



Annual Monitoring Report

2007



Cleaner, Safer,
More Prosperous



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1. INTRODUCTION

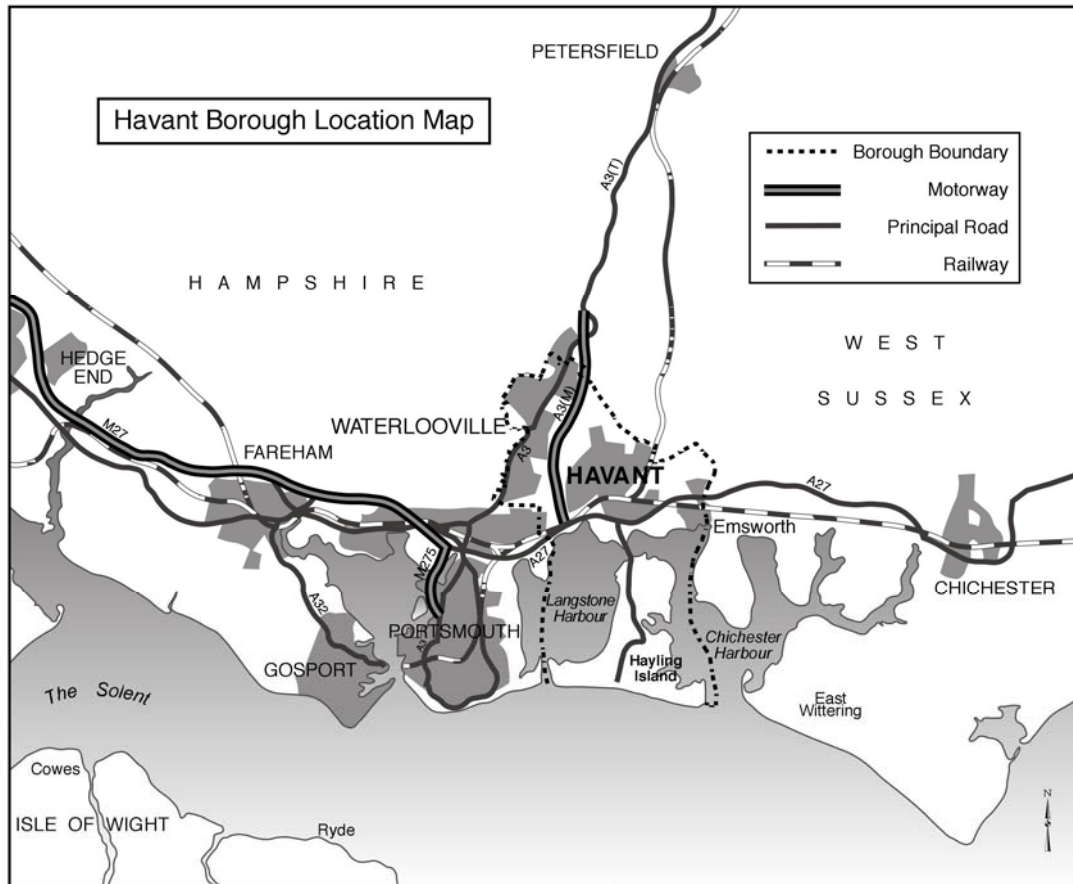
- 1.1 This Annual Monitoring Report (AMR) shows the progress that has been made in preparing Local Development Framework Documents, and reviewing the effects of the existing Local Plan over the twelve months to 31 March 2007.
- 1.2 The Council has prepared monitoring reports to record the effects of policies contained in the adopted Local Plans since 2001. The Planning and Compulsory Purchase Act 2004 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 the 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 full timetable for producing these 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 the 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 an early indication as to whether plan documents should be altered to reflect changing circumstances.

3. INTRODUCTION TO HAVANT

Figure 1 – Havant Borough Location Map



- 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 settlements - 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. The emerging South East Plan requirement for Havant to provide an additional 6,301 homes by 2026 will mean a resumption of strong house-building growth from the annual rate of 167 dwellings p.a. from 1996 – 2006 to 315 dwellings p.a. up to 2026.

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

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.

4.1 Community Strategy 2005-2008

4.1.1 The Community Strategy has been produced by Havant's Local Strategic Partnership, Havant Community Partnership (HCP) <http://www.hcp-partnership.org.uk/default.aspx?page=0> . Its membership includes a wide range of key local public organisations such as the Police, the District and County Councils 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.

4.1.2 *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.

4.2 Regeneration Strategy 2005-2008

4.2.1 *Unlocking the Potential*, the Regeneration Strategy for Havant Borough 2005-08 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 contributing to the delivery of the Community Strategy.

4.3 Cultural Strategy 2005-2008

4.3.1 *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.

4.4 Corporate Strategy – Focus on Our Future

4.4.1 *Focus on Our Future*, the Corporate Strategy for 2005-08 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.

4.5 Havant Borough District-Wide Local Plan

4.5.1 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. The key aims of the HBDWLP are as follows:

Housing

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

Urban Regeneration

- 4.5.3 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

- 4.5.4 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

- 4.5.5 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

- 4.5.6 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

- 4.5.7 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

- 4.5.8 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.

4.6 Local Development Framework

- 4.6.1 Following adoption of the HBDWLP on the 30th September 2005 the council is preparing a Local Development Framework (LDF) for the Borough in accordance with the Planning and Compulsory Purchase Act 2004 (The Act). The LDF is a portfolio of plans with the Core Strategy as the key document. The Core Strategy 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. The Havant LDF (currently including the HBDWLP), the Hampshire County Structure Plan Review (which will be replaced by the South East Plan) form the Development Plan.

- 4.6.2 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. Further work

on the replacement of *Stronger Together* is currently underway and puts the emerging Sustainable Community Strategy at the heart of the LDF process. Figure 2 shows that the Core Strategy provides the spatial implementation of the Community Strategy.

Figure 2 – LDF Context



5. PROGRESS IN PREPARING NEW PLANNING DOCUMENTS

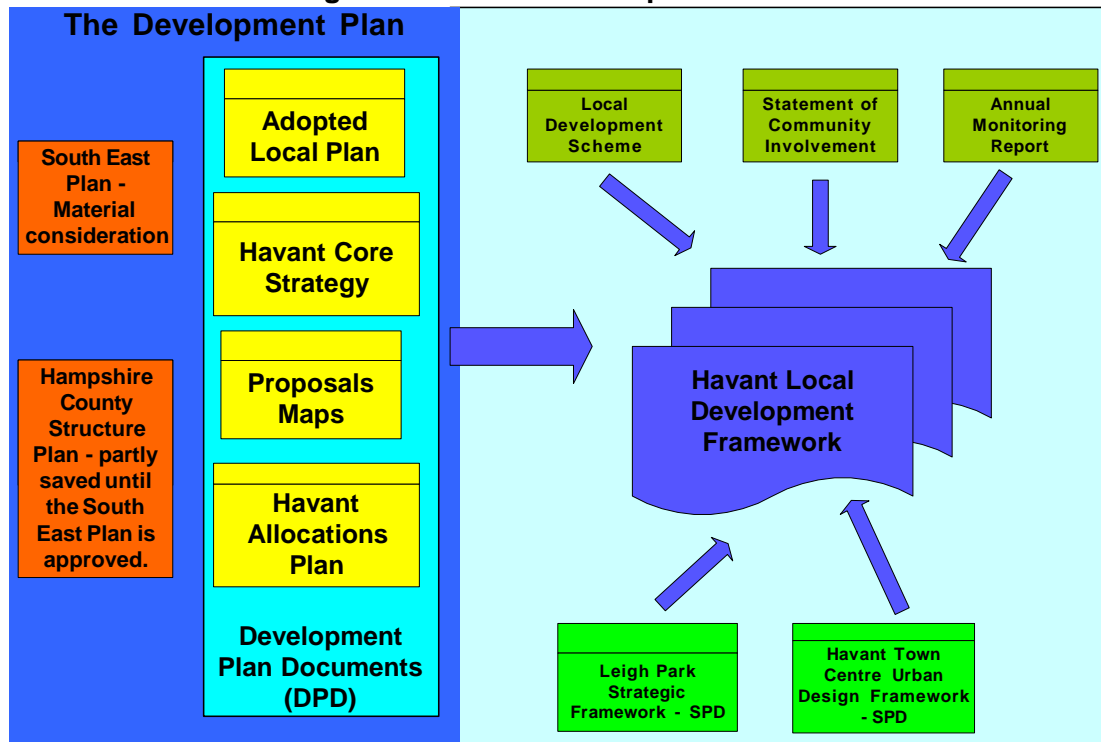
5.1 This section will set out what progress has been made in preparing new planning documents.

Havant Borough District-Wide Local Plan

5.2 The Havant Borough District Wide Local Plan (HBDWLP) was adopted on the 30th September 2005. Under the transitional arrangements of the 2004 Planning and Compulsory Purchase Act (the Act) Local Plans are 'Saved' for 3 years from the introduction of the Act or 3 years from the date of adoption, whichever is the later. The HBDWLP is therefore 'Saved' until 30th September 2008.

5.3 Until the HBDWLP is replaced by new LDF plans such as the Core Strategy it is itself part of the LDF. In accordance with the transitional arrangements of The Act the policies of the HBDWLP 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. Figure 3 shows the Current Havant Development Plans.

Figure 3 – Havant Development Plans



5.4 The Core Strategy and other Development Plan Documents will eventually replace the policies in the HBDWLP. However, it is anticipated that the Council will seek the approval of GOSE to 'Save' certain policies of the HBDWLP beyond the 3 year transition period in accordance with Schedule 8(1(3)) of The Act. Not all of the HBDWLP policies will be saved as some may have been superseded by more recent Government Planning Policy Statements. Policies will only be saved where they comply with the criteria set out in paragraph 5.15 of PPS12. Because no new LDF plans will be adopted before the end of September 2008 there will be a need to save

HBDWLP policies beyond the 29th September 2008. Havant Borough Council will submit a list of policies to GOSE that it wishes to save beyond the 3 year period by the 29th March 2008.

Local Development Scheme (LDS)

- 5.5 A revision to the original March 2005 Local Development Scheme (LDS) was agreed by the Council on the 20th March 2007 and formally took effect on the 19th April 2007 through the Government Office. As the revised LDS timetable was approved by the Council within the Formal reporting period of this Annual Monitoring Report, the March 2007 LDS timetable has been used throughout this report.

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

- 5.6 The Statement of Community Involvement (SCI) is no longer part of the approved LDS timetable because it was approved by the Secretary of State in October 2006 in accordance with the Milestones of the original LDS (March 2005). Specific reference to its timetabling was removed from the March 2007 LDS.
- 5.7 The SCI met the Regulation 25 milestone. The Regulation 26 consultation slipped by one month. However, that 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. The Council adopted the SCI on the 18th October 2006 in accordance with the original LDS Milestone.

Havant Town Centre and Leigh Park - Supplementary Planning Documents

- 5.8 Two Supplementary Planning Documents (SPD) – Havant Town Centre Urban Design Framework (HTCUDF) and the Leigh Park Strategic Framework (LPSF) formed part of the original LDS. As with the SCI they were both approved prior to the March 2007 LDS and therefore do not form part of that LDS timetable. Nevertheless both SPD did reach milestones within the 2006/07 Annual Monitoring Report period.
- 5.9 The Havant Town Centre Urban Design Framework (HTCUDF) 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 which resulted in some minor slippage in meeting the Regulation 17 milestone. 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 policies in the HBDWLP.
- 5.10 The Leigh Park Strategic Framework (LPSF) experience has highlighted a number of issues with the implementation of the LDF system. The burden of Regulation and process for SPD, which although only adding detail to approved and tested policies, can prove time consuming. The requirement for full Sustainability Appraisal of SPD during system transition, when there is no overarching Sustainability Appraisal (SA) meant a time consuming and very thorough SA process was undertaken. The other lessons learnt involve the fact that whilst the SPD was approved by the Executive in May 2006, just outside the LDS Milestone of February 2006, the next Council

meeting to ratify the decision was not until 26th July 2006.

