough are long-term unemployed (6+ months)
Source: Jobcentre Plus 2006
- 7.4 Out of the 354 local authorities in England, Havant is rated 137nd most deprived (IMD 2004) Deprivation is now measured at sub-ward level with wards being divided up into Super output areas (SOAs) Within Havant we have 3 SOA's which are within the top 10% of the most deprived SOAs in England. We also have 14 SOAs within the top 20% most deprived in England. All of these SOAs comprise the Leigh Park and Wecock Farm areas which consist of large areas of social housing.
Source IMD 2004
- 7.5 23% of the workforce are in managerial and professional grade jobs (NVQ 4+) (higher managerial/administrative/ professional workers) - lower than the average (27.52%) for England and Wales.
Source : Local Knowledge – Annual Population Survey 2005/6
- 7.6 The Borough has the second lowest jobs density (0.66) in Hampshire, below the regional (0.85) and GB average (0.83) The workforce exceeds the number of jobs available, increasing out-commuting.
Source: Local Knowledge /NOMIS

Havant has a net out-commuting score of 79.29 (GB ave is 100, SE 105, Hampshire 101) This is the second lowest score for Hampshire (Gosport is the lowest)
Source: Local Knowledge

- 7.7 The UK Area Classification of Local Authorities classifies Havant as a Manufacturing Town, one of only two in the South East.

20% of jobs in Havant are in Manufacturing. This is the highest proportion in the South East and Havant ranks as the 65th most industrialised town in GB.

Source: *Local Knowledge – Annual Business Enquiry 2004*

- 7.8 Tourism is important to the Borough and is centred on Hayling Island and Emsworth. The major attractions of Hayling Island are its rural character and extensive shoreline with Blue Flag and seaside award winning beaches located between Chichester and Langstone Harbours. The historic town of Emsworth attracts a large number of visitors with the town centre, harbour, Mill Pond, Emsworth Museum and the variety of public houses and restaurants all contributing to the town's appeal. Emsworth has a nationally acclaimed annual food festival which attracts over 55000 visitors. It also has an interesting high street with a high proportion of family owned small shops including butchers, delicatessen, book shops, etc.

Source: *HBC/EFF website*

- 7.9 Tourist South East were commissioned to produce a Havant Borough Visitor Survey in 2005. The report showed that 63% of visitors were day visitors from home, 33% were staying overnight and 12 % were day visitors on holiday (staying in accommodation elsewhere) 24% of visitors were in professional and managerial categories. 3% of visitors were from overseas

Source: *Tourism SE 2005*

Economic Development & Employment Key Issues:

- Reliance on older manufacturing industries
- Out-commuting
- Unemployment (relatively low at 2.3% but higher than the Hampshire ave at 1.58% and SE ave 1.6%)
- Deprivation – Havant is the 137th most deprived local authority area (out of 354)

Economic Development and Employment Indicators for 2005/06:

Core Indicators:

C1a - Amount of floorspace developed for employment by type

- 7.10 During 2005/06 a total of 6459 sq m floorspace for employment purposes was developed. The total per use class order is shown in Table 1.

Table 1 – Developed Employment Floorspace 2005/6 by Type

USE CLASS	DEVELOPED FLOORSPACE (sq m) Completed during 05/06
B1	0
B1A	0
B2	244
B8	0
Unclassified B1-8	6215
Total	6459

Source: *rob.marshall@hants.gov.uk*

7.11 The bulk of this floorspace is recorded as the open Class B1-8 category.

C1b - Amount of floorspace developed for employment by type, in employment or regeneration areas.

7.12 There are three industrial improvement areas identified in the HBDWLP. They are Aston Road, Waterlooville, Aysgarth/Arnside Road, Waterlooville and Brockhampton Lane/Solent Road, Havant.

7.13 Some of the Borough's older industrial areas are no longer compatible with the needs of modern industry. Access, layout, landscaping and parking are below modern standards and often the estate has a generally run down appearance. Within these areas units are often vacant or available and there is a difficulty in selling or attracting new tenants. Industrial Improvement Areas offer an opportunity to manage these areas.

**Table 2 – Developed Employment Floorspace 2005/06
in Employment or Regeneration areas by type**

Use class	Total developed floor space (sq m) Completed during 05/06	Developed floor space in employment or regeneration areas (sq m)	% in employment or regeneration areas
B1	0	0	0
B1A	0	0	0
B2	244	0	0
B8	0	0	0
Unclassified B1-8	6215	0	0
Overall total	6459	0	0

Source: *rob.marshall@hants.gov.uk*

7.14 None of the total floor space developed is located within employment or regeneration areas.

C1c – Amount of floorspace by employment type, which is on previously-developed land

**Table 3 – Developed Employment Floorspace 2005/06
on Previously-Developed Land by Type**

Use class	Total developed floor space (sq m)	Developed floor space on previously developed land (sq m)	% on previously developed land
B1	0		
B1A	0		
B2	244	244	100%
B8	0		
Unclassified B1-8	6215	1185	19%
Overall total	6459	1429	22%

Source: *rob.marshall@hants.gov.uk*

- 7.15 Overall, 22% of the total employment floorspace developed during 2005/06 was on previously-developed land. The figures show much higher greenfield development because the bulk of employment land allocations in the HBDWLP were greenfield sites. Future monitoring reports be refined in future years to minimise the amount of floorspace which is recorded as falling into the broad 'Unclassified B1-B8' category.

C1d - Employment land available by type

- 7.16 At 31 March 2006 there was a total of 45.78 ha of land identified as available for employment development. The breakdown of this figure by type is shown in Table 4.

Table 4 – Employment Land Available by Type 2005/6

USE CLASS	AVAILABLE LAND (ha)
B1	6.68
B1A	2.46
B2	0.59
B8	0.14
Unclassified B1-8	35.91
Total	45.78

Source: *rob.marshall@hants.gov.uk*

- 7.17 The schedule shows a large amount of employment land available. This is because the HBDWLP has a significant amount of employment allocations. These sites have now started to come forward following the adoption of the HBDWLP in September 2005.

C1e - Losses of employment land in (i) development/regeneration areas

- 7.18 During 2005/06 there were no losses of employment land in employment or regeneration areas defined in the HBDWLP.

C1e - Losses of employment land in (ii) local authority area.

- 7.19 During 2005/06, no sites previously used for employment purposes outside of development/regeneration areas totalling were developed for residential purposes.

C1f - Amount of employment land lost to residential development

- 7.20 During 2005/06, none of the losses of employment land in the Borough were due to sites being developed for residential purposes. Therefore no land was lost in this way, the same as recorded under Core Indicator C11e above.

LOCAL INDICATORS

- 7.21 In addition to the Core Indicators, there are a number of indicators specific to Havant Borough which are recorded below.

L1 - Number of Jobs on Identified Sites

Target: 1,300 jobs to be delivered on selected sites in Havant Borough 2005-2008

7.22 This target is included in the Council's Regeneration Strategy 2005-2008 and is included as a local indicator in the Council's Best Value Performance Plan. It will monitor the number of jobs likely to arise on three sites - Dunsbury Hill Farm, Penner Road and Harts Farm Way.

- **Dunsbury Hill Farm.** 13.2 ha site. Discussions are taking place with Portsmouth CC who are the owners of this site.
- **Penner Road.** Many new businesses have set up in new units at this site. There are 263 people employed on this site (excluding Scottish and Southern Electric)
Source: HBC survey June 2006
- **Harts Farm Way.** 4.2 ha site (former HBC depot) Land was acquired by SEEDA and sold to Dwyer plc for development.

Unemployment

L2 - Target: Reduce the gap in the unemployment rates for Havant and Hampshire to 1% by 2009

7.23 This target is contained within the Council's Regeneration Strategy. Historically, Havant has had a higher unemployment rate than Hampshire as a whole.

7.24 The unemployment rate in the Borough for the past four years is shown in Table 5

Table 5 - Unemployment Rates

Year ending 31 March	2002	2003	2004	2005	2006
Havant	2.9%	2.7%	2.0%	1.8%	2.4%
Hampshire	1.2%	1.2%	1.1%	0.9%	1.3%
Difference	1.7%	1.5%	0.9%	0.9%	1.1%

Source: Hampshire County Council

7.25 The above figures are the average monthly unemployment rate for each year, which smooth out monthly fluctuations.

L3 - Tourism

Target: Increase in number of visitors and in visitor spending.

7.26 The Havant Borough Visitor Survey is carried out every 5 years. The previous reports in 1995 and 2000 showed an increase in visitor numbers and spending.

