

## 10. Development Management Policies

### Index of Development Management Policies

- DM1 Conservation Areas
- DM2 Listed Buildings
- DM3 Historic Parks and Gardens
- DM4 Buildings of Local Interest
- DM5 Development Affecting Archaeological Sites and Monuments of National and Local Importance
- DM6 Enabling Development and the Conservation of Heritage
- DM7 Conservation, Protection and Enhancement of Existing Natural Features
- DM8 Development in the Coastal Zone
- DM9 Pollution
- DM10 Flood Defence and Coast Protection Works
- DM11 Protection of Employment Sites
- DM12 Changes of Use in Primary and Secondary Frontages
- DM13 Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses
- DM14 Provision of Home-Based Business
- DM15 Control of Static Holiday Caravan Development
- DM16 Protection of Tourism
- DM17 Affordable Housing Provision
- DM18 Affordable Housing – Mixed Communities and Social Cohesion
- DM19 Loss of Dwellings
- DM20 Space Standards and Density and Range of House Types
- DM21 Elderly and Specialist Housing Provision
- DM22 Gypsies and Travellers
- DM23 Travelling Showpeople
- DM24 Recreation and Open Space
- DM25 Provision of New Community Services and Facilities
- DM26 Protection of Existing Community Services and Facilities
- DM27 Public Spaces in Housing Development and Mixed Use Schemes
- DM28 Planning for More Sustainable Travel
- DM29 Mitigating the Impacts of Travel
- DM30 Car and Cycle Parking on Residential Development
- DM31 Car and Cycle Parking on Development (excluding residential)
- DM32 Safeguarding
- DM33 Freight Transport
- DM34 Extensions to Dwellings
- DM35 Residential Amenity
- DM36 Coordination of Development

## DM1 Conservation Areas

**Planning Permission and/or Conservation Area Consent will only be permitted where all the following criteria are met:**

- 1. The proposal would preserve or enhance the character, setting or appearance of the conservation area.**
- 2. The proposed use is compatible with the function and character of the conservation area.**
- 3. The proposal does not involve the loss of features, structures, spaces or views important to the character of the conservation area.**
- 4. The proposal would not lead to levels of traffic and parking which would be detrimental to the setting and character of the conservation area.**

10.1 The council has a statutory duty to preserve the character and appearance of conservation areas. The special architectural character and historic interest of each of the borough's conservation areas is described in individual Conservation Area Appraisals. Special regard should be had to the character and pattern of development in an area when considering development proposals.

10.2 There are 14 conservation areas in Havant Borough: -


Sir George Staunton  
St. John's, Purbrook  
Old Bedhampton  
The Black Dog  
St Faith's, Havant  
Lymbourn Road  
Wade Court  
Warblington  
Emsworth  
Mill Lane  
Langstone  
St Peter's, Hayling Island  
Coastguards  
Brockhampton.

10.3 Policy CS14 requires development to be of a high quality design. Inappropriate development both in and near conservation areas has damaging effects on their character and appearance. Individual developments can be significant in themselves and cumulatively they can have a major impact. Certain development can take place as a result of permitted development rights and the council may therefore seek to withdraw these rights for prescribed types of development by means of an Article 4 direction. However, it is not just the development itself which can damage the townscape of conservation areas. For example, car parking can break up the historic pattern of development and additional traffic could cause unacceptable noise, danger and congestion for residents and businesses.

10.4 New uses may be the key to the continued viability and vitality of conservation areas. However, the incremental loss or alteration of existing uses, features and open spaces may gradually lead to changes in the character of an area. The way in which features such as gardens, walls, trees and buildings relate to one another is key in defining the individual characteristics of each conservation area. Each proposal

would need to be judged on its own merits and assessed against the Conservation Area Appraisal whilst having regard to the special character of that area.

- 10.5 The designation of conservation areas does not prevent change. In some instances development may be beneficial, particularly in gap sites. The potential for development should be a stimulus for imaginative, high quality designs and be seen as an opportunity for enhancement. Attractive new development can be achieved provided that it respects topography, natural and historic features, follows the principles of scale, height, massing and alignment and uses appropriate materials. What is important is that new buildings should be designed with an understanding of their context in order that they harmonise with their surroundings rather than simply imitating earlier styles. Contemporary design can make a positive contribution and it is essential to show how proposals can be integrated into, and enhance, the townscape. Therefore, applications for demolition should be accompanied by a planning application for redevelopment and only applications for full planning permission are considered appropriate.