- 5.11 Members have now been advised that special meetings will be called where it is essential to make decisions for the LDF. However, it must be recognised that these are not always possible. A further issue on process is the number of Council committees that wish to scrutinise planning policy decisions. One of two Scrutiny Boards usually wish to consider proposals, then the Executive and then Full Council, each having 3 week lead in times to ensure prior Executive Management Team agreement. These democratic processes are legally required and can add significantly to the timetable. The final aspect of timing is the need for consultation, as detailed in the approved SCI. The SCI confirms that the Council's quarterly magazine 'Serving You' will be used to inform the local community about the LDF. However, that publication has a 2 month lead in time. To ensure that all the Councillors are properly informed and that 'Serving You' has the right information a 3-4 month lead in time is required for every LDF consultation. Democracy and bureaucracy take a long time, which does not sit well with the theory of the LDF.
- 5.12 The issues facing the LDF system are beginning to be recognised by Government in the Planning White Paper May 2007 and the draft PPS12 consultation, e.g. SCI no longer requiring Examination, SA may not be necessary for SPD and some revision to Regulations 25, 26 and 28. However there remain significant issues with the LDF system.

Local Development Document – Core Strategy

- 5.13 Following the adoption of the HBDWLP the priority has shifted to the progression of the Core Strategy. However, initial results from the first tranche of Core Strategy Examinations have been a major setback to the LDF system with many being found unsound and many more being withdrawn. There has subsequently been a Government shift of emphasis on soundness rather than timeliness in order to ensure that further failures are minimised. Of the few Core Strategies that have been found sound none have been identified as providing good practice, all have been criticised in some form. The local failure of Chichester's Core Strategy has been of particular concern to Havant, where many of the issues of Highway capacity and impact on the International habitat designations are similar.
- 5.14 The concerns about the soundness of Havant's initial Issues and Options consultation in August 2006 which arose following the failure of so many Core Strategy's was confirmed to the Council in a Counsel advice in January 2007. This advised that further consultation on spatial options would be beneficial. Therefore a Stakeholder workshop took place and a second period of consultation was undertaken in March/April 2007. These helped the Council to start to crystallise its thoughts on how to progress the LDF, but also meant that the LDS that was agreed in March 2007 was no longer viable
- 5.15 Changing Government advice and increasing complexity of the evidence base requirements continue to add uncertainty to the implementation of the LDF. Whilst a revised LDS was approved in March 2007, the Council's Executive agreed a revised timetable on the 19th September 2007. The continuing uncertainty associated with progressing the LDF means that no formalisation of the revised timetable has been sought from GOSE because it may be necessary to change it again rapidly, speed and flexibility of timetabling changes has not proved possible through the formal GOSE process.

5.16 The latest timetable revision for the Core Strategy is shown below:

Table 1 – Core Strategy Timetable

Milestone	LDS - March 2007	Projected Timetable
Pre Production and Technical Work	October 05 – May 06	October 05 – May 06
Issues and Options: Informal Consultation	July – August 2006 & March – April 2007	July – August 2006 & March – April 2007
Consultation on Preferred Options	November – December 2007	March – April 2008
Date for Submission to SoS – Including Public Consultation	May - June 2008	Sept – Nov 2008
Pre-Examination Meeting	September 2008	January 2009
Examination	December 2008	March – April 2009
Inspectors Report	June 2009	October 2009
Adoption of document	July 2009	November 2009

5.17 It has become clearer that the Government's main concern is the delivery of development, primarily housing. The Planning White Paper suggested that Core Strategies could be used to make strategic housing allocations and that may remove the need for a separate Allocations Plan. However, that would be at odds with the PPS3 requirements to show a 5 year housing land supply in a plan. In order to help speed up the delivery of housing and other locally needed development Havant Borough Council is strengthening the links between the Core Strategy and the Allocations Development Plan Document (DPD). The latest timetable for the Allocations DPD is shown below:

Table 2 – Allocations DPD timetable

Milestone	LDS - March 2007	Projected Timetable
Pre Production and Technical Work	March 2007 – August 2007	March 2007 – August 2007
Issues and Options: Informal Consultation	November - December 2007	March – April 2008
Consultation on Preferred Options	June - July 2008	September – November 2008
Date for Submission to SoS – Including Public Consultation	November - December 2009	March - April 2010
Regulation 32 Consultation	January – February 2010	May – June 2010
Pre-Examination Meeting	May 2010	September 2010
Examination	July 2010	November – December 2010
Inspectors Report	December 2010	May 2011
Adoption of document	January 2011	June 2011

5.18 It can be seen that the Preferred Options of the Core Strategy is aligned to the Issues

and Options for the Allocations DPD and the Submission of the Core Strategy with the Preferred Options of the Allocations DPD. This alignment is considered the most effective means of bringing site proposals forward both in terms of timetabling and to help the explanation of the complexities of the LDF system to the local community.

- 5.19 An example of the impact of the significant lead in times required for meeting these milestones, the information for the March/April 2008 consultation is required before Christmas 2007.
- 5.20 The major pieces of evidence that are required for the March/April 2008 consultation are the Strategic Housing Land Availability Assessment (SHLAA), Employment Land Review (ELR), Habitat Regulations Assessment (HRA) and the Transport Impact Evaluation Study (TIES). The SHLAA is progressing well despite revised Government guidance being published in the summer of 2007 and the efforts of the Home Builders Federation (HBF) to derail progress. The ELR is progressing well with the help of the local business community. Similarly Progress is being made in respect of the HRA despite the lack of clear guidance on this new and potentially showstopping aspect of the evidence base. Unfortunately, progress has not been so good on the TIES. Despite Havant trying to take forward best practice by working in partnership with Portsmouth, Fareham and Gosport to secure a study into the impact of the proposed new development on the strategic road network, poor advice from the Highways Agency has meant that little progress has been made.
- 5.21 Whilst soundness is at the heart of the LDF, new and changing evidence requirements are significantly hindering progress.

New Supplementary Planning Documents

- 5.22 To help the delivery of new development the Council is progressing a number of SPD for a Hayling Island Masterplan (Terra Firma); Leigh Park Urban Design Framework (Roger Evans Associates Ltd); Waterlooville Town Centre Integration (Roger Evans Associates Ltd) and the Civic Campus Masterplan (DTZ). In addition the SPD that is currently identified in the LDS for 'recreation developers contributions' will be updated to relate to all developer contributions. As these SPD are being developed by consultants it is not anticipated that there will be any significant impact on the resourcing of the Planning Policy team to deliver the Core Strategy and Allocations DPD.

Overall LDS Progress

- 5.23 Considering the fundamental problems that exist with the LDF system, which the Government is attempting to remedy in the Planning White Paper, Planning Bill and draft revisions to PPS12 and regulations Havant has made progress. Significant parts of the evidence base have been completed or are near completion. Significant consultation with the public and a range of stakeholders has taken place on the Core Strategy and many of the individual evidence base studies. Nevertheless concerns regarding the completion of the evidence base remain, particularly in respect of the TIES. However, the Council want to progress the LDF and enable the delivery of the employment led growth which will help regenerate the borough and meet the Council's vision for its future. Strenuous efforts are being made to ensure that the consultation takes place in March/April 2008.
- 5.24 Whilst the March/April 2008 consultation will take place, the results that arise are likely to be significant and stock will need to be taken of the next viable stages. The

fallout from the Allocations DPD is likely to be significant and may delay progress to Preferred Options. It would be desirable to maintain the alignment of the Core Strategy and Allocations DPD and every effort will be made to progress the LDF along the latest timetable. However, in the light of such uncertainty it is not currently considered that the formalisation of a revised LDS would be a good use of resources.

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 local economy 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 – however, 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 Borough also suffers from high levels of in- and out-commuting: This it shares with the city of Portsmouth, but such flows are also high between Havant and the more rural districts of Chichester (based on the city of the same name) and East Hampshire (based on Petersfield).
- 7.2 The Borough is one of eleven participating Authorities in the Partnership for Urban South Hampshire (PUSH), a sub-region identified for accelerated economic growth under emerging Regional Spatial Strategy (RSS) for the South-East of England, and known as the ‘South East Plan’.

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) (Jan 2006 – Dec 2006) is 85.4%. This is above the GB average of 78.6% and the SE Region of 82.1%

Source: ONS 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 indicate 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 28.7% of the unemployed in the Borough are long-term unemployed (6+ months). The number of long term unemployed people has dropped by 5.8% since 2006.
Source: Nomis 2007
- 7.4 Out of the 354 local authorities in England, Havant is rated 137th 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 SOAs 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 33.9% of the workplace population falls within Soc (Standard occupational Classification) 2000 Major group 1-3 (Managers, professional occupations and associate professional/technical). This is 12.7% lower than the SE region and 8.4% lower than the GB average.
Source: Nomis 2006

- 7.6 The Borough has the second lowest jobs density (0.70) in Hampshire, below the regional (0.88) and GB average (0.85) The workforce exceeds the number of jobs available, increasing out-commuting. [Source: *Local Knowledge /Nomis 2005*]
- 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 55,000 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 The latest Tourism South East Havant Borough Visitor Survey showed that 70% of visitors were day visitors from home, and that the average length of their stay was 2.8 nights. The average length of stay for overseas visitors was 7.7 nights. 15% of all visitors to the borough were here for business purposes.
Source: Tourism SE 2007.

Economic Development & Employment Key Issues:

- Continued reliance on older manufacturing industries
- Commuting
- At 5.0%, the unemployment rate is higher than the SE average (4.5%) but falls just below the GB average (5.3%)
- Deprivation – Havant is the 137th most deprived local authority area (out of 354)

Economic Development and Employment Indicators for 2006/07:

Core Indicators:

C1a - Amount of floorspace developed for employment by type

- 7.10 During 2006/07 a total of 17,767 sq m floorspace for employment purposes was developed (up from 6,459 sq m in 2005/6). The total per use class order is shown in Table 3.

Table 3 – Developed Employment Floorspace 2006/07 by Type

USE CLASS	DEVELOPED FLOORSPACE (sq m) Completed during 06/07
B1	1,280
B1a	1,614
B2	Nil
B8	Nil
B1-8 mix	14,873

Total	17,767
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Source: rob.marshall@hants.gov.uk

- 7.11 A significant majority of this floorspace is recorded as being in the open Class B1-8 category, implying a mixing of business uses at employment sites.

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 Adopted Local Plan. They are Aston Road, Waterlooville; Aysgarth / Arnside Road, Waterlooville and Brockhampton Lane / Solent Road, Havant. The draft Employment Land Review (ELR) states that a fair proportion of industrial estates really needs to be maximized to ensure their longer-term attractiveness to the marketplace.
- 7.13 The draft ELR also notes that a number 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. The Industrial Improvement Areas identified in the Local Plan (above) offer an opportunity to manage these areas.