7.27 The 2005 Visitor Survey showed that expenditure per day for each category of visitor had increased in some categories but decreased in others since the previous survey was carried out

The recorded daily expenditure was:	2005	2000	1995
• Staying visitors	£15.43	£19.21	£13.52

• Day visitors from home	£8.26	£6.79	£5.24
• Day visitors on holiday	£9.01	£7.39	£4.48

Source: Havant Borough Visitor Survey 2005

Economic Development and Employment Conclusion

- 7.28 Not all the information is currently available to measure. All Districts in Hampshire are currently negotiating with HCC to produce a Service Level Agreement to collect the information necessary to monitor the employment Core Indicators.
- 7.29 The emerging South East Plan is likely to have significant implications for economic development in the Borough and the emerging Core Strategy for the Borough will reflect this. The Council is currently conducting an Employment Land Review to assess this issue.
- 7.30 Out-commuting is identified as a key issue for the Borough but there are currently no measures to monitor the ongoing changes. Officers will review this over the next few months and consider whether an appropriate target and monitoring framework should be introduced for future reports.
- 7.31 Tourism is important to the economy of the Borough, both on Hayling Island and on the mainland. The Havant Borough Visitor Survey is carried out every 5 years. The most recent survey was conducted in the summer of 2005. A new Tourism plan is currently under development by HBC.

8. HOUSING AND BUILT ENVIRONMENT

Context:

- 8.1 Hampshire County Council estimate that the population of Havant Borough at 31 March 2006 is 114,961.
In the last decade the population has dropped by 3,500, or 2.9%. This is the largest loss in the South East Region.
The average household size has decreased from 2.56 in 1991 to 2.39 in 2001, compared to the UK average of 2.56 in 2001.
Over the period 1991-2001 there has been a 33% increase in the population over 85. In 2001 Havant had 3rd (out of 67) lowest proportion of people in minority groups in the South East Region.
- 8.2 The housing market should be seen as part of the wider Portsmouth sub-regional housing market.
- 8.3 The population of Havant Borough has been characterised by high rates of growth for much of the post war period. Fuelled by increases in local job opportunities and house building rates the population has grown from 32,000 in 1951 to nearly 117,000 today. A decline in the pace of development coupled with a sustained level of out migration has led to a slight decrease in population from 1991 and Hampshire County Council's population forecasts indicate that this trend will continue up to 2011. The predicted changes in the population of Havant between 1996 and 2011 are outlined in Table 6.

Table 6 - Predicted Population Change in Havant and Hampshire 1996-2011

	Total population				% change in pop. 1996/2011
	1996	2001	2006	2011	
Havant	119,769	116,849	116,703	116,289	-2.9%
Hants*	1,619,356	1,240,103	1,683,613	1,716,689	+6.0%

*includes Portsmouth & Southampton

Source: Hampshire County Council, Research and Intelligence Unit and ONS

- 8.4 Table 7 shows the forecast population change by age groups between 1996 and 2011. It shows a decline in Havant's population for the age groups between 0 and 44. The most significant declines occur in the 0-4 and 5-15 age groups. The 0-4 age group declines by 12.4% and the 5-15 by 13.4%.
- 8.5 The decline in these age groups is in contrast to the 45 to 85+ age categories which as a whole are projected to increase. Increases of 16.8% and 37.4% occur in the 75-84 and 85+ age groups indicating longer life expectancy. The 45-64 age group is predicted to increase by nearly 1,960, a 6.8% increase.

Table 7 - Projected Age Distribution of Private Household Population 1996-2011

Age Groups	Population 1996	% of total population in 1996	Population 2011	% of total population in 2011	% change in Havant
0-4	7,085	5.9	6,207	5.3	-12.4
5-15	17,072	14.3	14,790	12.7	-13.4
16-29	20,756	17.3	19,278	16.6	-7.1
30-44	24,720	20.6	21,931	18.9	-11.3
45-64	28,882	24.1	30,842	26.5	6.8
65-74	12,132	10.1	12,110	10.4	-0.2
75-84	6,502	5.4	7,595	6.5	16.8
85+	1,702	1.4	2,339	2.0	37.4
Total	118,851	99.2	115,092	99.1	-3.2
Inst. Pop.	918	0.8	1,197	1.0	30.4
Total Pop.	118,851	100.0	116,289	100.0	-2.9

Source: Hampshire County Council, Research and Intelligence Unit

- 8.6 Table 8 shows the long term population projections for household type. A decrease between 1996 and 2011 is predicted in the number of married couple households. This household type includes married couples with children, and adult offspring still living at home. The decline is caused by a combination of lower first marriage and re-marriage rates, continuing high divorce rates, together with the overall ageing of the population which inevitably results in a higher proportion of widowed and divorced persons in the population.
- 8.7 In contrast the number of one person households shows a significant increase from 25.4% of the total number of households in 1996 to 31.6% in 2011. This trend is caused by an increase in the number of non-married people, an increase in the proportion of people over retirement age and increases in the proportion of the population in most age and sex groups who will head one person households.
- 8.8 The predicted changes in household type have influenced the future projections for average household size which is predicted to fall from 2.5 to 2.3 persons per household for Havant. The decline in household size is reflected in the increase in

the number of households within Havant by 2011 which is predicted to occur in spite of the overall decline in population.

Table 8 - Projected Number of Households by Type

	Households 1996	% of total households in 1996	Households 2011	% of total households in 2011	% change by household type 1996-2011
Married Couple	26,768	56.5	23,197	46.3	-13.3
Lone Parent	2,394	5.1	2,635	5.3	+10.1
One Person	12,044	25.4	15,813	31.6	+31.3
Other	6,145	13.0	8,444	16.9	+37.4
Total	47,351	100	50,089	100	+5.8
Average household size	2.5		2.3		

Source: Hampshire County Council, Research and Intelligence Unit

8.9 Housing affordability is identified as one of the strategic challenges in the Sustainable Communities Plan for the South East which notes that owner occupation is now out of reach of many people, including key workers such as nurses, police, teachers and their support staff.

8.10 The housing market in Havant at 2001 was as follows:

Table 9 – Average House Prices, 2001

Dwelling type	Average price		
	Havant	Hampshire	South East Region
Detached	£285,200	£346,500	£359,900
Semi-detached	£178,900	£204,700	£212,100
Terraced	£137,200	£172,700	£175,100
Flat	£111,600	£142,900	£145,800
All types	£183,800	£230,700	£222,100

Source: Land Registry.

8.11 The house price to income ratio for Havant is 4.79, compared with a traditional limit of mortgage lending of 3.75 times household income for households with one adult earner, or 3.25 times household income for those with two (or more) adult earners. (Source, *The geography of affordable and unaffordable housing*, Joseph Rowntree Foundation).

8.12 House prices are lower in Havant than the Hampshire and South East average. However, incomes in the Borough are low too - over 50% of households in Havant have a total income of under £15,000, the highest proportion of households in Hampshire outside of the two cities. Therefore housing affordability is a major issue in the Borough.

8.13 In 2004 1.66% of the Borough's housing stock was empty, much lower than the regional average of 2.4%.

Housing and Built Environment Key Issues:

- Delivering sufficient dwellings to meet the Structure Plan baseline housing requirement.
- Achieving infilling and the re-use of previously-developed land whilst maintaining the quality of the residential environment.

- Responding to the changing housing needs of an ageing population.
- Falling household size.