Where else to look:	
	<p><a href="#">English Heritage</a></p> <p><a href="#">PPG15 Planning and the Historic Environment</a></p> <p><a href="#">PPG16 Planning and Archaeology</a></p> <p><a href="#">Section 69 of Planning (Listed Building and Conservation Area) Act (1990)</a></p> <p><a href="#">Conservation areas in Havant</a></p>

## DM2 Listed Buildings

**Planning Permission and Listed Building Consent will only be granted where all the following criteria are met:**

- 1. The proposal ensures either the preservation or enhancement of the character or setting of the listed building.**
- 2. The proposed alterations (internal and external) do not adversely affect the character and fabric of the building.**
- 3. The proposal does not result in the loss of significant features (internal and external) of architectural and historic importance or space around the building important to its setting unless it can be demonstrated that the loss is required in order to achieve wider historic benefits. The council will require the recording of features which would be destroyed by the proposed works for which consent is being sought.**

**Applications for changes of use to listed buildings will only be permitted where all the following criteria are met:**

- 4. The application is accompanied by full details of any alterations (internal and external) to the fabric of the building or its setting.**
- 5. The proposed use is appropriate to the character of the building and its setting and the essential features of the building are preserved or enhanced.**

- 10.6 There are more than 280 listed buildings in the borough, and approximately 80 buildings of local interest which all contribute significantly to the character of the area.
- 10.7 Once a building has been listed, or is the subject of a Building Preservation Notice, consent is normally required for demolition, alteration or extension which would affect its architectural and historic character. It is a criminal offence to carry out such works without the consent of the council. Controls apply to all external and internal works which would affect the building's special interest. Consent may not be required for repairs unless these involve alterations. The advice of the Local Planning Authority (Havant Borough Council) should be sought prior to any works being undertaken.
- 10.8 Listed buildings vary greatly in the extent to which they can accommodate change without loss to their character. When considering applications for development, change of use and Listed Building Consent, the council will be concerned that features are retained both inside and outside the building. The setting of the building can be as important as the building itself and proposals which adversely affect either the immediate location or wider setting will not be permitted. Detailed guidance is contained in Annex C of PPG15.
- 10.9 Most listed buildings have undergone change and therefore exhibit features which represent more than one period in the building's history. These changes reflect the evolution of the building and are part of its character. The presumption is that a listed building should be retained and properly maintained. Repair is therefore the right approach rather than replacement by new building but it is rarely acceptable to 'restore' a building to one period in its history. Demolition will only be considered acceptable where a listed building has reached such a state of disrepair that the cost of restoring it to a beneficial use is impractical. In order to approve an application for

demolition, the council will need to be satisfied that all possible means of restoration have been considered and that all alternative uses have been explored.

- 10.10 Where the loss of features has been agreed, the council will require a scheme of recording to be agreed prior to any works being carried out. The recording should then be carried out in accordance with the agreed schedule.
- 10.11 Whilst the retention of a building's original use is usually the most appropriate way in which to maintain and secure the essential features of a listed building, a new use may be appropriate if it can be demonstrated that the change of use is necessary for the long term retention of the building, its historic features or its setting. Applications for changes of use must be accompanied by full drawings in order that the impact of the proposed use on the fabric of the building can be fully assessed.
- 10.12 Applications for Planning Permission and Listed Building Consent must include drawings and plans which show the impact of the proposals on features of special interest. The council will normally expect an applicant to submit concurrent and related applications for planning permission, Listed Building Consent and Building Regulations Consent. The proposed ways of achieving building and fire regulation requirements will also need to be made clear before an application can be determined.

**Where else to look:**



[English Heritage: The national body dealing with heritage](#)

[PPG15 Planning and the Historic Environment](#)

[PPG16 Planning and Archaeology](#)

[Association of Local Government Archaeological Officers](#)

[UK - Analysis and recording for the conservation and control of works to historic buildings.](#)

### DM3 Historic Parks and Gardens

**Development affecting historic parks and gardens will only be permitted where the proposal does not adversely affect the character, appearance, features, setting and landscape value of the park or garden.**

- 10.13 Almost forty historic parks and gardens have been recorded in the borough, contributing to the attractiveness and character of the urban landscape and the countryside while being of value for wildlife. The principle of protecting these sites is established in PPG15 (paragraph 2.24). This policy seeks to safeguard parks and gardens which are examples of landscape history and design and includes those which are substantially unaltered as well as those where the planting and features have remained following development. Some parks have been largely developed such as Purbrook Park School and Stakes Hill Lodge. However, where open spaces remain they still provide the settings for historic buildings such as The Manor House, South Hayling, the park at Hollybank House and the park at Wade Court which takes advantage of views over Chichester Harbour. Leigh Park Gardens, which form part of the Staunton Country Park, is the most significant designed landscape in the borough and is classified as Grade II\* in the Register of Parks and Gardens of Special Historic Interest in England which has been compiled by English Heritage. Where relic features remain in either developed or undeveloped settings, they should not be lost or replaced since they add to local distinctiveness.
- 10.14 Where development is proposed that will affect the setting of a registered historic park or garden, consultation with English Heritage is required.