**Table 4 – Developed Employment Floorspace 2006/07
in Employment or Regeneration areas by type**

Use class	Total developed floor space (sq m) Completed during 06/07	Developed floor space in employment or regeneration areas (sq m)	% in employment or regeneration areas
B1	1,280	Nil	Nil
B1a	1,614	Nil	Nil
B2	Nil	Nil	Nil
B8	Nil	Nil	Nil
B1-8 mix	14,873	Nil	Nil
Overall total	17,767	Nil	Nil

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 5 – Developed Employment Floorspace 2006/07
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	1,280	410	32%
B1a	1,614	1,614	100%
B2	Nil	Nil	N/a
B8	Nil	Nil	N/a
B1-8 mix	14,873	1,845	12%

Overall total	17,767	3,869	22%
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Source: rob.marshall@hants.gov.uk

7.15 Overall, 22% of the total employment floorspace developed during 2006/07 was on previously-developed land. Greenfield development appears as a large proportion, but this arose largely through the provision of 11,247 sq m of call centre for the Scottish & Southern Energy Group.

C1d - Employment land available by type

7.16 At 31 March 2007 there was a total of 42.20 ha of land identified as available for employment development. The breakdown of this figure by type is shown in Table 6.

Table 6 – Employment Land Available by Type 2006/7

USE CLASS	AVAILABLE LAND (ha)
B1	7.73
B1a	1.32
B1c	0.18
B2	0.61
B8	0.14
B1-8 mix	32.22
Total	42.20

Source: rob.marshall@hants.gov.uk

7.17 The schedule shows a large amount of available land for employment purposes. This is because the Adopted Local Plan has a significant quantum of employment land.

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

7.18 During 2006/07 there were no losses of employment land in employment or regeneration areas defined in the Adopted Local Plan.

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

7.19 During 2006/07, no sites previously used for employment purposes outside of development/regeneration areas were developed for residential purposes.

C1f - Amount of employment land lost to residential development

7.20 During 2006/07, 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 C1e 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 ongoing with Portsmouth City Council, the site-owners.
- **Penner Road** - Many new businesses have set up in new units at this site.
- **Harts Farm Way**. 4.2 ha site (former HBC depot) Outline Permission subject to finalisation of Section 106 agreement.

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 five years is shown in Table 7.

Table 7 - 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 smooths 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 The emerging South East Plan has had significant implications for economic development in the Borough, and Preferred Options of the emerging Core Strategy for the Borough will reflect this. Work has been carried out at sub-regional level (Partnership for Urban South Hampshire - PUSH) to apportion the strategic employment land requirement amongst PUSH Authorities.
- 7.29 The Council will have completed its Employment Land Review (ELR) in 2007/8. The ELR will provide a synopsis of overall requirement vs. supply 2006-2026, and will be in a position to identify supply gaps by use class and phasing period. It will also recommend some employment sites be removed from the employment land portfolio. This work will be reinforced through the Issues & Options stage of the Site Allocations DPD.
- 7.30 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. HBCs new Tourism Plan 2007-2012 has been published, together with a specific set of actions.

8. HOUSING AND BUILT ENVIRONMENT

Context:

- 8.1 Hampshire County Council estimates that the population of Havant Borough at 31 March 2006 was 116,021¹. In the last decade the population has dropped by 3,769, or 3.2%. The average household size has decreased from 2.56 in 1991 to 2.32 in 2001 and 2.26 in 2006. The UK average household size in 2001 was 2.56. 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 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 116,021 today. A decline in the pace of development coupled with a sustained level of out migration has led to a slight decrease in population since 1991 when it was 119,800. Hampshire County Council's population forecasts indicate that although there will be a slight rise in the population until 2016; it is likely to fall again after this period. The predicted changes in the population of Havant between 2006-2026 are outlined in Table 8.

Table 8 - Predicted Population Change in Havant and Hampshire 2006 - 2026

	Total Population					% change in pop. 2006-2026
	2006	2011	2016	2021	2026	
Havant	116,021	116,877	120,552	119,498	119,054	2.6%
Hants*	1,686,983	1,734,417	1,747,522	1,768,198	1,792,269	6.24%

*includes Portsmouth & Southampton

Source: Strategy and Information Group, Hampshire County Council (www.hants.gov.uk)

- 8.3 Table 9 shows the forecast population change by age groups between 2006 and 2026. It shows a decline in Havant's population for the age groups between 0 and 44. The most significant declines occur in the 30-44 age groups.
- 8.4 The decline in these age groups is in contrast to the 65 to 85+ age categories which show the greatest increases.

Table 9 - Projected Age Distribution of Private Household Population 2006-2026

Age Groups	Population by 2006	% of total population by 2006	Population by 2026	% of population by 2026	% change in Havant
00-04	6,208	5.3	5,939	4.9	-4.3
05-15	15,551	13.4	14,302	12.0	-8.0
16-29	17,291	14.9	16,110	13.5	-6.8
30-44	22,708	19.5	20,016	16.8	-11.9
45-64	31,192	26.8	31,587	26.5	1.3
65-74	11,936	10.2	14,588	12.2	22.2
75-84	8,296	7.1	11,370	9.5	37.1
85+	2,839	2.4	5,142	4.3	81.1
All Ages	116,021	100.0	119,054	100.0	2.6

Source: Strategy and Information Group, Hampshire County Council (www.hants.gov.uk)

¹ Figure from Hampshire County Council's long term projections (www.hants.gov.uk).

- 8.5 Table 10 shows the long term population projections for household type. A decrease between 2006 and 2026 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.
- 8.6 In contrast, the number of one person households shows an increase from 28.7% of the total number of households in 2006 to 35.2% in 2026. 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.
- 8.7 The predicted changes in household type have influenced the future projections for average household size which is predicted to fall from 2.26 persons per household in 2006 to 2.06 persons per household in 2026. The decline in household size is reflected in the increase in the number of households within Havant by 2026 which is predicted to occur in spite of the overall decline in population.

Table 10 - Projected Number of Households by Type

	Households 2006	% of total households in 2006	Households 2026	% of total households in 2026	% change by household type 2006-2026
Married Couple	24,356	49.3	22,705	40.9	-6.8
Lone Parent	3,624	7.3	3,795	6.8	4.7
One Person	14,210	28.7	19,575	35.2	37.8
Cohabiting Couple hhs	3,816	7.7	5,229	9.4	37.0
Other	3,393	6.8	4,164	7.5	22.7
Total	49,399	100.0	55,468	100.0	12.3
Average household size	2.26		2.06		

Source: Strategy and Information Group, Hampshire County Council (www.hants.gov.uk)

- 8.8 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.
- 8.9 The housing market in Havant Borough should be seen as part of the wider Portsmouth sub-regional housing market. The housing market in Havant during the period 2005 - 2007 was as follows:

Table 11 – Average House Prices, Mid 2007

	Havant prices 2005	Havant prices 2007	% change in Havant	Hampshire prices 2005	Hampshire prices 2007	% change in Hampshire
Detached	276,500	320,493	16	339,299	432,929	28
Semi-detached	175,995	215,937	23	201,290	240,817	20
Terrace	142,954	169,925	19	173,007	197,078	14

Flat/Maisonette	107,501	134,799	25	130,752	160,927	23
Overall	184,007	216,940	18	222,730	279,234	25

Source: HM Land Registry

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, 2006).

- 8.10 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.
- 8.11 Research carried out by the Empty Homes Agency indicates that there are approximately 1,006 empty homes in Havant Borough which equates to 1.9% of total homes in the borough. This is below the average for Hampshire (2.28%) and the South East (2.39%). Approximately 64 empty homes were brought back into use in Havant Borough during 2004/05.

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 2006/07

Core Indicators:

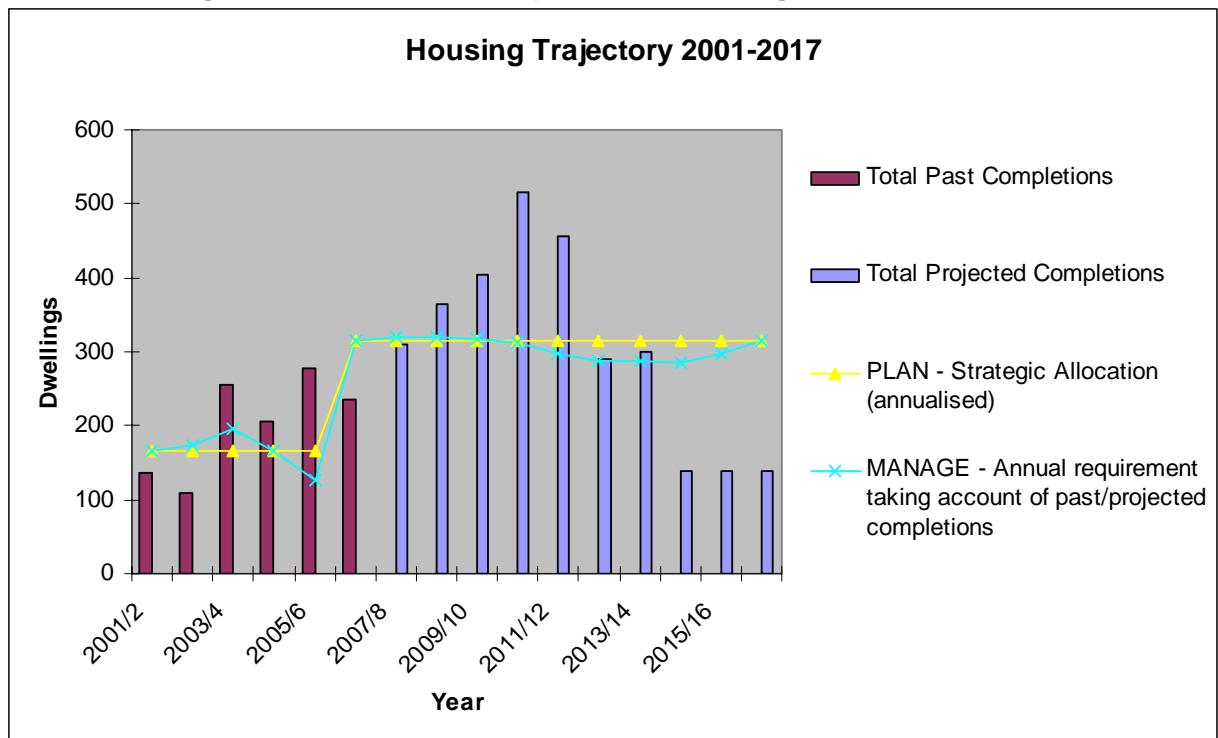
C2a - Housing trajectory showing:

- (i) net additional dwellings over the previous five year period or since the start of the relevant DPD period, whichever is 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.

- 8.12 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 and 2011.
- 8.13 The total number of new dwellings built between 1996 and 2007 is 2535, or 116% of the pro-rata structure plan baseline requirement.

- 8.14 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 which includes a requirement for 6,301 dwellings in Havant Borough. The Inspectors' report into the draft South East Plan was published in August 2007. This confirms the requirement to provide 6,301 dwellings in Havant but final approval of the plan is expected in 2008.
- 8.15 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.