Housing Indicators for 2005/06

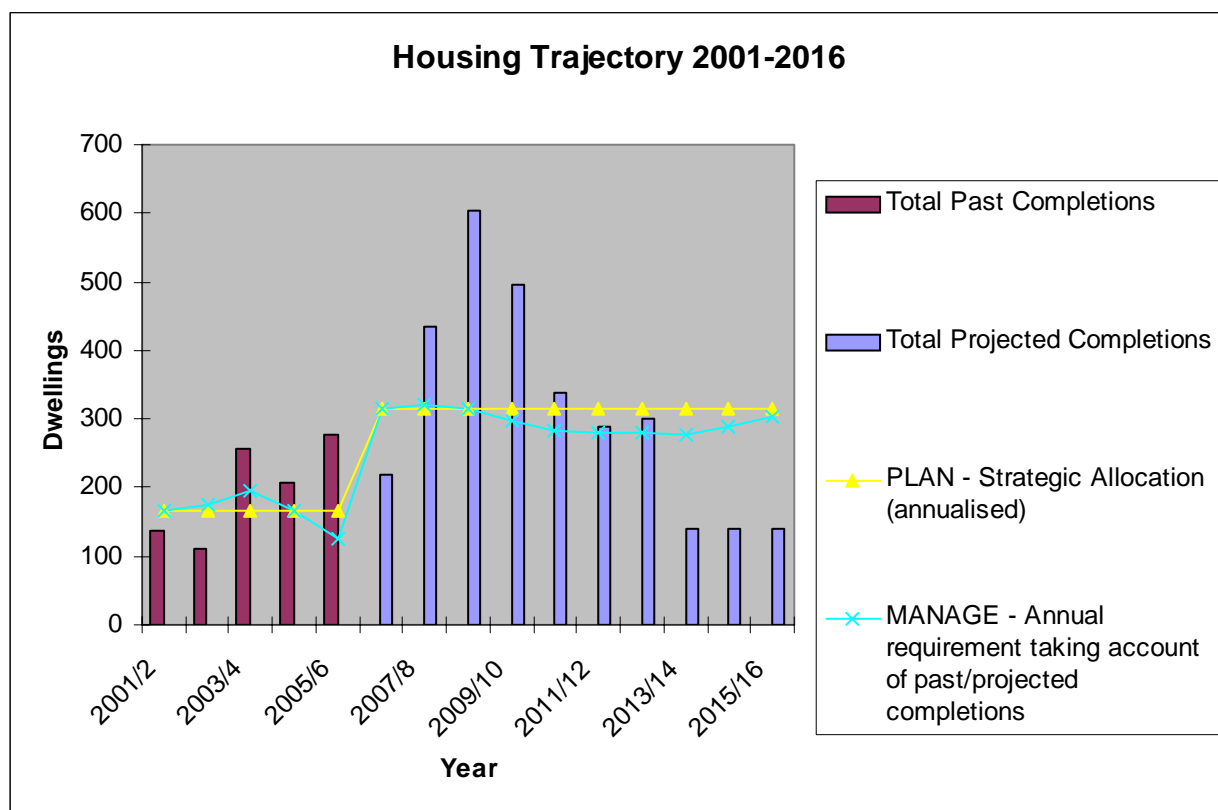
Core Indicators:

C2a - Housing trajectory showing:

- (i) net additional dwellings over the previous five year period or since the start of the relevant DPD period, whichever in the longer;**
- (ii) net additional dwellings for the current year;**
- (iii) projected net additional dwellings up to the end of the relevant DPD period or over a 10 year period from its adoption, whichever is longer;**
- (iv) the annual net additional dwelling requirement; and**
- (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.**

- 8.14 The Hampshire County Structure Plan Review (HCSPR) requires Havant Borough to provide for 2990 dwellings in the period 1996-2011, as its minimum or "baseline" requirement. In order to achieve the remainder of the baseline target, an average annual completion rate of 167 dwellings will be needed between 2001-2011.
- 8.15 The total number of new dwellings built 1996-2006 is 2299, or 115% of the pro-rata structure plan baseline requirement.
- 8.16 The housing trajectory table follows this report in Appendix 1. The table assumes that the strategic allocation for Havant will rise to an average of 315 dwellings per annum. This is the level of development shown in the draft South East Plan.
- 8.17 Based on this information, past levels of development and anticipated levels of new development can be compared with the strategic allocation to see if there will be a likely shortfall. Figure 4 shows 'completions' (net additional dwellings) against the strategic allocations.

Figure 4 – Past and Anticipated Net Housing Additions

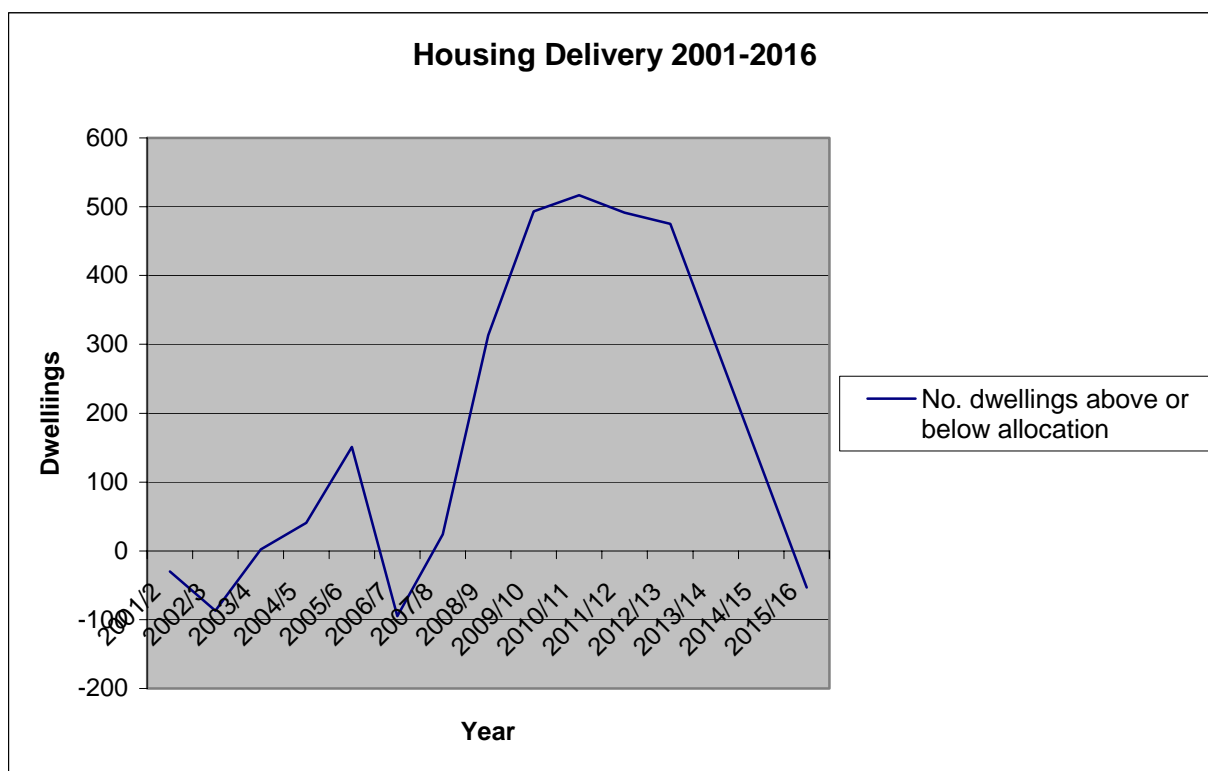


8.18 New housing completions have been widely spread throughout the Borough, with a large number of small sites. Only three sites saw completions of over thirty units in 2005-6. These were 18 Homewell, Havant (50), The Heron, Petersfield Road, Leigh Park (34) and Leigh Park Garage (30). Further information on the likely phasing of new housing development and details of individual sites is included in the *Housing Land Supply Schedule*, published annually by Hampshire County Council.

8.19 The chart shows that the rate of construction of new dwellings is expected to increase by the end of the decade. This is expected to be delivered on a number of sites including greenfield extensions identified in the HBDWLP, additional large previously-developed sites such as Procter and Gamble in Leigh Park and the Major Development Area west of Waterlooville.

8.20 It is expected that the Council’s strategic housing requirement will rise significantly following the adoption of the South East Plan. The chart shows the strategic allocation rising to 315 dwellings per annum, as per the draft plan. The chart does show however that this increased strategic requirement will be met out of existing permissions and local plan allocations for the next few years. The tailing off of new dwellings after 2013 shows that the Council will need to increase supply, possibly via the allocation of additional sites in the Local Development Framework.

Figure 5 – Expected Progress Against Strategic Requirements



8.21 The above chart shows that the expected strategic requirement will be met and exceeded for the first few years of the South East Plan as the adopted Local Plan sites are built out.

C2b - Percentage of new and converted dwellings on PDL (previously developed land)

8.22 The adopted HBDWLP has a target that at least 60% of additional dwellings to be provided within the urban areas on previously developed land.

8.23 During the year ended 31 March 2006 339 dwellings were completed in the Borough, of which 282 or 83% were built on previously developed land. Recent results are shown in Table 10.

Table 10 Dwellings on Previously-Developed Land

Year to 31 March	Percentage on previously developed land
2001	100%
2002	77%
2003	99%
2004	75%
2005	97%
2006	83%

8.24 Annual fluctuations are to be expected as the figures are reliant on the development proposals brought to the Council as Local Planning Authority. It is considered likely that

future years will see results closer to the 60% target, due to greenfield urban extensions allocated in the adopted HBDWLP being developed.

C2c - Percentage of new dwelling completed at:

(i) less than 30 d.p.h. (dwellings per hectare)

(ii) between 30 and 50 d.p.h.

(iii) over 50 d.p.h.

8.25 The density of residential development is an important indicator, as the efficient use of land enables the Borough's needs for development to be satisfied whilst safeguarding open countryside. Residential density is expressed in government guidance and the HBDWLP in terms of dwellings per hectare.