**Where else to look:**



- [English Heritage](#) the national body dealing with heritage
- [PPG15 Planning and the Historic Environment](#)
- [Hampshire Gardens Trust](#)
- [Hampshire Historic Parks and Gardens](#)

## DM4 Buildings of Local Interest

**Planning Permission will only be granted for development affecting buildings of local interest provided it does not adversely affect the architectural character of the building or its setting.**

**Demolition will be resisted except where either of the following applies:**

- 1. It has been demonstrated that the building is beyond viable repair; or**
- 2. The development, which requires the demolition, would have an overriding social, economic, environmental or historic benefit.**

10.15 The borough has over 80 buildings which have been identified as being of local interest. These are noted as being landmarks and buildings with architectural merit, historical or cultural associations, townscape quality and relevance to the historic development of the borough. Buildings on the Local List are those which are not statutorily listed because they do not meet the criteria set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 but which have historic or architectural merit and can contribute significantly to local distinctiveness. When considering development proposals the council will discourage the demolition of these buildings, have regard to the preservation of their character and expect their settings to be safeguarded to help maintain the sense of place to which they contribute.

### Where else to look:



[English Heritage](#) the national body dealing with heritage

[PPG15 Planning and the Historic Environment](#)

[Havant Borough Register of Buildings of Local Interest](#)

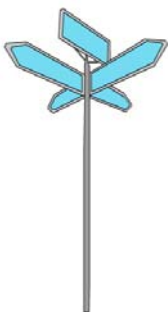
## **DM5 Development Affecting Archaeological Sites and Monuments of National and Local Importance**

**Development affecting a scheduled ancient monument, archaeological site or features of national or local importance, or their settings, will only be permitted where it has been satisfactorily demonstrated that the development will not detrimentally impact the historical importance of these sites.**

**Where the preservation of archaeological remains is not possible or feasible development should not begin until an agreed programme of archaeological investigations and recording has been carried out to an acceptable professional standard and at the applicant's expense.**

- 10.16 Within the borough there are a number of sites of archaeological importance including scheduled ancient monuments at Fort Purbrook and Warblington Church and important sites which are not scheduled ancient monuments, including the Wadeway which connects Langstone to Hayling Island and the Roman Villa at Warblington. Archaeological remains are vulnerable to damage and destruction, those which are protected as scheduled ancient monuments under the Ancient Monuments and Archaeological Areas Act 1979 are protected under the provisions of the policy.
- 10.17 Where damage to the archaeology can be avoided by modifications to the layout of development, preservation of the remains in situ is preferred. The council will seek to ensure satisfactory preservation, protection and, where appropriate, interpretation of the remains.
- 10.18 Where the destruction of archaeological remains is justified, detailed information is required before the remains are lost. Although every effort should be taken to preserve features of archaeological interest it will not always be practicable, necessary or desirable to retain all these in situ in development sites. Thorough recording is therefore essential and this should be based on advice from professional archaeologists. Developers are expected to take the initiative in obtaining this advice at an early stage once it is clear that preservation is not justified for archaeological reasons.

### **Where else to look:**



[English Heritage](#) the national body dealing with heritage

[PPG15 Planning and the Historic Environment](#)

## **DM6 Enabling Development and the Conservation of Heritage**

**Planning Permission will only be granted for development which is intended to secure the conservation of heritage assets if all of the following criteria can be met:**

- 1. Proposals will not adversely affect the archaeological, architectural, historic or landscape value of the asset or its setting.**
- 2. The proposal ensures a coherent approach to managing the asset in the future.**
- 3. The enabling development will ensure the long-term conservation of the asset and its continued use for an appropriate purpose; and**
- 4. The need for enabling development has arisen entirely from conservation problems.**
- 5. Sufficient financial assistance is not available from other sources; and**
- 6. It can be demonstrated that the enabling development is the minimum necessary to achieve the council's conservation objectives.**
- 7. The impact of the development is minimised in terms of the proposed uses, layout and appearance.**
- 8. The conservation benefits outweigh any disadvantages to the community of permitting the enabling development.**