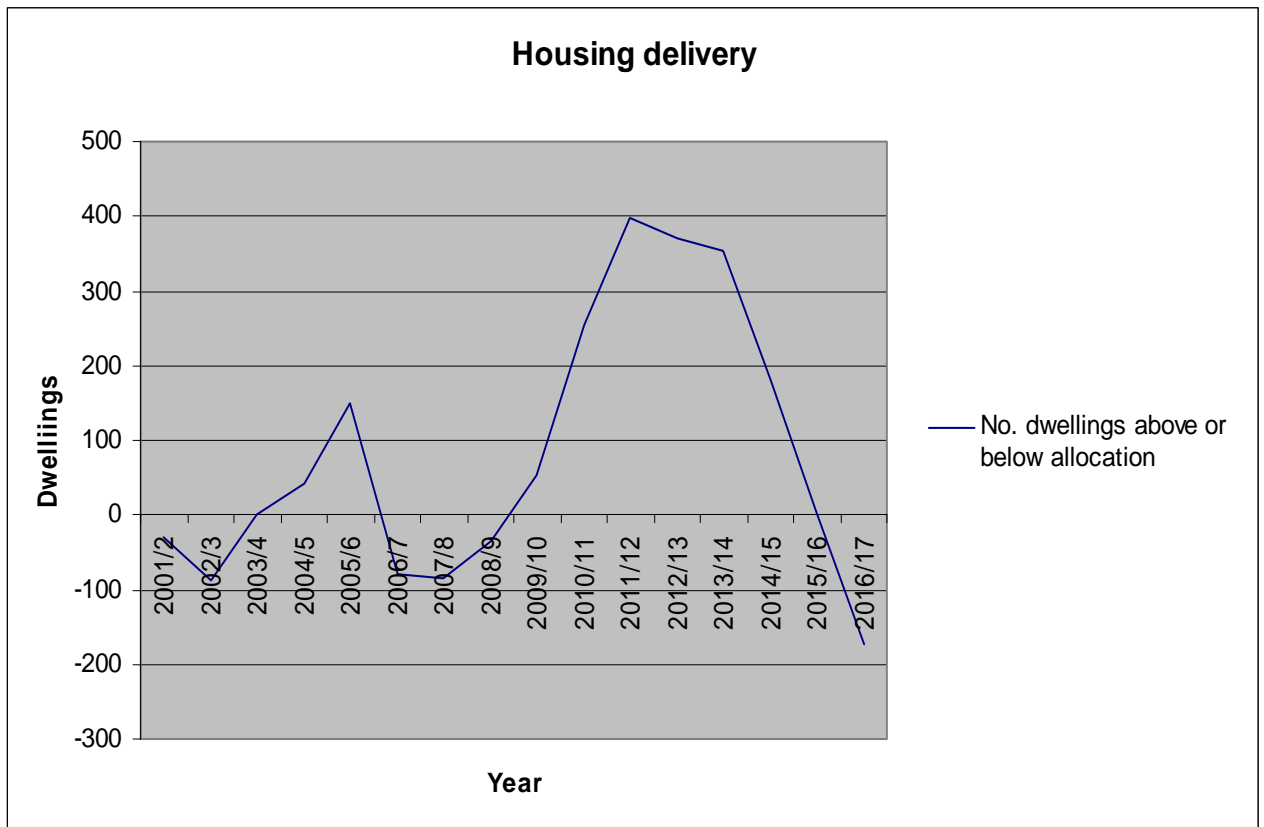
Figure 4 – Past and Anticipated Net Housing Additions



- 8.16 New housing completions have been widely spread throughout the Borough, with a large number of small sites. Only one site saw completions of over thirty units in 2006-7 which was Proctor and Gamble (66). 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.
- 8.17 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 urban extensions identified in the HBDWLP and the Major Development Area west of Waterlooville.
- 8.18 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

dwelling after 2013 shows that the Council will need to increase supply, via the allocation of additional sites in the Local Development Framework

Figure 5 – Expected Progress against Strategic Requirements



8.19. 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.

8.20 The Council is currently preparing its Strategic Housing Land Availability Assessment (SHLAA) which will include information about available sites for housing development within the borough. A second housing trajectory and a previously developed land (PDL) trajectory have therefore been prepared for this Annual Monitoring Report based on the information contained in the draft SHLAA. This trajectory has been based upon the sites contained within the SHLAA and an estimate of when they are expected to come forward for development. The information gathered so far shows that there are sufficient housing sites within the borough to meet the SE Plan requirement and that the percentage of dwellings built on (PDL) is expected to fall towards the end of the plan period. The work on the SHLAA is ongoing and will be consulted upon in spring 2008. The information contained in the housing trajectory shown in Appendix 2 should therefore be treated with caution until this work has been completed.

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

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

8.22 During the year ended 31 March 2007 262 (gross) dwellings were completed in the borough, all of which were built on previously developed land. Recent results are shown in Table 12.

Table 12 – 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%
2007	100%

Source: Hampshire County Council, Research and Intelligence Unit

8.23 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.

8.24 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.

8.25 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 minimum density (30 d.p.h.) directed by government guidance.

8.26 The proportion of new dwellings built at various densities are shown in Table 13:

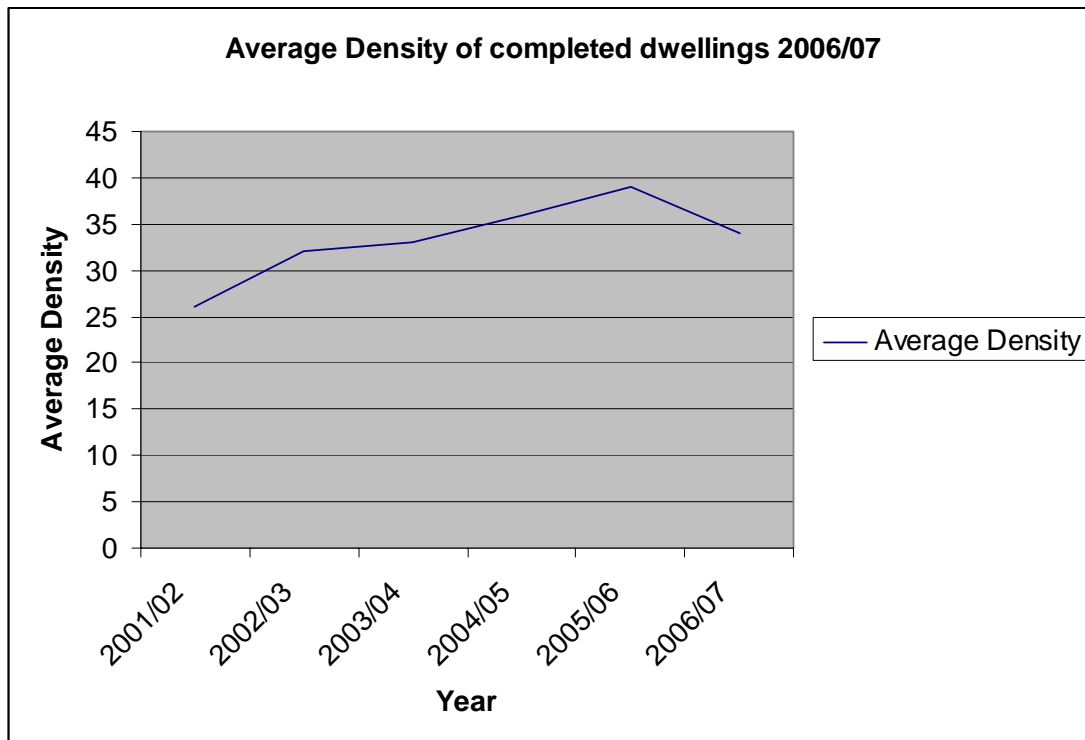
Table 13 – Residential Density (Dwellings per Hectare)

Density range	Percentage of new dwellings 2005/06	Percentage of new dwellings 2006/07
less than 30 d.p.h.	20%	15%
between 30 and 50 d.p.h.	19%	49%
over 50 d.p.h.	61%	36%

Source: Hampshire County Council, Research and Intelligence Unit

- 8.27 During 2006/07 262 (gross) 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 schemes.
- 8.28 Overall, new dwellings completed in the Borough during 2006/07 were built at an average density of 34 d.p.h which is a fall in average density from the previous years, however, the overall proportion of dwellings built at densities over 30 d.p.h (85%) has risen since 2005/06.

Figure 6 – Average Residential Density of New Dwellings Built, 2001/2 to 2006/7



C2d - Affordable housing completions

- 8.29 During the year 69 new affordable dwellings were completed by Registered Social Landlords (RSLs) in Havant Borough. This represents 26% of the total gross completions.
- 8.30 The Council's Housing Strategy contains a target that 100 new dwellings will be completed in the Borough each year. Therefore the performance for 2006/07 fell below that target. The total housing delivery in 2006/07 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).

8.31 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 2007, the results are shown in Table 13.

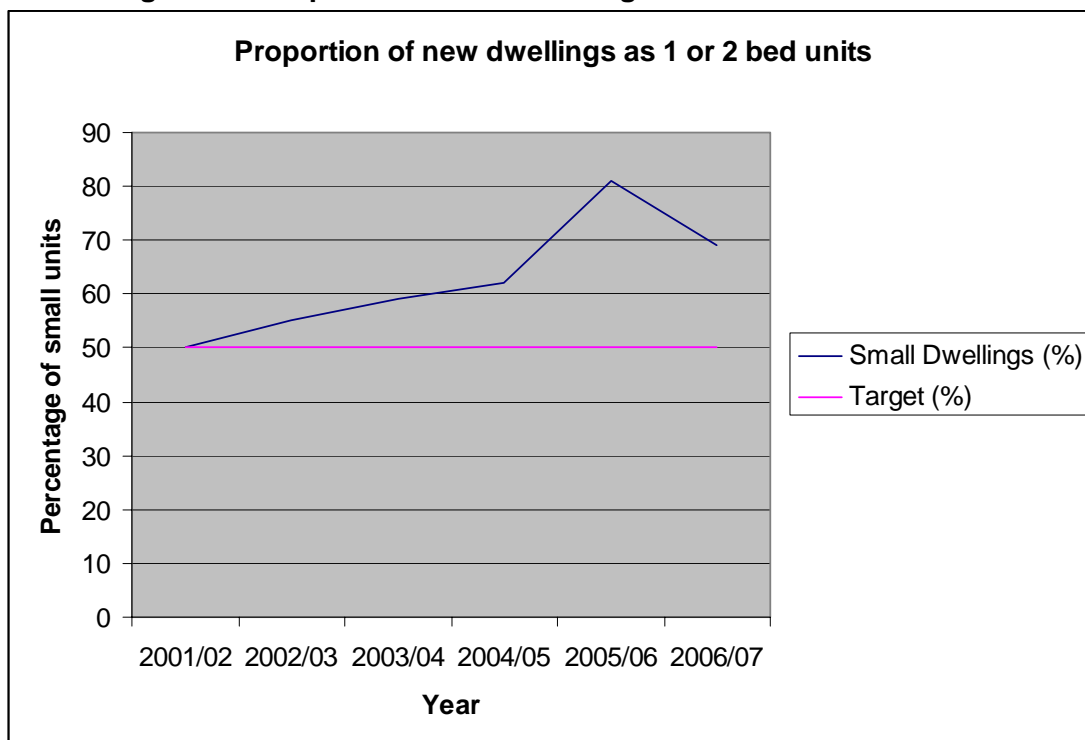
Table 13 – New Dwelling Sizes 2006/07

Number of bedrooms	Number of dwellings			
	Registered Social Landlords etc	Private Sector	Total	Percentage %
1 Bedroom	16	57	73	28%
2 Bedrooms	25	83	108	41%
3 Bedrooms	25	47	72	27%
4 or more Bedrooms	3	6	9	3%
Total	69	193	262	100%

Source: Hampshire County Council, Research and Intelligence Unit

8.32 For 2006/07 181 dwellings or 69% of total completions consisted of 1 or 2 bedroom dwellings. This represents a decline from previous years but still above the target or 40-50%.