8.26 Although it is often necessary to limit the amount of development on a particular site due to environmental or other reasons, the starting point for the consideration of developing any site must be the range of densities (30-50 d.p.h.) directed by government guidance.

8.27 The proportion of new dwellings built at various densities are shown in Table 11:

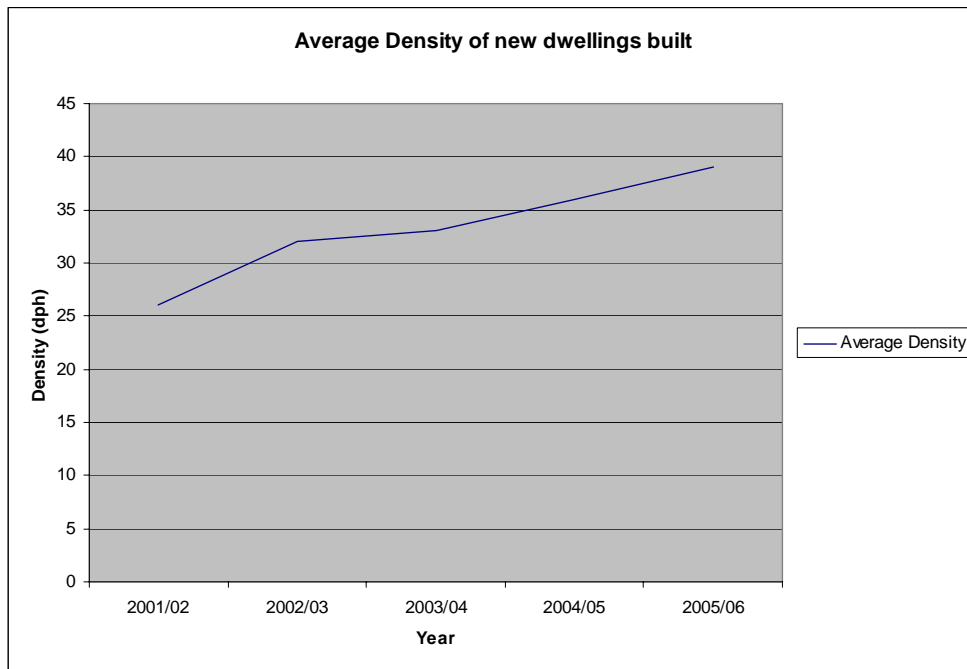
Table 11 - Residential Density (Dwellings per Hectare)

Density range	Percentage of new dwellings 2004/05	Percentage of new dwellings 2005/06
less than 30 d.p.h.	22%	20%
between 30 and 50 d.p.h.	24%	19%
over 50 d.p.h.	54%	61%

8.28 During 2005/06 339 dwellings were completed. These comprised a wide range of development schemes from single infill development (which make up the majority of low-density developments) to larger regeneration schemes.

8.29 Overall, new dwellings completed in the Borough during 2005/06 were built at an average density of 39 d.p.h. This continues a slow but steady increase in residential densities over the past few years:

Figure 6 – Average Residential Density of New Dwellings Built, 2001/2 to 2005/6



8.30 The figures have shown a steady improvement over recent years, in line with adopted Local Plan policy. Increasing housing densities manage scarce land resources.

C2d - Affordable housing completions

8.31 During the year 82 new affordable dwellings were completed by Registered Social Landlords (RSLs) in Havant Borough. This represents 24% of the total gross completions.

8.32 The Council's Housing Strategy contains a target that 100 new dwellings will be completed in the Borough each year. Therefore the performance for 2005/06 fell below that target. As explained earlier, the total housing delivery in 2005/06 was achieved on a large number of small sites, which are generally less likely to deliver affordable housing. It is expected that the number of affordable units will rise over the next few years as a number of larger housing sites are developed.

Housing and Built Environment Local Indicators

House Sizes

L5 - Target: 40-50% of new development to be small dwellings (i.e. 1 and 2 bed).

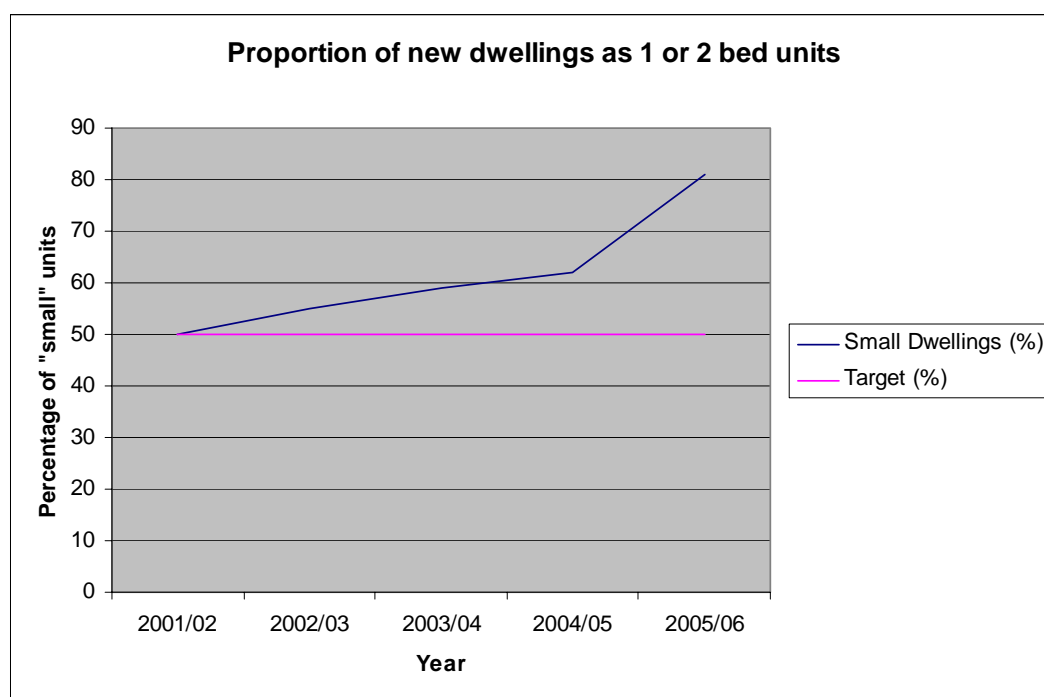
8.33 The aim of this policy is to create a mix of housing types and sizes in response to the population changes which are predicted to occur in the Borough. For the year to 31 March 2006, the results are shown in Table 12.

Table 12 – New Dwelling Sizes 2005/06

Number of bedrooms	Number of dwellings			
	Registered Social Landlords etc	Private Sector	Total	Percentage %
1 Bedroom	12	94	106	31%
2 Bedrooms	67	103	170	50%
3 Bedrooms	3	34	37	11%
4 or more Bedrooms	-	26	26	8%
Total	82	257	339	100%

8.34 Therefore, for 2005/06 276 dwellings or 81% of total completions consisted of 1 or 2 bedroom dwellings. This continues a slow but steady increase in residential densities over the past few years:

Figure 7 – Proportion of Smaller Dwellings, 2001/2 to 2005/6



Housing and Built Environment Conclusion

8.35 The number of dwellings completed within the Borough is crucial - a shortage of new homes has serious economic and social consequences for the Borough. The adopted HBDWLP contains a range of housing allocations and policies to deliver the required dwellings for the Borough.

8.36 The housing trajectory indicated that the Borough is comfortably on track to meet its housing requirement as set out in the Hampshire County Structure Plan.

