

***HAVANT BOROUGH COUNCIL
CORE STRATEGY OPTIONS***

***OPTIONS WORKSHOP
19th JANUARY 2007***

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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 – 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.*

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.	✓ 5 A 2	9.6
2. Health and Well-being: To improve the health and well-being of the population and reduce inequalities in health.	✓ 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.	✓ 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.	✓ 7	9.0
5. Safety and Security: To enhance community safety by reducing crime, anti-social behaviour and the fear of crime.	✓ 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.	✓ 4 A 3	7.9
7. Accessibility / Transport: To improve accessibility to all	✓ 4	7.9

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).	A 4	
8. Flooding: To reduce the risk and impact of flooding and the resulting detriment to public well-being, the economy and the environment.	✓ 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.	✓ 5 A 3	8.9
10. Air Quality: To reduce air pollution and improve air quality.	✓ 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.	✓ 6 A 1	7.3
12. Biodiversity: To conserve and enhance the Borough's natural habitats and wildlife.	✓ 5 A 2	7.4
13. Natural Landscape: To conserve the distinctive natural landscape of the Borough.	✓ 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).	✓ 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.	✓ 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.	✓ 6 A 1	8.2
17. Energy: To increase the energy efficiency and the proportion of energy generated from renewable sources in the Borough.	✓ 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.	✓ 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 SINC's at Waterlooville MDA</p>
<p>13. Natural Landscape: To conserve the distinctive natural</p>	<p>1. Question 'distinctive'. 2. Plus protected landscapes outside the borough and</p>

landscape of the Borough.	gaps. 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', ie. 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 (eg. 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 – eg. 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 handleable. 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.
Delete Waterlooville
Does regeneration have to come from new development – redevelopment powers?
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 . Delete Dunsbury.
Better use of existing sites (e.g. Brambles – one third empty)
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. <i>Only appropriate scale at smaller developments (?affordable).</i>
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.
<i>Hayling</i>
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 – <i>No development within strategic gaps</i>
Housing: Seek to deliver new housing development at similar densities to existing urban surroundings.
CLIMATE/ENERGY – <i>explore possibility of hydro-electric schemes from new reservoir, mill ponds and harbour entrances.</i>
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 – <i>identifying potential location for waste transfer/recycling facilities in the borough.</i>
Waste: Require construction material recycling targets in all/certain types of development.
WATER – <i>no more development in flood risk areas.</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>
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 – <i>there is a desperate requirement for improved sport and leisure facilities for the youth in the area.</i>
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
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 - did not like either option – they were not related to flooding.
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
<i>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.</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.
<i>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.</i>
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 – focusing on employment provision. <i>(Could use both As)</i>	Red, Silver, Blue & Green = 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
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ACCESSIBILITY/TRANSPORT

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

Havant Core Strategy Workshop BRIEFING NOTE

- *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

Havant Core Strategy Workshop – 19th January 2007

Cleaver, Soller
More Prosperous



What are the Core Strategy Issues for Havant?

- Part of the Partnership for Urban South Hampshire (PUSH) - Growth Area.
- Economic growth of 3.5% GVA & 6301 houses.
- Levels of growth will be determined through South East Plan
- Changing Global Economy and Climate

Cleaver, Soller
More Prosperous



What are the Core Strategy Issues for Havant?

- **Havant has:**
 - Areas of deprivation
 - High out commuting
 - Lower skills/education
- **Havant has:**
 - Areas of high quality environment
 - Excellent communications location
 - Development potential

Cleaver, Soller
More Prosperous



What are the Core Strategy Issues for Havant?

- 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
- The Core Strategy sets out how Havant will change over the next 20 years
- Today's workshop will develop the Issues & Options work

Cleaver, Soller
More Prosperous



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

Havant Core Strategy Workshop

OBJECTIVES SESSION BRIEF

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

Havant Core Strategy Workshop OPTIONS SESSION BRIEF

- 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.

This shows two possible choices under each of aspects A, B, C and D.