Figure 7 – Proportion of new dwellings as 1 or 2 bed units



8.33 Five Year Supply of deliverable sites

8.34 As from 1 April 2007, Local Planning Authorities are required to assess and demonstrate the extent to which existing plans already fulfil the requirement to

identify and maintain a rolling 5 year supply of deliverable land for housing as this influences how planning applications are determined.

8.35 The South East Plan requires Havant Borough to provide 6,301 dwellings over the period 2006-2026. This equates to an annualised strategic requirement for housing of 315 dwellings per year over the 20 year period. 236 dwellings (Net) were completed during 2006/07. The housing requirement for the next five years is therefore 1,596 dwellings.

8.36 Sites within the five year supply should be regarded as 'deliverable' and Planning Policy Statement 3 'Housing' (DCLG, 2006) defines this as:

"A site which is available now, offers a suitable location for housing development, and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan."

8.37 Sites which are considered to have potential to deliver housing during the next five years (2007-2012), have been taken from the following sources of housing supply:

- Unimplemented housing land allocations in the Havant Borough District-Wide Local Plan (2005);
- Unimplemented planning permissions of 5 or more dwellings as at 31 March 2007.

A list of all the sites which were considered for potential to deliver housing over the next five years is shown in table 14.

8.38 Information about the deliverability of the sites was obtained as part of the work undertaken on the draft SHLAA. Information about the availability, suitability and achievability of sites was gathered as part of the assessment and this has informed decisions about the deliverability of these sites. Site owners and agents were also contacted to determine whether there is a reasonable prospect of the site coming forward for development within the next five years. Where information on the timing of a development was not available, these sites were not considered 'deliverable' and were not included in the five year supply. These sites are shown in table 14 below for information and monitoring purposes but are not ascribed a figure for housing supply.

8.39 Unimplemented planning permissions of 1-4 dwellings have not been included in the five year supply because no assessment of the deliverability of these smaller sites has been undertaken as part of the work the Council has carried out on the draft SHLAA.

8.40 Table 14 shows that there are sufficient deliverable sites to meet the Council's requirement over the next five year period. A net total of 1,664 dwellings could be delivered on sites which have been identified as 'deliverable'. 1,002 dwellings are expected to be delivered on sites which are already allocated in the HBDWLP and 662 dwellings from outstanding planning permissions. This does not include any additional windfall sites which are expected to come forward in the usual way. The Council is also currently preparing its Strategic Housing Land Availability Assessment (SHLAA) which will identify further 'deliverable' sites. These have not been included in the five year supply because the assessment has not yet been through a formal consultation process.

Table 14 – List of sites with potential to deliver housing during the following five year period.

Address	Total permitted/allocated or suggested	Losses	Total built as at 31 March 2007	Comment on deliverability	Net supply over next five years
Local Plan Allocations					
Glenwood School, Silvester Road, Waterlooville (H3.1)	Permission granted for 11 dwellings	0	5	The school closed in Summer 2007 and the sale of the site to a developer was expected to be completed by September 2007 with an application expected shortly after this.	6
Padnell Grange, Waterlooville (H3.30)	Allocated for 15 in HBDWLP	0	0	There has been a recent planning application for development of the site and it is considered that the site is deliverable	15
92-96 New Brighton Road, Emsworth (H3.25)	Permission granted for 33 dwellings	1*	10	Site under construction	23
Warblington School, Southleigh Road, Havant (H3.31)	Allocated for 85 in HBDWLP	0	0	Hampshire County Council have indicated that they want to bring the site forward for development as soon as possible.	85
North and South of Ranelagh Road, Bedhampton (H3.9)	Part of the site is currently under construction (8 dwellings), appeal pending for another part of the site (22 dwellings). Total of 55 allocated in HBDWLP.	0	0	Part of the site is currently under construction (8 dwellings), appeal pending for another part of the site (22 dwellings) and the remainder of the site could come forward in the next five years.	55

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Address	Total permitted/allocated or suggested	Losses	Total built as at 31 March 2007	Comment on deliverability	Net supply over next five years
Purbrook Park School Playing Field, Purbrook (H3.28)	80 as indicated in the HBDWLP	0	0	Application for the site currently being considered	80
Land off Oak Tree Drive, Emsworth (H3.29)	55 as indicated in the HBDWLP	2	0	A planning application has been refused on the site but the site is considered deliverable.	53
West of Waterlooville (MDA 1,2 and 3)	A total of 2,000 homes will be built at the MDA, 600 of which are apportioned to Havant Borough Council	0	0	Work expected to commence on site (2009/2010)	600
Land behind Kwik Fit, New Road, Havant (H3.16)	Planning permission granted for 13 dwellings	0	0	The site owners have indicated that they intend to commence development within 12 months.	13
St Michael's Convent, Waterlooville (H3.2)	70 as indicated in the HBDWLP	0	0	The agents acting on behalf of the site owners have indicated that progress is being made towards possible development of the site and that detailed plans could come forward within 12-18 months.	70
Land on the corner of West Street and Palk Road (H3.14)	2 as indicated in the HBDWLP	0	0	The site owner has indicated that the agent acting on their behalf has been in discussions with the Council to reach a decision on the site. It is therefore considered deliverable	2
J F Goodwillie Ltd, London Road, Waterlooville (H3.19)	Permission granted for 99 dwellings	0	0	The agent acting on behalf of the site owners have indicated that they are currently reviewing their position and may abandon the scheme.	0

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Address	Total permitted/allocated or suggested	Losses	Total built as at 31 March 2007	Comment on deliverability	Net supply over next five years
Land adj 156 London Road, Waterlooville (H3.18)	As above (site linked with Goodwillies site)	0	0	The agent acting on behalf of the site owners have indicated that they are currently reviewing their position and may abandon the scheme.	0
Former Post Office, Havant (H3.10)	9 as indicated in the HBDWLP	0	0	No indication of the likely timescale for development has been put forward.	0
Forest End garages, Waterlooville (H3.20)	5 as indicated in the HBDWLP	0	0	The development of the site is linked with the integration of Waterlooville with the MDA. It is not therefore considered deliverable.	0
Conigar Road, Emsworth (H3.6)	2 as indicated in the HBDWLP	0	0	Due to the need to find alternative accommodation for the Scouts, the site is not considered deliverable.	0
Fishery Lane, Hayling Island (H3.8)	9 as indicated in the HBDWLP	0	0	No indication of the likely timescale of development has been put forward. The site also lies within flood zone 2.	0
115-123 St Mary's Road Hayling Island (H3.24)	2 as indicated in the HBDWLP	0	0	No indication of the likely timing of development has been provided. The site is therefore not considered deliverable.	0
HBDWLP allocations total					1002

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Address	Total permitted/allocated or suggested	Losses	Total built as at 31 March 2007	Comment on deliverability	Net supply over next five years
Outstanding planning permissions (5 or more dwellings)					
13-15 Padnell Road, Waterlooville	Planning permission granted for 22 dwellings	2*	0	The properties have been demolished and awaiting the outcome of an appeal before commencement.	22
Rainbow Café 9 Sea Front, Hayling Island	Planning permission granted for 14 dwellings	0	0	Development of the site has been delayed due to the Beachlands Masterplan but the agents have confirmed that they intend to develop the site in due course.	14
5-7 Station Road, Hayling Island	Planning permission granted for 10 dwellings	0	0	The sites owners have confirmed that the site may be subject to a revised application shortly. 10	10
Proctor and Gamble, Dunsbury Way	Planning permission granted for 275 dwellings	0	66	Currently under construction.	209
The Greyhound, 39 Park Parade	Planning permission granted for 29 dwellings	0	0	Existing building has been demolished and the site is currently under construction.	29
Adj Barley Mow PH, Manor Road, Hayling Island	Planning permission granted for 12 dwellings	0	0	Currently under construction.	12
325 Milton Road, Waterlooville	Planning permission granted for 21 dwellings	0	0	Site currently being purchased and it is anticipated that the development would commence by the end of the year.	21
39 New Brighton Road, Emsworth	Planning permission granted for 11 dwellings	0	0	Currently under construction.	11
Courthouse PH, West Street, Havant	Planning permission granted for 14 dwellings	0	0	Currently under construction.	14

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Address	Total permitted/allocated or suggested	Losses	Total built as at 31 March 2007	Comment on deliverability	Net supply over next five years
167-171 Portsmouth Road, Waterlooville	Planning permission granted for 10 dwellings	0	8	Currently under construction	2
35-37 East Street, Havant	Planning permission granted for 14 dwellings	1*	0	Currently under construction	14
44-54 West Street, Havant	Planning permission granted for 14 dwellings	5	0	The site owners have indicated that they anticipate that the development may be commenced by the end of the year.	9
Ramsdale Playing Field, Woolston Road, Havant	Planning permission granted for 135 dwellings	0	0	An offer to purchase the land has been accepted by the County Council from a major house builder and the sale of the site is expected to be completed by the end of 2007. Hampshire County Council has indicated that the developer intends to bring the site forward immediately.	135
Park House Primary School, Sparshot Close, Havant	Planning permission granted for 60 dwellings	0	0	The County Council is completing the sale of the site to a major house builder at the end of August 2007 and the developer has stated that they intend to bring the site forward immediately.	60
80-86 London Road, Cowplain, Waterlooville	Planning permission granted for 46 dwellings	0	0	Site currently under construction	46
Adj 39 New Brighton Road, Emsworth	Planning permission granted for 10 dwellings	0	0	Currently under construction	10
88-90 Hambledon Road, Waterlooville	Planning permission granted for 14 dwellings	2*	0	Currently under construction	14
173-175 Southwood Road, Hayling Island	Planning permission granted for 12 dwellings	6*	0	Currently under construction	12

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Address	Total permitted/allocated or suggested	Losses	Total built as at 31 March 2007	Comment on deliverability	Net supply over next five years
30 St Leonard's Avenue, Hayling Island	Planning permission granted for 5 dwellings	1	0	The landowner has indicated that they will construct the permission in accordance with the planning permission.	4
Garage area to rear of 14-20 Swanmore Road, Havant	Planning permission granted for 5 dwellings	0	0	Site currently under construction	5
21 East Street, Havant	Planning permission granted for 9 dwellings	0	0	The site has been sold to a building firm. It is therefore considered deliverable.	9
124 Sea Front, Hayling Island	Planning permission granted for 10 dwellings	1	0	No information has been received about the timing of the development. It is therefore not considered deliverable.	0
17-21 St Georges Walk, Waterlooville	Planning permission granted for 14 dwellings	1*	0	Construction not started and no information has been received about the timing of the development. It is not therefore considered deliverable.	0
131 London Road, Waterlooville	Planning permission granted for 10 dwellings	0	0	Construction not started and no information has been received about the timing of the development. It is not therefore considered deliverable.	0
25-39 Frogmore Lane, Waterlooville	Planning permission granted for 14 dwellings	0	0	Construction not started and no information has been received about the timing of the development. It is not therefore considered deliverable.	0
49 Bedhampton Road Hill Road, Havant	Planning permission granted for 6 dwellings	1	0	Construction not started and no information has been received about the timing of the development. It is not therefore considered deliverable.	0

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Address	Total permitted/allocated or suggested	Losses	Total built as at 31 March 2007	Comment on deliverability	Net supply over next five years
75,75A,B,C London Road, Waterlooville	Planning permission granted for 8 dwellings	0	0	Construction not started and no information has been received about the timing of the development. It is not therefore considered deliverable.	0
70 St Albans, Havant	Planning permission granted for 5 dwellings	1*	0	Construction not started and no information has been received about the timing of the development. It is not therefore considered deliverable.	0
2 St Mary's, Hayling Island	Planning permission granted for 5 dwellings	0	0	Construction not started and no information has been received about the timing of the development. It is not therefore considered deliverable.	0
153 Southwood Road, Hayling Island	Planning permission granted for 6 dwellings	4*	0	Construction not started and no information has been received about the timing of the development. It is not therefore considered deliverable.	0
386 Sea Front, Hayling Island	Planning permission granted for 8 dwellings	1	0	Construction not started and no information has been received about the timing of the development. It is not therefore considered deliverable.	0
2 East Street, Havant	Planning permission granted for 6 dwellings	0	0	Construction not started and no information has been received about the timing of the development. It is not therefore considered deliverable.	0
Allwoods Wine Bar, 47 High Street, Emsworth	Planning permission granted for 6 dwellings	0	0	Construction not started and no information has been received about the timing of the development. It is not therefore considered deliverable.	0

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Address	Total permitted/allocated or suggested	Losses	Total built as at 31 March 2007	Comment on deliverability	Net supply over next five years
Kittiwake PH, Hayling Island	Planning permission granted for 7 dwellings	0	0	Construction not started and no information has been received about the timing of the development. It is not therefore considered deliverable.	0
Outstanding planning permissions total					662

* Dwellings demolished prior to 31 March 2007 and already accounted for in Hampshire County Council's land supply records.