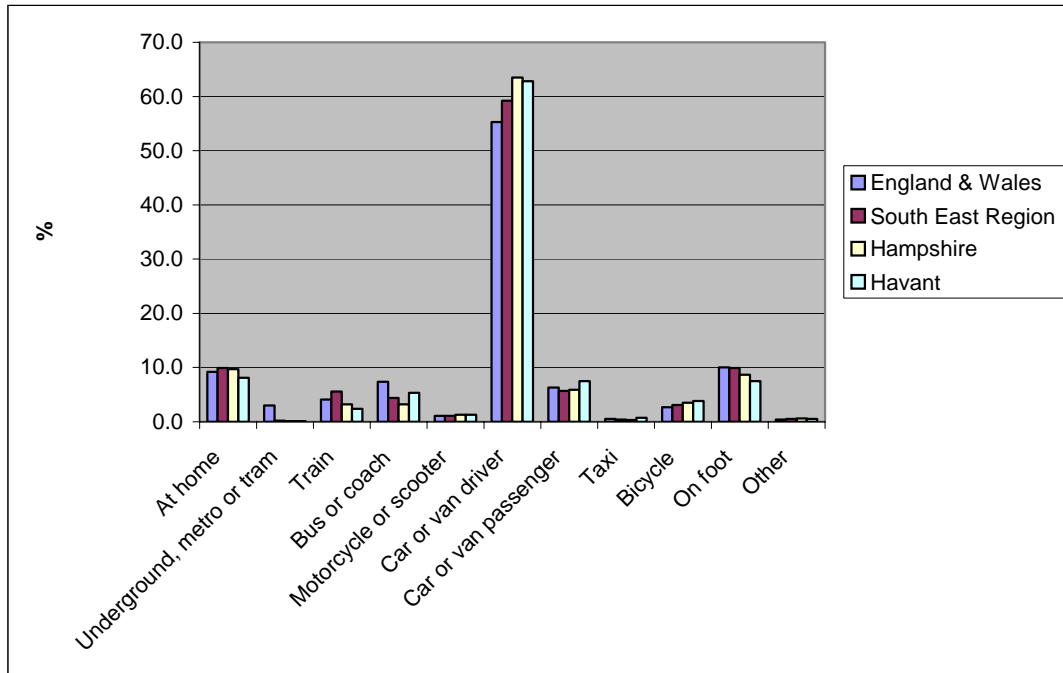
- 8.37 New housing figures for the District are currently being debated as part of the emerging South East Plan – the Regional Spatial Strategy for the South East. The draft South East Plan proposes 6,301 dwellings for Havant for the period to 2026 – a rate of 315 per annum as compared to the existing Structure Plan requirement of around 200 per annum 1996-2011. Whatever figure is set for the Borough will be addressed in the Local Development Framework.
- 8.38 The overall level of new affordable housing is dependent upon sufficient government funding being made available to compliment the anticipated private investment in market housing.
- 8.39 The Council is taking part in an Accommodation Assessment of Gypsies and Travellers commissioned by local authorities in Hampshire and the Isle of Wight. The purpose of the Assessment is to obtain detailed and robust information that will enable the authorities to assess the accommodation needs of Gypsies and Travellers residing or resorting to the area. The Regional Assembly has published a timetable for reviewing the South East Plan to include address Gypsy and Traveler issues and the Assessment will feed into this piece of work.

9. TRANSPORT AND SPATIAL CONNECTIVITY

Context:

- 9.1 There are regular high-speed train services to London Waterloo and Portsmouth and east-west connections on the Southampton-Brighton line. Gatwick Airport lies 40 miles to the north east of Havant and the continental ferry terminal at Portsmouth is within easy reach. The Borough is served by a good, but heavily congested, strategic road network consisting of the A3(M) and A27(T) supplemented by adjacent key routes, principally the A3, A259 and A3023. There is a strong north-south and east-west focus within these networks.
- 9.2 Havant with its high level of public transport accessibility is identified as being of regional importance within the revised Regional Transport Strategy. Overall levels of car ownership in the Borough are higher than the national average with 79% of households in the Borough owning one or more cars compared with the national average of 74%. There is a disparity between the Borough's travel to work in-commuting and out-commuting flows. There are in excess of 11,000 trips outbound compared with inbound. 24% (12,643) of out-commuting has a destination within Portsmouth.

Figure 8 – Mode of Travel to Work, 2001



Source: ONS, 2001 Census

Transport

Key Issues:

9.3 The Highway Authority's (HCC) Local Transport Plan 2006-2011 strategy for the Borough focuses principally on improving accessibility and addressing severance issues. Improving access to key facilities and activities is central to this approach. The key elements of the strategy are:

- Providing improvements to pedestrian and cycle routes to create continuous routes and overcoming severance and ensuring adequate maintenance of these routes. Town centre access plans Havant and Waterlooville will be prepared.
- Improve accessibility to Havant town centre and address severance issues for pedestrians, disabled people and cyclists caused by the rail line through the replacement of the existing sub-standard pedestrian bridge.
- Completing pedestrian and cycle routes to the Broadmarsh business area to provide choice of commuter travel mode and promote economic prosperity. An access plan to Broadmarsh will be prepared.
- Securing effective integration between Waterlooville town centre and the major development area, including making best use of the benefits of the A3 bus corridor, and expansion of Quality Bus Partnerships to cover the main routes between Havant and Waterlooville and other routes serving the A3 corridor.
- Raising travel awareness and promoting effective marketing campaigns.

Transport Indicators for 2005/06

Core Indicators:

C3a - Percentage of completed non-residential development complying with car-parking standards set out in the LDF

- 9.4 The local planning authority adopted the Highway Authority's (HCC) "Hampshire Parking Strategy and Standards" for development control purposes In April 2002 with minor amendments to the definition of "accessibility". All (100%) non-residential development granted planning permission during 2005/06 has been in conformity with the local planning authority's adopted car parking standards.

C3b - Percentage of new residential development within 30 mins public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.

- 9.5 This indicator lists some of the most commonly visited facilities which serve day-to-day needs. Locating new residential development well served by public transport will help to reduce reliance on the public car. Hampshire County Council monitor this indicator as it is linked to the Local Transport Plan.

Table 13 – Housing Development in Accessible Areas

Facility	Number and percentage of new dwellings within 30 minutes travel time	
	Year to 31 March 2005	Year to 31 March 2006
Doctor	232 (98%)	339 (100%)
Hospital	127 (54%)	95 (28%)
Primary school	237 (100%)	339 (100%)
Secondary school	236 (99%)	339 (100%)
Employment centre	237 (100%)	339 (100%)
Retail centre	171 (72%)	328 (97%)
Further education	171 (72%)	328 (97%)
Food supermarkets	236 (99%)	330 (100%)

Source: Hampshire County Council

- 9.6 The above table shows that during the year to 31 March 2006, of the 339 new dwellings completed, nearly all were within 30 minutes travel time of all the facilities listed above with the exception of a hospital.

**Transport
Local Indicators**

L8 – Amount of developer contributions received

- 9.7 The scheme collects contributions towards implementing the Council's Green Transport proposals. The scheme divides the Borough into a number of sub-sectors to ensure that contributions directly relate to the introduction of green transport schemes in the locality. Sums are accumulated until there are sufficient funds to implement schemes in each locality.

- 9.8 Funds Collected:

The scheme was adopted in 1999/2000. Since then, £184,152.98 was received in the period to 31 March 2005. During the year to 31 March 2006, a further £13,512.40 was received.

9.9 Schemes Implemented:

During 2004/05, the Council made a contribution of £15,000 towards the provision of missing pedestrian/cycle linkage between Brambles Farm Business Park and Waterlooville Town Centre. No amounts were spent in 2005/06 but following the end of the year the Council has assisted in the provision of a park and ride scheme to serve the business park at Harts Farm Way during construction works.

**Transport And Spatial Connectivity
Conclusion**

9.10 Overall, the indicators show that the majority of the Borough is reasonably accessible. This should improve further as investments in green transport schemes are made and new development is located in areas well served by existing public transport.

10. LOCAL SERVICES AND COMMERCIAL DEVELOPMENT

Context:

- 10.1 There are a number of town, district and local centres that provide a focus for shopping in the Borough of Havant. The principal shopping centres are Havant Town Centre and Waterlooville Town Centre.
- 10.2 In addition to the two Town Centres, the Borough contains significant District Centres at Emsworth, Leigh Park and Mengham/Gable Head on Hayling Island.
- 10.3 For more detailed information reference should be made to Background Paper No. 2/7 covering Cowplain, Emsworth, Mengham/Gable Head and Leigh Park District Centres dated June 2004. Background Paper 2/8 Out of Centre Local Shopping Provision dated December 2004. Background Paper 2/9 *Borough-Wide Shopping Survey* date March 2005 and Background Paper 2/10 covering Havant and Waterlooville Town Centres dated October 2005.
- 10.4 Other commercial development (office and leisure) is loosely focused on the Town centres but there are significant facilities at edge or out-of centre locations.
- 10.5 The Borough has two Enterprise Centres for business start ups, one of which specialises in information and technology.

Key Issues:

- 10.6 The Borough faces many choices in the years to come concerning the role and function of its existing retail centres in the face of changing shopping habits and new retail development outside the Borough such as Commercial Road, Portsmouth.

Local Services and Commercial Development Indicators for 2005/06

Core Indicators:

C4a - Amount of completed retail, office and leisure development

10.7 There have been no significant completions of retail, office or leisure development in the Borough during 2005/06. A number of sites are currently under construction such as the retail developments in Solent Road, Havant and Potash Terrace, Havant which will be completed in 2006/07.

C4b - Percentage of completed retail, office and leisure development in town centres

10.8 There have been no significant developments of retail, office or leisure development in the Borough during 2005/06.

Local Indicators

Pedestrian Footfall:

L9 - Target: *Increase footfall at the 100% pitch and across the centres overall.*

10.9 This indicator measures the numbers and movements of people on the streets in the various centres. It is a helpful indication of the vitality of the shopping centre. The Council conducts regular surveys of footfall at all centres measured at a number of locations in each centre. The location that is the busiest in each centre is termed the 100% pitch.