**The council will only consider full planning applications and may seek an agreement under Section 106 of the Town and Country Planning Act, 1990 to secure the conservation objectives of the development. Repairs should be to an agreed standard and the funds required should be available before the commencement of the development.**

- 10.19 The council recognises that the flexible application of planning and transport policies may assist the retention and upkeep of the historic heritage. However, proposals should not be viewed by applicants as a means of circumventing policies which should otherwise be enforced. English Heritage has become increasingly concerned by the adverse effects of some developments which have been proposed as a means of benefiting heritage assets such as archaeological remains, historic buildings, conservation areas, parks and gardens. This issue is discussed in Enabling Development and the Conservation of Heritage Assets (English Heritage, 2001) which contains the full justification for this policy.
- 10.20 Enabling development which harms the heritage which it is intended to conserve is clearly ineffective. For example, it is unacceptable for development which is proposed for financing the repair of a listed building to damage its setting. The integrity of designed landscapes, for example, depends on coherent and consistent long-term management which is based on a clear understanding of the whole and its component parts. The fragmentation of ownerships can result in deterioration in the longer term. In some cases the conservation objectives might be achieved but only at the expense of the viability of alternative uses, for example by reducing amenity or servicing space. The enabling development should be related directly to overcoming specific conservation problems rather than, for example, an owner's inability to finance repairs. This is not a valid reason for permitting development and in such circumstances English Heritage advises that a Repairs Notice should be considered.
- 10.21 Even if repair and conversion costs will exceed the market value resulting from the optimum viable use, enabling development will not be permitted unless the applicant

can provide evidence that all sources of financial support have been fully investigated without success. Enabling development should only be considered as a last resort. Since the proposal may result in wider disadvantages, it needs to be scrutinised to ensure that these are reduced to a minimum while maximising the conservation benefits. This means evaluating options in relation to the guidance provided by English Heritage. The uses being proposed and the design of the development require careful assessment and guidance should be sought from Development Management Officers.

**Where else to look:**



[English Heritage](#) the national body dealing with heritage

[National Planning Policy on Heritage PPG16 Archaeology](#)

[PPG15 Planning and the Historic Environment](#)

[Enabling development and the conservation of heritage assets](#)

## **DM7 Conservation, Protection and Enhancement of Existing Natural Features**

**Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria as set out below:**

- 1. Protects natural features of nature conservation and/or amenity importance on the site, for example trees, woodlands, hedgerows, soils, streams, stream corridors, ditches or ponds from damage and destruction.**
- 2. Sympathetically incorporates existing features into the overall design of the scheme including measures taken to ensure their continued survival.**
- 3. Provides new landscape works that integrate successfully into the local environment and existing natural features using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments.**
- 4. Ensures sequences of green spaces are maintained.**
- 5. Protects the attractiveness and visual amenity of green open spaces that contribute to the identity of the borough.**

10.22 The council recognises the importance of the water environment; including streams, ditches and ponds, and the need to protect and enhance the stream corridors in the borough for landscape and nature conservation value, water related recreation and public access, whilst maintaining the current standard of flood protection and water quality. The protection of existing soil structure is critical to the life of plants and wildlife as well as the land's ability to deal with flood. Soil compaction, contamination and removal should be avoided.

10.23 Existing trees, woodlands and hedgerows are significant to the overall landscape quality of an area, both as landscape features and as individual habitats. Some features may have protection under the Hedgerow Regulations, Tree Preservation Orders or by being situated in a conservation area.

10.24 Trees can define spaces, routes or views, screen out noise or unsightly development, provide shelter on a site and improve local air quality. The council will introduce Tree Preservation Orders as necessary to protect existing trees. If the removal of one or more trees is permitted as part of a development a condition may require that replacement trees be planted on or near the site. Developers will be required to protect existing trees to be retained during site clearance and building operations.

10.25 The council requires all development proposals to include a landscape scheme which should be incorporated in the layout design from the start using the guidance in the *Havant Borough Townscape, Landscape and Seascape Character Assessment*.