Housing and Built Environment Conclusion

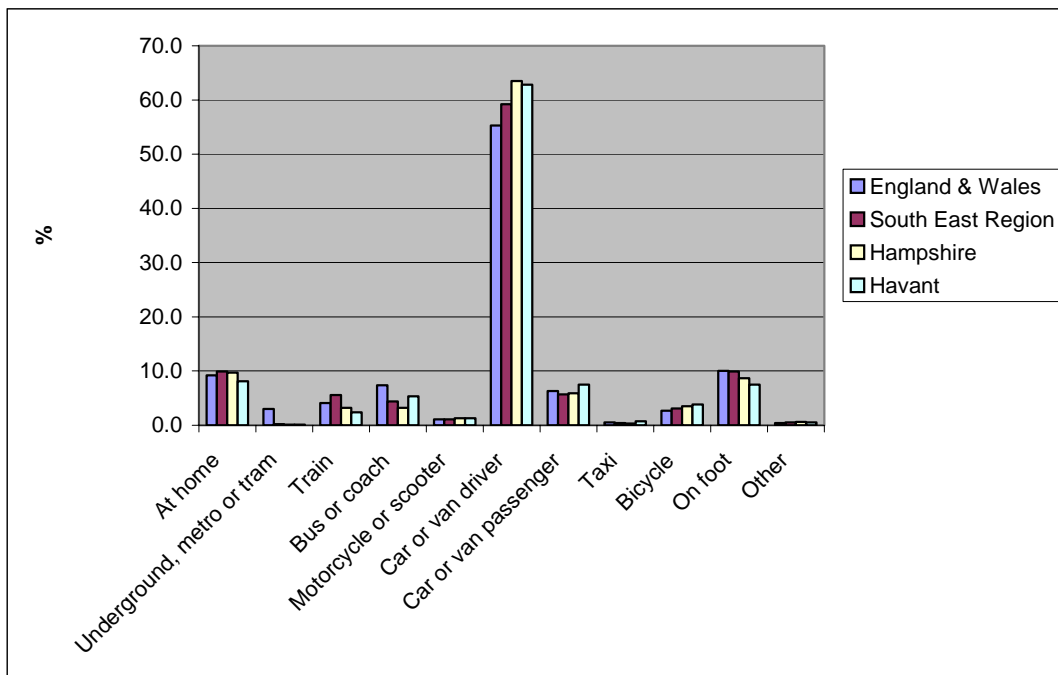
- 8.41 The number of dwellings completed within the Borough is crucial - a shortage of new homes has serious economic and social consequences for the Borough. The adopted HBDWLP contains a range of housing allocations and policies to deliver the required dwellings for the borough.
- 8.42 The housing trajectory indicates that the Council is comfortably on track to meet its housing requirement as set out in the Hampshire County Structure Plan.
- 8.43 The Inspector's report into the draft South East Plan (the Regional Spatial Strategy for the South East) Inquiry confirms the figure of 6,301 new dwellings until 2026 for the borough. This is a rate of 315 dwellings per year, an increase of 89% over the previous structure plan requirement. How this new housing requirement will be met is being addressed through the Local Development Framework. Table 14 shows that there is sufficient deliverable land within the borough to meet the South East Plan's housing requirements over the next five years.
- 8.44 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.
- 8.45 The Council is participating in the Hampshire and Isle of Wight Joint Local Authorities Gypsy and Traveller Panel which was set up in 2002 to address the need for traveller site provision. A Gypsy and Traveller Accommodation Assessment (GTAA) was commissioned from David Couttie Associates in 2007. The GTAA provided the basis for the advice that the Authorities submitted to the South East England Regional Assembly (SEERA) in October 2007 on the provision for permanent and transit caravan sites and pitches for inclusion in SEERA's Partial Review of the South East Plan. A study has begun which will identify the needs of Travelling Showpeople. A full report will be available and passed to SEERA in December/January 2008. When completed the Partial Review will provide the up-to-date policy framework for traveller site provision and local planning authorities will be required to meet the required provision for sites in their Local Development Frameworks. SEERA will prepare proposals for public consultation in summer 2008 before submission to the Government in December 2008.

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 for 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 2006/07

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 2006/07 has been in conformity with the local planning authority's adopted car parking standards.

C3b - Percentage of new residential development within 30 minutes 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 15– Housing Development in Accessible Areas

Facility	Number and percentage of new dwellings within 30 minutes travel time		
	Year to 31/03/05	Year to 31/03/06	Year to 31/03/07
Doctor	232 (98%)	339 (100%)	236 (100%)
Hospital	127 (54%)	95 (28%)	158 (66.9%)
Primary school	237 (100%)	339 (100%)	236 (100%)
Secondary school	236 (99%)	339 (100%)	236 (100%)
Employment centre	237 (100%)	339 (100%)	233 (98.7%)
Retail centre	171 (72%)	328 (97%)	235 (99.6%)
Further education	171 (72%)	328 (97%)	203 (86%)
Food supermarkets	236 (99%)	330 (100%)	236 (100%)

Source: Hampshire County Council

- 9.6 The above table shows that during the year to 31 March 2007, of the 236 new dwellings completed, nearly all were within 30 minutes travel time of all the facilities listed above with the exception of a hospital and further education facilities. However,

66.9% of new dwellings within 30 minutes of a hospital is a significant improvement to the previous year.

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, £197,665.38 was received in the period to 31 March 2006. During the year to 31 March 2007, a further £52,427.73 was received, making a total of £250,093.11

9.9 Schemes Implemented:

£8,710 was spent on the establishment of a peak period bus service from the transport hub of Havant town centre to the Broadmarsh Industrial Estate.

9.10 In April 2007 the Council set up a Development and Implementation Team. A member of this team is currently working on a number of prioritised Green Transport Schemes which will hopefully be implemented during 2008 or 2009. These schemes will use some of the funds collected previously.

Transport and Spatial Connectivity Conclusion

9.11 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 the forthcoming redevelopment of Portsmouth's Northern Quarter.

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 2006/07. However, a number of retail developments will be completed in the 2007/08 year, with two large edge-of-centre sites already completed in Havant town centre and further retail development also under construction elsewhere in the borough. These developments will all be reported in the Council's 2007/08 AMR.

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 2006/07.

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 16 - Pedestrian Flow Counts for Havant, Waterlooville & Leigh Park

	2002	2004	2006	2002/04 % change	2004/06 % change
Havant Busiest Location	34,039	41,826	29,650	+23%	-29%
Havant – Total for centre	108,405	134,549	117,236	+24%	-12.8%
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	15,896	-28%	+33%
Leigh Park – Total for centre	67,408	52,048	61,575	-23%	+18.3%

10.11 A pedestrian flow survey for Waterlooville was not undertaken during the 2006/07 year. It is expected that an updated survey will be undertaken during the 2007/08 year.

**Table 17 – Pedestrian Flow Counts for Cowplain, Emsworth and Mengham/Gable
Head district centres**

	2001	2003	2006	2001/03 % change	2003/06 % change
Cowplain Busiest Location	6,235	5,753	5,165	-8%	-10.2%
Cowplain – Total for centre	24,245	21,301	18,038	-12%	-15.3%
Emsworth Busiest Location	14,156	16,645	14,022	+18%	-15.8%
Emsworth – Total for centre	46,588	45,827	46,215	-2%	+0.8%
Mengham/Gable Busiest Loc.	15,093	16,403	11,828	+9%	-17.9%
Mengham/Gable Total for cen.	57,320	54,669	40,570	-4%	-25.8%

Vacancy Levels:

L10 – Target: *UK average or below UK average vacancy profiles*

10.12 The vacancy rates in the Borough's centres are shown in Table 18 and 19. Figures for 2006/07 are available for all the centres.

Table 18 – Vacant Retail Units – Town Centres

	2003		2006 (05/06 year)		2006/07 (06/07 year)		Change 2003- 2006/07	
	Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%
Havant	19	10%	20	11%	26	14%	+7	+4%
Waterlooville	8	5%	6	4%	8	5%	Nil	0%
UK average	-	10%	-	10%	-	10%	-	-

Source: HBC Background Paper

Table 19 – Vacant Retail Units – District Centres

	2001		2003		2006		Change 2003-2006	
	Vacant Units	%	Vacant Units	%	Vacant Units	%	Vacant Units	%
Cowplain	5	13%	4	10%	0	0%	-5	-10%
Emsworth	8	9%	4	4%	5	5%	-3	+1%
Mengham	4	4%	8	8%	7	7%	+3	-1%
Leigh Park	16	20%	16	20%	20	25%	+4	+4%
UK average	-	11%	-	10%	-	-	-	-

Source: HBC Background Paper

10.13 According to the most recent figures most centres show a vacancy rate on or below the UK average. Leigh Park district centre has consistently had a vacancy rate above the UK average and it is evident from the figures above that this has worsened still in recent years. As part of the Council's desire to see wider regeneration in Leigh Park district centre, a consultation process is currently being undertaken on the Leigh Park Urban Design Framework. This document addresses the potential redevelopment of the district centre. Progress on this Supplementary Planning Document will feature in future AMRs.

Rental Tone:

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

10.14 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.

10.15 The results are shown in Tables 20 and 21.

Table 20 – Maximum Rents Achieved, Havant and Waterlooville

Centre	2005	2007	Change 2005 - 2007
	£/sq.ft.	£/sq.ft.	
Havant	£45	£45	0%
Waterlooville	£45	£50	+11%

Source: Colliers CRE

Table 21 – Maximum Rents Achieved, Mengham/Gable Head, Emsworth, Cowplain and Leigh Park

Centre	2003	2006	Change 2003-2007
	£/sq.ft.	£/sq.ft.	
Mengham/Gable	£20	£22.50	+12.5%
Emsworth	£22	£25	+13.5%
Cowplain	£15	£20	+33%
Leigh Park	£30 (2004 figure)	£22.50	-25%

Source: HBC Background Paper

10.16 With the exception of Leigh Park, all other centres have shown a rise in rental tone. The wider viability and vitality issues associated with Leigh Park, which are evident from the rental tone change and rise in vacancy rates, are beginning to be addressed through the production of Supplementary Planning Document – The Leigh Park

Urban Design Framework. Work on this document will feature more heavily in the 2007/08 AMR.