10.10 The survey results gave the following figures for the busiest location (100% pitch) and the centre as a whole:

Table 14 - Pedestrian Flow Counts for Havant, Waterlooville & Leigh Park

	2002	2004	Change 2002-2004
Havant busiest location	34,039	41,826	+23%
Havant - Total for centre	108,405	134,549	+24%
Waterlooville busiest location	37,143	30,132	-19%
Waterlooville - Total for centre	123,123	110,974	-10%
Leigh Park busiest location	16,484	11,935	-28%
Leigh Park - Total for centre	67,408	52,048	-23%

Surveys for the other centres are conducted on alternate years. However no survey was conducted in 2005.

Table 15 - Pedestrian Flow Counts for Cowplain, Emsworth & Mengham/Gable Head

	2001	2003	Change 2001-2003
Cowplain busiest location	6,235	5,753	-8%
Cowplain - Total for centre	24,245	21,301	-12%%
Emsworth busiest location	14,156	16,645	+18%
Emsworth - Total for centre	46,588	45,827	-2%
Mengham/G. Head-busiest location	15,093	16,403	+9%
Mengham/G. Head-Total for centre	57,320	54,669	-4%%

Source: HBC Background Paper

Vacancy Levels:

L10 - Target: UK average or below UK average vacancy profiles.

10.11 The vacancy rates in the Borough's centres are shown in Table 15 and 16. Figures for 2005/06 are only available for the town centres. The district centres are to be updated during 2006.

Table 16 - Vacant Retail Units, Town Centres

	2003		2006		Change 2003-06	
	Vacant units	%	Vacant units	%	Vacant units	%
Havant	19	10%	20	11%	-1	5%
Waterlooville	8	5%	6	4%	-2	25%
UK average	-	10%	-	10%	-	-

Source: Experian Goad Reports January 2006

Table 17 - Vacant Retail Units, District Centres

	2001		2003		Change 2001-03	
	Vacant units	%	Vacant units	%	Vacant units	%
Cowplain	5	13%	4	10%	-1	-15%
Emsworth	8	9%	4	4%	-4	-56%
Mengham	4	4%	8	8%	+4	+100%
Leigh Park	16	20%	16	20%	-	-
UK average	-	11%	-	10%	-	-9%

Source: HBC Background Paper

10.12 According to the most recent figures most centres show a vacancy rate on or below the UK average.

Rental Tone:

L11 - Target: Zone A rents maintained or increased within the primary shopping frontages.

10.13 The assignment of leases, new leases and rent reviews provide information on the rent received on properties within the primary shopping frontages. Zone A is a term used to describe the first 10m depth of any shop frontage. The Zone A rents achieved are an indicator of health as they show the relative attractiveness of a centre for investors.

10.14 The results are as shown in Tables 18 and 19.

Table 18 - Maximum Rents Achieved, Havant & Waterlooville

Centre	2004	2005	Change 2004-2005
	£/sq.ft.	£/sq.ft.	
Havant	£40	£45	+13%
Waterlooville	£40	£45	+13%

Source: Colliers CRE

Table 19 - Maximum Rents Achieved, Mengham/Gable Head, Emsworth, Cowplain & Leigh Park

Centre	2000	2003	Change 2000-2003
	£/sq.ft.	£/sq.ft.	
Mengham/G Head	£15	£20	+33%
Emsworth	£17.50	£22	+26%
Cowplain	£15	£15	-
Leigh Park	£20*	£30*	+50%*

*rent figures for Leigh Park are from 2001 and 2004.

Source: HBC Background Paper

10.15 Generally the rental tone of each centre has risen.

Change of Use

L12 - Target: Maintain a threshold of 60% Class A1 unit representation in primary frontages and 40% in secondary.

10.16 Class A1 use is defined in the Town and Country Planning (Use Classes) Order 1997 as a retail function. The proportion of units in centres in Class A1 retail use in relation to other town centre uses such as banks or estate agents is important as it reinforces the shopping function of these centres. If the proportion of retail units drops too low, the centre starts to become less attractive to shoppers and loses vitality and viability.

10.17 Within the centres, frontages have been defined as primary, secondary and tertiary depending upon their function within the centre as a whole. It is important to maintain a higher proportion of units in Class A1 retail uses in the primary frontages.

10.18 The proportion of units within Class A1 retail uses in the Borough's centres are shown in Tables 20 and 21.

Table 20 - Percentage of Units in Retail Use, Town Centres

	Primary Frontages		Change %	Secondary Frontages		Change %
	2001	2004		2001	2004	
Havant	77	74	-3%	63	63	-
Waterlooville	84	83	-1%	62	54	-8%

Table 21 - Percentage of Units in Retail Use, District Centres

	Primary Frontages		Change %	Secondary Frontages		Change %
	2001	2003		2001	2003	
Cowplain	55	70	+27%	56	73	+30%
Emsworth	67	64	-4%	62	62	-
Mengham/G Head	76	77	+1%	76	73	-4%
Leigh Park	83	83	-	67	61	-9%

Source: HBC Background Paper

10.19 The figures show that all district centres exceed the targets, a positive indication of economic health. Cowplain has shown particular improvements.

10.20 Further surveys will monitor future changes.

Retail Floorspace in Centres

L13 - Target: *Increase in proportion of retail floorspace in centres.*

10.21 It is necessary to measure what proportion of the Borough's retail floorspace is contained within the Town and District Centres. This then shows how successful the Council is in undertaking the sequential approach to locating new retail floorspace in existing centres before out-of-centre locations. The total retail floorspace for each centre in 2003/04 is shown in Table 22. Updated information for these centres was obtained in 2006 and will be reported in the Monitoring Report for 2006/07.

Table 22 - Retail Floorspace in Town and District Centres 2003/04

	Total floorspace (sq m)	Percentage
Havant	36,140	19.8%
Waterlooville	48,490	26.4%
Leigh Park	14,210	7.8%
Emsworth	8,832	4.8%
Mengham / Gable Head	9,511	5.2%
Cowplain	7,030	3.8%
Out-of-centre shops	29,609	16.1%
Out-of-centre stores	29,598	16.1%

Source: HBC Background Paper

10.22 There is a difference between out-of-centre shops, which are typified by small neighborhood convenience stores serving local needs, and out-of-centre stores, such as Asda Wal-Mart at Bedhampton. It is the larger, out-of-centre stores that should be resisted, to reinforce the existing town and district centres.

10.23 One point of interest is that the Asda Wal-Mart centre at Bedhampton has a floorspace of 14,613 sq m, larger than any of the district centres.

10.24 It should be noted that the vast majority of the Borough's retail floorspace is located within existing centres, helping to reduce the need to travel.

Perception Ratings

L14 - Target: *Improvement in perception ratings scores for all centres.*

10.25 Part of the Havant Borough-Wide Shopping Survey concerns the shopping public's perception of each shopping centre over a range of issues, such as range of shops, appearance and character and facilities for parents with children. The survey is conducted biennially, however it was not conducted in 2005. Table 23 shows the percentage of respondents who rated each centre as 'good' overall:

Table 23 – Shopper Perception Ratings

Centre	2001 Score	2003 Score	Change 2001-2003
Emsworth	41.5	47.1	13.5%
Havant	34.7	34.1	-1.7%
Leigh Park	31.3	31.2	-0.3%
Mengham / Gable Head	30.0	34.1	+13.7%
Waterlooville	29.3	33.1	+13.0%
Cowplain	28.4	33.3	+17.3%

Source: HBC Background Paper

10.26 The general increase in perception ratings is a positive indication for the Borough's centres.

Local Services and Commercial Development Conclusion

10.27 As mentioned previously, no single indicator provides the basis for assessing the relative health of a centre, but a combination can form an overall picture used to judge a centre's performance. For more detailed information reference should be made to the various Background Papers concerning shopping. However, a brief overview of the most recent survey results for each centre follows:

10.28 **Havant** Overall the indicators of economic health indicate that Havant is an under-performing centre. Since 2001 market share has fallen, public perception ratings have declined, pedestrian flows have decreased and retail representation has fallen within the primary frontages. Whilst the vacancy rate has fallen it remains above the UK average. The only indicator showing a significant improvement is rental levels.

10.29 **Waterlooville** Four of the six principal indicators of economic health indicate that the centre is performing well. Since 2001 market share has risen, public perception ratings have improved, the vacancy rate is below the UK average and rental levels have increased. There has, however, been a small decline in retail representation and pedestrian flows have decreased.