Change of Use

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

10.17 Class A1 use is defined in the Town and Country Planning (Use Classes) Order 1997 (as amended in 2005) 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.

10.18 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.

10.19 The proportion of units within A1 retail uses in the borough's centres are shown in Tables 22 and 23. A more up-to-date survey is required of Havant and Waterlooville town centres and this is expected to be undertaken during the 2007/08 year.

Table 22 – 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 23 – Percentage of Units in Retail use, District centres

	Primary Frontages		Change %	Secondary Frontages		Change %
	2003	2006		2003	2006	
Cowplain	70	58	-17%	73	46	-37%
Emsworth	64	60	-6%	62	59	-5%
Mengham/Gable	77	73	-5%	73	89	+22%
Leigh Park	83	71	-14%	61	65	+7%

10.20 The figures show that the town centres exceed the local target for A1 representation in both primary and secondary frontage - despite a slight downward trend. In all but one instance the district centres exceed the local indicator. Cowplain district centres A1 representation on primary frontage is the only example where this local target has not been met – by just 2%. The small nature of this district centre does mean that any loss of A1 can have notable implications to the percentage figures. However this is something that is noted for future monitoring and enforcement of policies seeking to prevent the loss of A1 retail uses.

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 24. Updated information for these centres had been sought in 2006. However, due to abnormalities with these figures further analysis is required and therefore no up-to-date information is currently available on this local indicator.

Table 24 – Retail Floorspace in Town and District Centres 2003/04

Centre	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 Data Paper

10.22 There is a difference between out-of-centre shops, which are typified by small neighbourhood 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 rating 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 was historically conducted biennially, however it was last conducted in 2003. Table 25 shows the percentage of respondents who rated each centre as 'good' overall.

Table 25 – Shopper Perception Ratings

Centre	2001 Score	2003 Score	Percentage Change 2001-2003
Havant	34.7	34.1	-1.7%
Waterlooville	29.3	33.1	+13%
Emsworth	41.5	47.1	+13.5%
Leigh Park	31.3	31.2	-0.3%
Mengham/Gable Head	31.0	34.1	+13.7%
Cowplain	28.4	33.3	+17.3%

Source: HBC Background Paper

10.26 The general increase in perception ratings was a positive indication for the borough's centres. It is recognised that more up-to-date information is required and a new survey is likely to be undertaken as part of the Local Development Framework evidence base. This will therefore feature in the 2007/08 or 2008/09 AMR.

Local Services and Commercial Development Conclusion

10.27 No single indicator can provide a basis for assessing the relative health of a centre. However, a combination can form an overall picture that can then be 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:

Havant

10.28 Overall the indicators of economic health indicate that Havant is continuing to under perform. Since 2001 market share has fallen and public perception ratings have declined. More up-to-date figures on pedestrian flow indicate a significant decrease in the town's busiest location and a decrease in footfall overall across the centre. Rental levels have remained static and despite a slight increase in the number of vacant units there has been no notable change in A1 retail representation. Significant changes are currently happening at Havant town centre and these are likely to show changes in the next AMR.

Waterlooville

10.29 All the indicators appear to demonstrate a centre that is performing well. Although there are no up-to-date figures on pedestrian flow maximum rents have increased by 11% between 2005 and 2007. A1 representation has decreased but it remains well above local targets. Vacancy rates have remained low and relatively static. The 2003 public perception ratings also indicated improved public perception.

Leigh Park

10.30 Leigh Park continues to show signs of decline with an increase in vacancy rates and a 25% drop in maximum rents! A1 representation has dropped but remained well above the local targets. In spite of these negative indicators footfall has recovered from the 2004 survey which had shown a drop from 2002. As already mentioned in this report, a Supplementary Planning Document for this district centre is currently out to consultation.

Emsworth

10.31 The results for Emsworth have remained steady or improving over recent years. The number of vacant units remains low. Maximum rents have increased by 13.5% and the perception indicators have also shown improvement.

Mengham/Gable Head

10.32 Mengham/Gable Head has a good representation of A1 retail units. Maximum rent has increased since 2003 and although there was a slight drop in footfall, all other indicators have remained static or improved.

Cowplain

10.33 There were no vacant units recorded in Cowplain district centre in 2006 and although there has been a slight drop in A1 representation, which has fallen slightly below the local targets in some instances, maximum rents have increased by 33% since 2003. Cowplain district centre also obtained an improved perception rating.

Open Spaces

Key Issues:

10.34 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 2006/2007

Core Indicator:

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

10.35 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

10.36 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 had been hoped that another space within the borough may have been awarded the Green Flag but to date this has not been achieved. This has in part been due to resources being directed to urban environmental improvements at locations such as Havant Park and Hayling Island seafront.

Local Indicators

L14 – Amount of developer contributions received

10.37 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.

10.38 Funds collected:

Up to 31st March 2006 £8,152 was collected. During the year to 31 March 2007 £118,474.50 was collected under the scheme making a total of £126,626.50.

10.39 Schemes Implemented:

At this stage insufficient funds have been collected to allow for the implementation of a scheme but future reports will record any schemes implemented.

Open Spaces
Conclusion

10.40 The adopted guidance has been successfully implemented in the Development Control process and although no schemes have yet been implemented this is in part due to the guidance ensuring that monies collected are spent on open space near to the development. This has effectively created a series of 'pots' that are slowly collecting money. When sufficient funds are available it is expected that the projects and schemes will have significant benefits and contribution to open space facilities.

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 paragraphs 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 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."
- 11.6 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 urban areas and provide an open link through to the undeveloped coast.
- Three beaches at Hayling Island hold the Blue Flag award for both water quality and the surrounding beach environment.
- 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 defences will increase the likelihood of coastal squeeze in the borough and subsequent loss of habitat.

Environment Indicators for 2006/07

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

Priority Habitats:

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

Table 26 – Extent of Priority Habitats in Havant Borough

Priority Habitat	Total 31 March 2007 (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
Wet Woodland	72

Source: Hampshire Biodiversity Information Centre

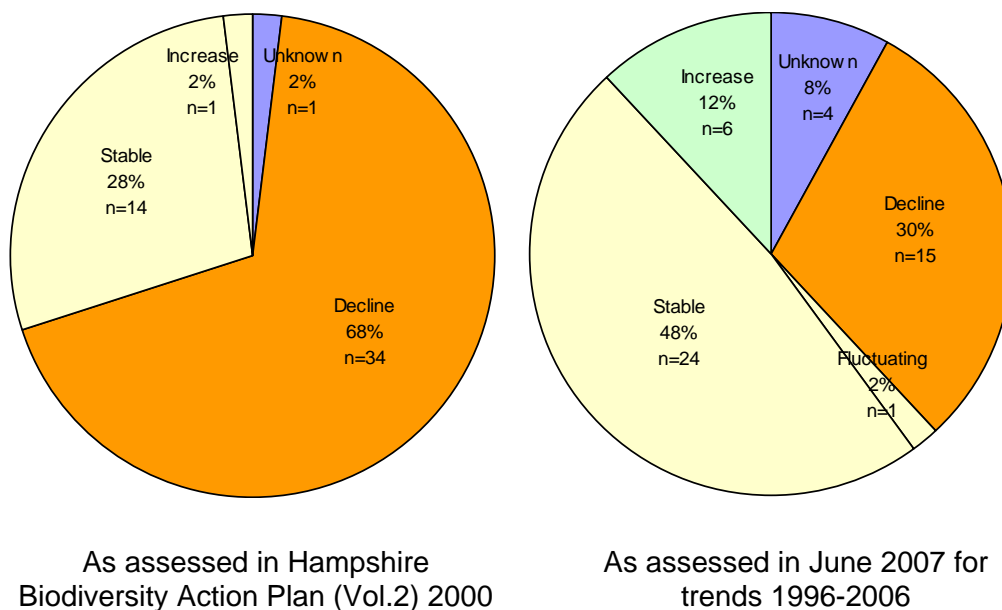
12.3 No change has occurred in the above figures from those of the previous year. This is in part due to the introduction of a new classification system called the Integrated Habitat System (IHS). In some instances this new system has a different interpretation of individual habitats and as a result much 'editing' of figures has been put on hold since December 2006. The figures above are based on the 'old' interpretation of individual habitats.

12.4 No information is currently available for a further four priority habitats – Ancient Hedgerows, Seagrass beds, Sheltered Muddy Gravels and Sublittoral Sands and Gravels. In addition no information is currently available on the priority habitat of Lowland Wood-Pasture and also Parkland. This is because the UK definition has been tightened and therefore further work is needed to identify this habitat using the IHS.

Priority Species:

12.5 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 have levelled out.

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



12.6 The last decade has seen rates of decline 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.**

- 12.7 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 2007 are shown below:

**Table 27
– 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	2,690
Sites of Importance for Nature Conservation	855

- 12.8 The County Council assess that 50.3% of all nationally designated sites (SSSIs) in Havant are in a favourable condition, compared to a County average of 37.6%. This is a marginal improvement to the previous year but this may be reflective of the increase in the number of SINCs within Havant Borough.
- 12.9 Overall during 2006/07 there has been relatively little change in the amount of area covered by the various designations. The number of SINCs has increased by 5 and 4 SINCs have been amended. With these changes the area covered by SINC designations has increased by 6.41 hectares.

Environment Conclusion

- 12.10 Hampshire Biodiversity Unit continue to develop and refine their monitoring systems. Adaptation to the new IHS is required to enable more accurate reporting of this issue. It is expected that future reports may indicate differing figures on priority habitats as the monitoring incorporates the different interpretations of the individual designations as a result of the IHS.

13. RENEWABLE ENERGY

Context:

13.1 The borough currently has a limited amount of renewable energy infrastructure. Havant's first Eco-Homes at Kyoto Terrace, New Lane, Havant were completed in 2003. The project was in partnership between Parchment Housing Group and Havant Borough Council. The homes, which were allocated to residents of the borough, 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 flexibility to help meet changing needs of occupants

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

13.2 In November 2006 Hermitage Housing produced an 'Out Turn Report' on the Kyoto Terrace development to examine the learning points and best practice which can be applied when developing new social housing in the future. This found that some of the green features were more successful than others. It is anticipated that this pilot project will help inform other similar projects.

Renewable Energy

Key Issues

Encouraging the provision of new renewable energy schemes.

Renewable Energy Indicators for 2006/07

C9 – Renewable energy capacity installed by type

13.3 During 2006/07, there have been a small number of energy capacity installations formally recorded by the Council:

- Domestic installation of a Solar Water Heating System on a flat roofed extension at 43 Lone Valley, Purbrook
- 13 No. Nu-Aire photo thermal solar assisted water heating systems installed by Portsmouth Housing Association at a number of properties in the Lovedean area of the borough
- 10 houses were fitted with a pair of flat air-filled collectors by Portsmouth Housing Association at a number of properties in the Lovedean area of the borough

The two installations by Portsmouth Housing Association achieved:

- 57 kW of Thermal capacity installed
- An expected annual energy output of 46 MWh/year

13.4 The Development Control department had dealt with a number of enquiries relating to solar panels and solar heating tubes up until 31st March 2007 and in the majority of instances these were considered 'permitted development', thereby not requiring planning permission.

13.5 Actual renewable energy capacity is difficult to record as not all renewable energy installations require planning permission – such as domestic solar panels – and therefore the Council will not necessarily be aware of increased capacity. Additionally, even in instances where permission has been granted the Council will not be informed as to whether the renewable installation has been put in place.

Renewable Energy Conclusion

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 is continuing to work on a Havant Borough-Wide Urban Design Guide which is intended to be adopted as a Supplementary Planning Document. 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 2007:

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 or 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.