10.30 **Leigh Park** Most indicators suggest that the centre is in decline, with reduced footfall and market share, and a vacancy rate persistently higher than average. The most recent survey showed that higher rents were being achieved in the centre, but the broad body of evidence is that this centre is continuing to lose out to other centres and out-of town stores.

10.31 **Emsworth** The results for Emsworth have remained relatively stable over recent years, with market share and the proportion of units in retail use showing similar results. The centre still enjoys the highest shopper approval rating of all the Borough's centres.

10.32 **Mengham/Gable Head** The results are mixed but generally show a centre in a good state of health. Market share has shown a slight improvement, as has the percentage of units in retail use. Recent years have shown a slight decline in the pedestrian count, but the number of vacant units has not risen by enough to cause concern.

10.33 **Cowplain** The centre has continued to adjust following the loss of the Waitrose store. Recent years have seen the number of vacant units reduce, and the number of

units in retail use increase, as the mix of shops has changed. Overall the changes have now seen an improvement in the centre's shopper approval rating, although the pedestrian counts have fallen. Overall it is considered the centre is in a reasonable state of health.

Open Spaces

Context:

10.34 At 2103 persons per square kilometre, the Borough has the third highest population density in Hampshire outside of the two cities.

Havant has the third lowest percentage of land classified as undeveloped greenspace (38.7%) in Hampshire.

The open countryside in the Borough present an opportunity to re-think the way we use these open spaces to meet local demands by extending public access for different types of recreation. For example, major recreation provision is proposed at Campdown and improvements are planned at the Broadmarsh Coastal Park. There is potential for including leisure facilities in the proposal for a reservoir at Havant Thicket and by extending public access along the water front to achieve a 'circular path' around Hayling Island.

Open Spaces

Key Issues:

10.35 To continually improve the quality, accessibility and value of open space for people, plants and animals. An Open Spaces Plan has been prepared which includes a comprehensive audit of recreational space throughout the Borough. This Plan will shape the quality and extent of open space provision.

Open Spaces Indicators for 2005/06

Core Indicator:

C4c - Percentage of eligible open spaces managed to green flag award standard.

10.36 The Green Flag Award is the national standard for parks and green spaces in England and Wales. The award scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country. To be eligible for the Green Flag award a park or open space is judged according to the following criteria:

- A Welcoming Place
- Healthy, Safe, and Secure
- Clean and Well Maintained
- Sustainability
- Conservation and Heritage
- Community Involvement
- Marketing
- Management

10.37 In 2005/06 one space in the Borough held the Green Flag Award – the Sir George Staunton Country Park, Havant. This totalled 235 ha of managed space, or 4% of

the Borough's land. It is the Council's aim to have one more space in the Borough to be awarded the Green Flag by 31 March 2007.

Local Indicators

L14 - Amount of developer contributions received

10.38 In November 2004 the Council adopted Supplementary Planning Guidance on the Provision and Improvement of Playing Space for New Housing Development. Where appropriate, the Guidance allows for on-site provision of playing space to be replaced by a commuted payment.

10.39 Funds Collected:

During the year to 31 March 2006 £8,152 was collected under the scheme.

10.40 Schemes Implemented:

At such an early stage no funds have yet been spent but future reports will record investment in open space.

Open Spaces Conclusion

10.41 The recently adopted guidance should provide clarity and certainty for developers when appraising future development schemes. No significant problems have been reported in the operation of the scheme so far.

11. FLOOD PROTECTION AND WATER QUALITY

Context:

11.1 Havant is a coastal Borough and so contains areas that are subject to both tidal and fluvial flooding.

11.2 The East Solent Management Plan provides the shoreline management strategy relevant to Havant Borough. The coast is one of Havant Borough's most important assets and the Council is committed to protecting the remaining areas of undeveloped coast and improving the environment of the developed areas. As well as having a long coastline the Borough has a number of rivers and streams which have their own flood protection and water quality issues. Portsmouth Water Company extracts water from the chalk aquifer in the Borough and water quality issues are of great importance.

Key Issues:

11.3 Accommodating the development needs of the Borough whilst having regard to the issues identified in paras. 11.1 and 11.2 above.

Flood Protection and Water Quality Indicators for 2004/05

C7 - Number of planning permission granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

- 11.4 During 2005/06 no (**zero**) applications were granted planning permission contrary to the advice of the Environment Agency on either flood defence grounds or water quality. All planning applications have to be assessed on their own merits but the advice of the Environment Agency on these key issues is important.

Flood Protection and Water Quality Conclusion

- 11.5 Para. 81 of the recently adopted Havant Borough District-Wide Local Plan states "The advice of the Environment Agency will be sought with regard to storm drainage, flooding, erosion and water quality. Water quality will need to comply with the European Community Directive on waste water treatment and shellfish." It is considered that the recent review of the council's policies on flood protection and water quality means that there is an adequate framework to assess developments within the floodplain and those which may affect water quality.

12. ENVIRONMENT

Context:

- 12.1 The Borough is relatively small in area and contains a number of nationally and internationally recognised areas of importance for nature conservation in close proximity to urban areas.
- 50% of the Borough is classified as urban.
 - The Borough has four Strategic Gaps which define and separate the urban areas and provide an open link through to the undeveloped coast.
 - Two beaches at Hayling Island hold the Blue Flag award for both water quality and the surrounding beach environment – the only sites in Hampshire.
 - Both Langstone and Chichester Harbours are important international nature conservation and recreation areas. Chichester Harbour is an AONB.
 - The Borough contains a number of sites of local, national and international importance for nature conservation:

Key Issues:

- Managing the recreational use of undeveloped sites whilst enhancing their landscape and nature conservation value.
- The coastal zone of the Borough is a key asset because of its nature conservation and landscape value. However, this area is also subject to development pressures because of its attractive nature and proximity to existing urban areas.
- Accommodating the development needs of the Borough without damaging important nature conservation assets.
- Climatic changes predicted over the next few decades may increase sea levels and the frequency and magnitude of storms, which would increase the risk of coastal flooding and erosion.
- Rising sea levels and reliance on sea defenses will increase the likelihood of coastal squeeze in the Borough and subsequent loss of habitat.

Environment Indicators for 2005/06

**C8 - Change in areas and populations of biodiversity importance, including:
(i) change in priority habitats and species (by type);**

12.2 The County Council have identified the following Priority Habitats and noted the amount of type which occur in Havant:

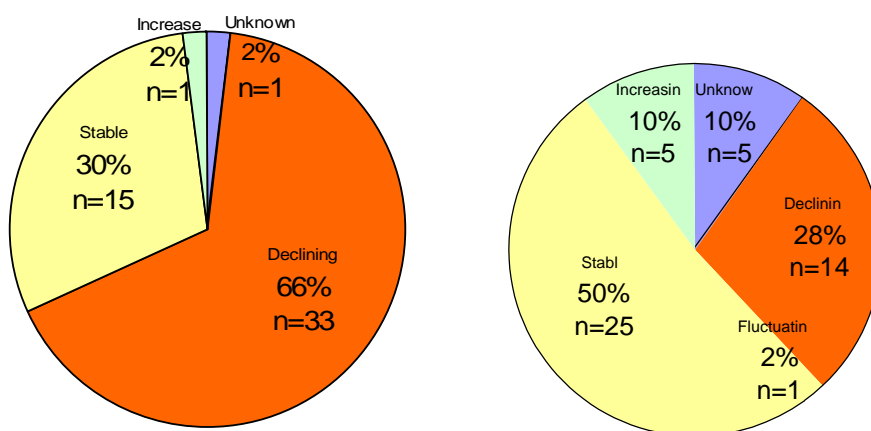
Table 24 – Extent of Priority Habitats in Havant Borough

Priority Habitat	Total 31 March 2006 (ha)
Lowland Calcareous grassland	7
Lowland heathland & Lowland Dry Acid Grassland	53
Lowland Meadows & Rush Pasture	91
Eutrophic standing water	13
Fens and Reedbeds	2
Floodplain grazing marsh	3
Coastal grazing marsh	113
Coastal Saltmarsh	581
Mudflats	1,202
Saline Lagoons	19
Coastal Vegetated Shingle	49
Coastal Sand Dune	66
Lowland Mixed Deciduous Woodland	362
Lowland Wood-Pasture and Parkland	50
Wet Woodland	72

12.3 No information is currently available for a further four priority habitats – Ancient Hedgerows, Seagrass beds, Sheltered Muddy Gravels and Sublittoral Sands and Gravels. The County Council is currently putting in place systems to register changes in future years.

12.4 There are 493 species identified in the Hampshire Biodiversity Action Plan as 'Priority Species'. Their status is monitored by the Hampshire Biodiversity Information Centre. Of these, 50 have been identified as a representative sample for monitoring purposes. Of those 50, 27 are present in Havant Borough. Overall, the trends for Hampshire's representative 50 BAP priority species has levelled out.

Figure 9 - Summary of trends for Hampshire's representative 50 BAP priority species



Left: As assessed in the Hampshire Biodiversity Action Plan (Vol.1) 1998
Right: As assessed August 2006 for trends 1995-2005.

- 12.5 The last decade has seen rates of declines slowing for many of Hampshire's BAP priority species. There are, however, concerns that "Stable" for some species means stabilised at low levels, i.e. the species had previously declined substantially and has now levelled off at low levels, rather than at a higher (long-term sustainable) level.

**C8 - Change in areas and populations of biodiversity importance, including:
(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional and sub-regional significance.**

- 12.6 Each year Hampshire County Council survey the County and review the number and size of areas designated for nature conservation purposes. The total areas covered by each nature conservation designation at 31 March 2006 are shown below:

Table 25 - Area Covered By Nature Conservation Designations at 31 March 2006

Nature Designation Area	Total Area (Ha)
Local Nature Reserve	172
National Nature Reserve	Nil
Ramsar sites	2,444
Special Area of Conservation	2,285
Special Protection Area	2,444
Sites of Special Scientific Interest	2690
Sites of Importance for Nature Conservation	849

- 12.7 The County Council assess that 50% of all nationally designated sites (SSSIs) in Havant are in a favourable condition, compared to a County average of 38%.
- 12.8 Overall during 2005/06 there has been little change in the amount of area covered by the various designations – the figures shown for SACs and SSSIs are 2 hectares lower than that shown in 2005, but that is due to changes in the method of calculating the area, rather than any sites being lost. The County include more areas in their definition of SINCS than the Borough has previously recorded, but again this is mainly due to interpretation rather than any difference occurring during the year. During the year two new SINCs have been recorded totalling 2 ha.

Environment Conclusion

- 12.9 Hampshire Biodiversity Unit continue to develop and refine their monitoring systems to enable more accurate reporting of this issue. Future reports will monitor changes over time.

13. RENEWABLE ENERGY

Context:

- 13.1 The Borough currently has limited amount of renewable energy infrastructure. Havant's first Eco-Homes at Kyoto Terrace, New Lane Havant were completed in 2003. The project was a partnership between Parchment Housing Group and Havant Borough Council. The homes, which have now been allocated to residents of the Borough, will have exceptionally low running costs, made achievable by the following green features:

- Timber-framed construction with exceptional levels of recycled cellulose insulation
- High-specification, timber windows, using low E glass with argon (gas) filled glazing units
- Facilities to encourage recycling including rainwater collection
- Spray taps and showers to reduce water consumption
- Sun spaces to capture heat and redistribute it throughout homes
- Use of the sun for hot water heating and generating electricity from light
- Built in flexibility to help meet changing needs of occupants

The nine houses have photovoltaics installed on the roof. The Sustainable Energy Research Group from Southampton University designed the photovoltaic systems and is monitoring the performance of the systems over a two year period. The results can be viewed on their website (www.energy.soton.ac.uk).

Renewable Energy Key Issues

Encouraging the provision of new renewable energy schemes.

Renewable Energy Indicators for 2005/06

C9 - Renewable energy capacity installed by type.

13.2 During 2005/06, no new renewable energy capacity was installed. The total capacity installed to date has all been at Kyoto Terrace in 2004/05. The renewable energy capacity installed at Kyoto Terrace is as follows;

- Photo Voltaics - 14kWp (0.14 MW at peak)
- Solarthermal – 36kWp (0.36 at peak)

Renewable Energy Conclusion

13.3 Policy ENG1 of the adopted Havant Borough District-Wide Local Plan includes criteria for the development schemes incorporating energy generation such as biomass, energy from waste, sewerage sludge, solar power and wind farm schemes. The policy also identifies a suitable site at Budds Farm Waste Water Plant, Southmoor Lane, Havant.

13.4 Grants are available through the Clear Skies programme (now the Low Carbon Building Programme). Grants have been applied for and it is hoped that the scheme will result in some small scale renewable developments in the Borough.

13.5 Draft policy SH14 (Environmental Sustainability) of the South Hampshire sub-regional strategy for the South East Plan requires developers to provide as least 10% of energy demand from renewable sources in housing schemes over 10 dwellings and commercial schemes of over 1,000m². It also sets a target to deliver a minimum of 100 MW of renewable energy in the sub-region by 2020. This policy is endorsed by this Council and it is anticipated that Havant Borough's Core Strategy will incorporate a similar requirement.

13.6 With support from GOSE, the Council commissioned a report from Savills and Future Energy Solutions into sustainable energy opportunities in Havant. The document sets out how renewable energy schemes may be delivered and will be an important piece of evidence for the Core Strategy of the Borough's LDF.

13.7 The Council has started work on a Havant Borough Wide Urban Design Guide which is intended to be adopted as Supplementary Planning Guidance. Topics covered by the document will include sustainable design, energy efficiency, water efficiency and renewable energy.

14. HISTORIC ENVIRONMENT

Context:

14.1 The Borough had the following designated areas and features at 31 March 2006:

Conservation Areas	14
Listed Buildings	Grade I 2
	Grade II* 10
	Grade II 276
Locally listed buildings	83
Scheduled Ancient monuments	6

- 14.2 In addition there are a number of areas included on the Historic Parks and Gardens Register produced by Hampshire County Council, including the Staunton Country Park, Leigh Park.

Historic Environment

Key Issues:

- 14.3 Preserving and enhancing the best of our built heritage whilst accommodating necessary future development.

Historic Environment

Local Indicator:

Retention of Designated Buildings and Areas

L15 - Target: *no net loss or damage to designated areas, buildings, archaeological sites and monuments.*

- 14.4 There have been no changes to the number of Conservation Areas, Listed Buildings or Scheduled Ancient Monuments during the year. A number of buildings such as Coastguard Cottage in Langstone were added to the local List during the year, bringing the total in the Borough to 83.
- 14.5 During 2005/06 The Old Pharmacy, No.38 High Street Emsworth underwent a successful renovation scheme and has now been removed from the Council's Buildings at Risk schedule.

Historic Environment

Conclusion

- 14.6 The HBDWLP contains a number of policies to protect the historic environment and the local target for the retention of all designated areas and sites is currently being met. Most of the Conservation Area Assessments are over ten years old and should be reviewed. The Council has approved a programme of review to be carried out over the next five years.

15. CONCLUSION

- 15.1 Regarding the production of new planning documents, the priority of the Council has been the adoption of the Havant Borough District-Wide Local Plan. 2004/05 saw the publication of the Inspector's Report and substantial further work being produced before the publications of the Proposed Modifications in January 2005. Since then work has continued and the Plan was adopted on time at the end of September 2005.
- 15.2 The adoption of the Havant Borough District-Wide Local Plan means the Borough has an up-to-date local plan for guiding development in the Borough in accordance with Government guidance and priorities.
- 15.3 Overall, the assessment of the saved policies in the Havant Borough District-Wide Local Plan shows that the operation of the policies is delivering sustainable development in the Borough. The bulk of targets contained in the Plan are being met and it is considered no key aspects of the Plan are failing or need urgent attention.

- 15.4 This Borough has prepared monitoring reports since 2000/01 which has helped to produce this second Annual Monitoring Report under the Local Development Framework. There are a number of areas where monitoring information is incomplete and these have been identified.
- 15.5 Changes to both the Borough's recording of new development and the monitoring function provided by the County Council will be required in future to provide sufficient information to monitor all the Core Indicators required for the Annual Monitoring Report. As has been mentioned, officers are currently working to secure a Service Level Agreement with the County Council to produce future monitoring information.

Housing Trajectory Table 2001/02-2015/16

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Past Completions - Allocated Sites															
Past Completions - Unallocated Sites	137	110	256	206	277										
Projections - Allocated Sites						220	414	564	414	200	150	160			
Projections - Unallocated Sites						0	20	40	81	139	139	139	139	139	139
Total Past Completions	137	110	256	206	277										
Total Projected Completions						220	434	604	495	339	289	299	139	139	139
Cumulative Completions	137	247	503	709	986	220	654	1258	1753	2092	2381	2680	2819	2958	3097
PLAN - Strategic Allocation (annualised)	167	167	167	167	167	315	315	315	315	315	315	315	315	315	315
MONITOR - No. dwellings above or below cumulative allocation	-30	-87	2	41	151	-95	24	313	493	517	491	475	299	123	-53
MANAGE - Annual requirement taking account of past/projected completions	167	175	196	166	126	315	320	314	297	284	281	280	278	290	304