14.5 The Council recognises that many of the Conservation Area Assessments are over ten years old and therefore require review. Last years AMR referred to the fact that the Council had approved a programme of review to be carried out over the next five years. In the year up until the 31 March 2007 work had commenced on a review of two of the Council's Conservation Areas, including the largest one within the borough.

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. In coming years a review of each of the Conservation Areas will be undertaken on a rolling programme.

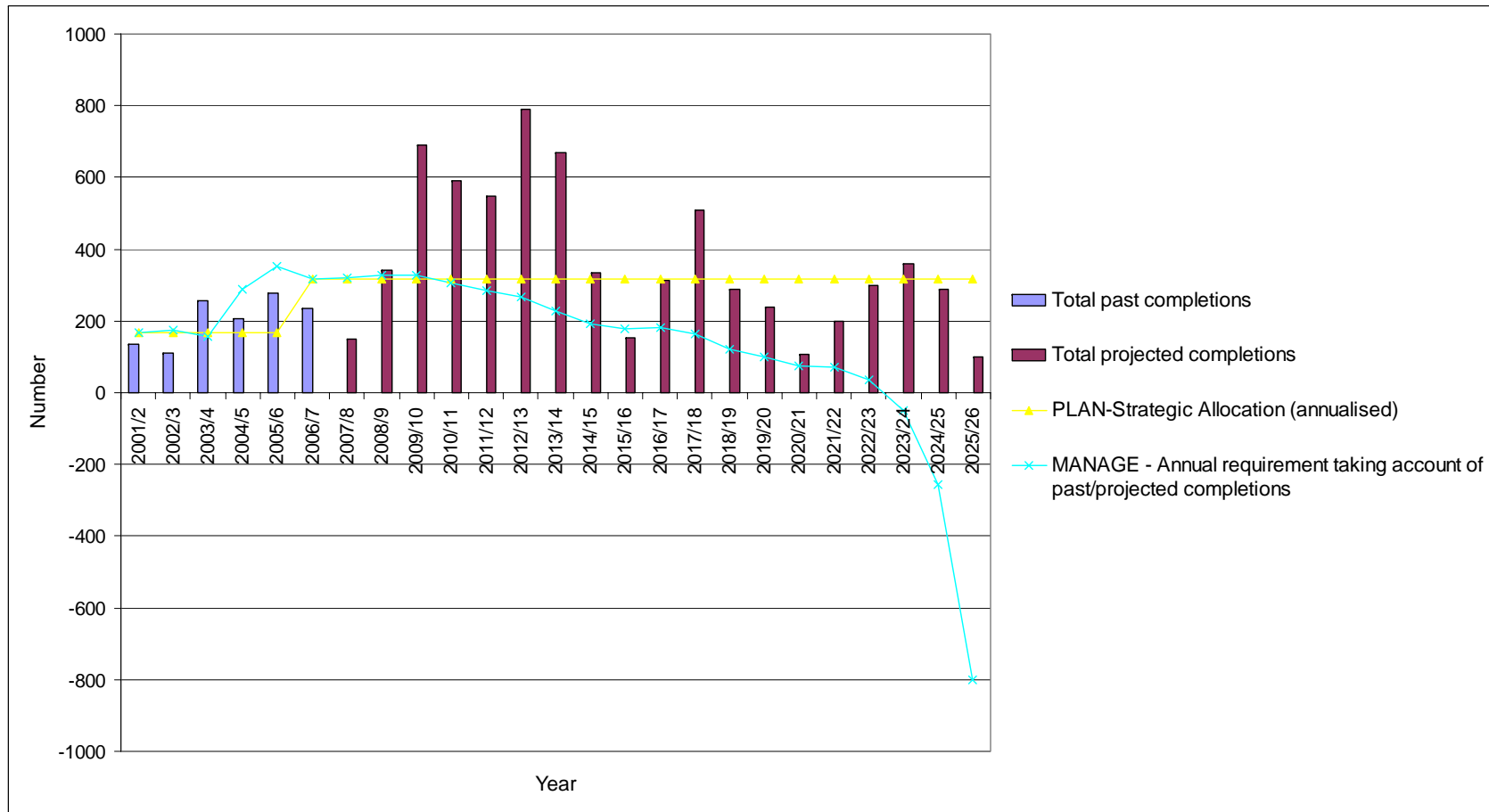
15. CONCLUSION

- 15.1 The adoption of the Havant Borough District-Wide Plan at the end of September 2005 means the borough has an up-to-date local plan for guiding development in the borough in accordance with Government guidance and priorities.
- 15.2 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.
- 15.3 The Council has prepared monitoring reports since 2000/01 which has helped to produce this third Annual Monitoring Report under the Local Development Framework. There are a number of areas where monitoring information is incomplete or in need of updating and these have been identified in the content of this report.

Housing Trajectory Table 2001/02-2016/17

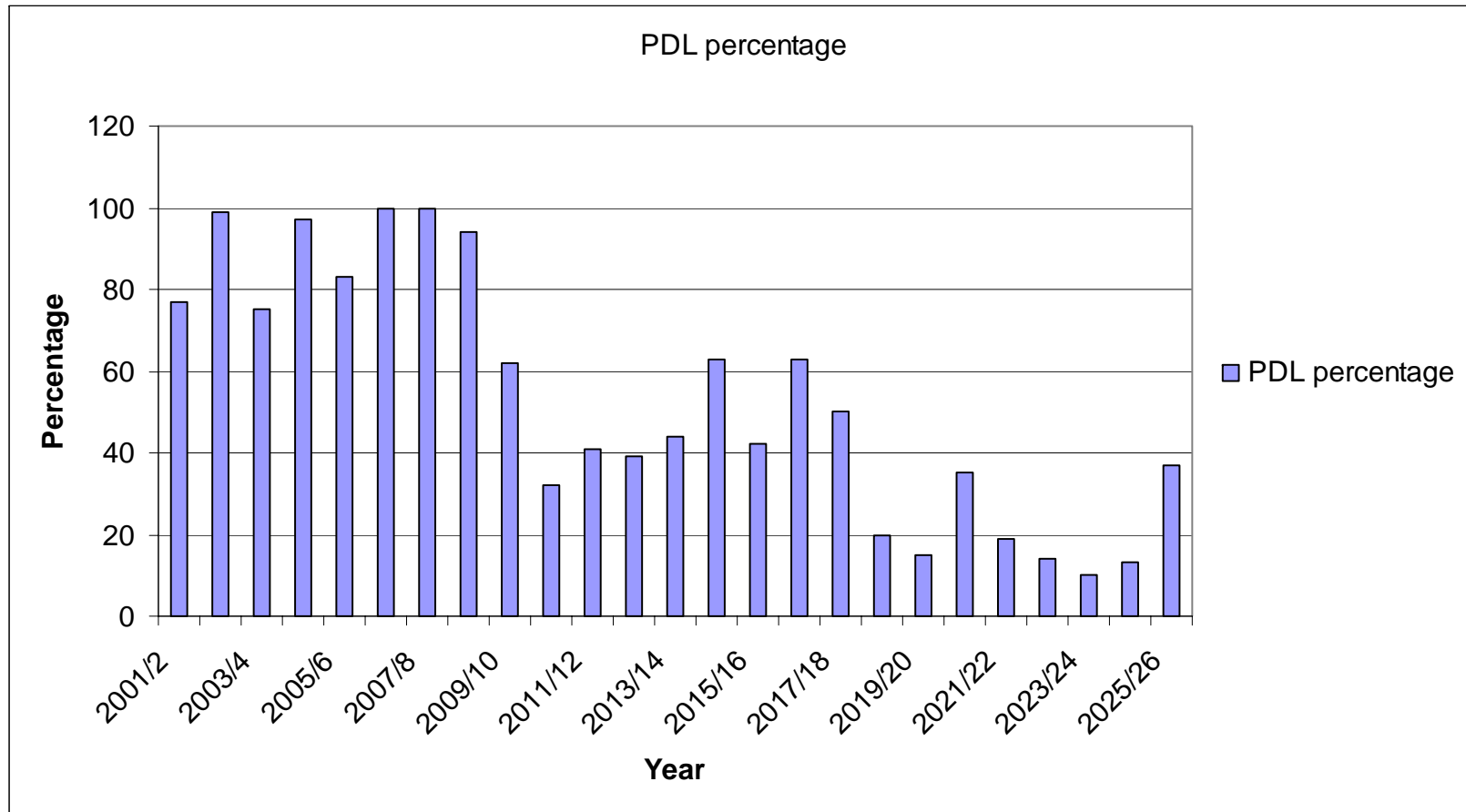
	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Past Completions - All Sites	137	110	256	206	277	236										
Projections - Allocated Sites							310	344	364	377	318	150	160	0	0	0
Projections - Unallocated Sites							0	20	40	139	139	139	139	139	139	139
Total Past Completions	137	110	256	206	277	236										
Total Projected Completions							310	364	404	516	457	289	299	139	139	139
Cumulative Completions	137	247	503	709	986	236	546	910	1314	1830	2287	2576	2875	3014	3153	3292
PLAN - Strategic Allocation (annualised)	167	167	167	167	167	315	315	315	315	315	315	315	315	315	315	315
MONITOR - No. dwellings above or below cumulative allocation	-30	-87	2	41	151	-79	-84	-35	54	255	397	371	355	179	3	-173
MANAGE - Annual requirement taking account of past/projected completions	167	175	196	166	126	315	319	320	317	312	298	287	286	285	299	315

Appendix 2 – Havant Annual Monitoring Report 2006/07 – 15 Year Trajectory plus additional years to end of Regional Plan period.



NB: The information contained in this housing trajectory is based upon the draft Strategic Housing Land Availability Assessment (SHLAA) which will be consulted upon in spring 2008. It should therefore be treated with caution until the SHLAA has been finalised.

Appendix 2 – Havant Annual Monitoring Report 2006/07 – 15 Year Trajectory plus additional years to end of Regional Plan period.



NB: Unless further background information in the SHLAA demonstrates otherwise, it has been assumed that all completions on small sites (1-4 dwellings) will take place on Previously Developed Land).

Housing Trajectory Table 2001/02-2025/26
Based on information in the draft SHLAA

	2000/1	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	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2006/26	
Small scale unidentified windfalls	0	0	0	0	0	0		37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	703
Large scale unidentified windfalls	0	0	0	0	0	0																						
Major Development Area West of Waterlooville										40	100	150	150	160														600
Past Completions		137	110	256	206	277	236																					6966
Projected Completions								148	343	689	591	548	789	668	336	152	312	509	288	239	105	199	300	361	288	101		
Cumulative Completions		137	247	503	709	986	236	384	727	1416	2007	2555	3344	4012	4348	4500	4812	5321	5609	5848	5953	6152	6452	6813	7101	7202		
PLAN - Strategic Allocation (annualised)		167	167	167	167	167	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315	
MONITOR - No. dwellings above or below cumulative allocation																												
MANAGE - Annual requirement taking account of past/projected completions		-30	-87	2	41	151	-79	-246	-218	156	432	665	1139	1482	1513	1350	1347	1541	1514	1438	1228	1112	1097	1143	1116	902		
Previously Developed Land								148	323	425	190	226	306	292	211	55	185	255	57	37	37	37	43	37	37	37		
PDL percentage		0.77	0.99	0.75	0.97	0.83	1.00	1.00	0.94	0.62	0.32	0.41	0.39	0.44	0.63	0.36	0.59	0.50	0.20	0.15	0.35	0.19	0.14	0.10	0.13	0.37		