Where else to look:	
	<a href="#">Havant Borough Townscape, Landscape and Seascape Character Assessment</a>
	<a href="#">Havant Borough Council Landscape Checklist for New Development</a>
	<a href="#">Havant Borough Council Landscape Sensitivity Study</a>

### DM8 Development in the Coastal Zone

Planning Permission will only be granted for development in the Coastal Zone which addresses all of the relevant criteria as set out below:

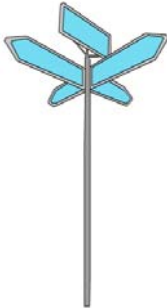
1. Respects the natural beauty of the landscape and character of the Chichester Harbour Area of Outstanding Natural Beauty (AONB).
2. Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs, SPA, Solent Maritime SAC and Ramsar site, nor any SINCs and Local Nature Reserves.
3. Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast.
4. Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.
5. Screens or removes visually unattractive sites.
6. Upgrades existing footpaths and ensures that public access is retained and provided to connect existing paths along the waterfront where appropriate.
7. Would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the Harbours.
8. Would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation.
9. Provides recreational opportunities that do not adversely affect the character and appearance of the coast.
10. Appropriately links and integrates with established land uses.

10.26 For the purpose of this policy, the Coastal Zone refers to any land within 100m of the mean high water mark. 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 and enhancing the environment of the developed areas. The landscape and nature conservation importance of both Langstone and Chichester Harbours are of principal concern and the council wishes to carry out or facilitate sympathetic enhancement work where opportunities arise.

10.27 There is currently no provision for new moorings in either Chichester or Langstone Harbours that would result in a net increase in berths. This policy allows for development involving possible future modification or redistribution of existing moorings, marine berths or launch on demand facilities for reasons of good management, environmental benefits and the prevention of congestion. Maritime recreation will be encouraged in the Chichester and Langstone Harbours. However,

this should not be at the expense of the visual attributes of the landscape or the natural environment in line with Policy CS9 of the Core Strategy.

- 10.28 Within Chichester Harbour AONB major development will only be permitted where there is an overriding national interest and a lack of alternative sites. Chichester Harbour was designated as an AONB by the Countryside Commission in 1964 in order to conserve the natural beauty of the area. Any development proposals will therefore be considered against their likely effect on this landscape.
- 10.29 Development which is likely to have an adverse effect on areas specifically designated for their nature conservation or landscape qualities, including Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, Special Areas of Conservation, Special Protection Areas, local nature reserves and Areas of Outstanding Natural Beauty will not be permitted unless there is an overriding justification and need for the proposal, which outweighs the nature conservation or landscape value of the site itself and the national policy to safeguard such sites.
- 10.30 The borough's coastal landscape is a key asset. Careful consideration should be given to providing high quality design along the whole coast and for Chichester Harbour, early consultation with the Chichester Harbour Conservancy is encouraged to ensure development accords with best practice design guidance.
- 10.31 Maximising educational opportunities along the coast will be encouraged including access to the coast for the purpose of recreation in accordance with the Marine and Coastal Access Bill 2008. This will often be in conjunction with water-based recreational activities. Careful consideration will need to be given to ensuring the quality of existing water based recreational activities is not compromised.

<b>Where else to look:</b>	
	<a href="#"><u>PPS9: Biodiversity and Geological Conservation</u></a>
	<a href="#"><u>PPG20: Coastal Planning</u></a>
	<a href="#"><u>Good Practice Guide on Planning for Tourism</u></a>
	<a href="#"><u>Havant Borough Townscape, Landscape and Seascape Character Assessment.</u></a>
	<a href="#"><u>Chichester Harbour Conservancy Design Guidance for New Dwellings and Extensions</u></a>
	<a href="#"><u>Countryside and Rights of Way Act 2000</u></a>
	<a href="#"><u>Marine and Coastal Access Bill 2008</u></a>
	<a href="#"><u>Emsworth Village Design Statement</u></a>
	<a href="#"><u>Northney and Tye Village Design Statement</u></a>
	<a href="#"><u>Shoreline Management Plan</u></a>

## DM9 Pollution

Development that may cause pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation or other pollutants will only be permitted where all of the following relevant criteria can be met:

1. The health and safety of existing and future users of the site, or nearby occupiers and residents are not put at risk.
2. The quality and enjoyment of the environment would not be significantly harmed.
3. National Air Quality standards or objectives would not be breached;
4. The water environment would not be detrimentally affected.
5. It would not lead to an unacceptable deterioration in the quality or potential yield of coastal, surface and ground water resources.
6. External lighting is of the minimum level of illumination and duration required for security and operational purposes.
7. The increased activity facilitated by the illumination will not be detrimental to residential amenity.
8. External lighting would not interfere with safe navigation in either Chichester or Langstone Harbours.
9. Light spillage (including upwards) and glare is horizontally cut off or contained so as to minimise the impact on residential areas, roads, areas of nature conservation importance and areas whose open and remote landscape qualities would be affected.

10.32 *Planning Policy Statement 23: Planning and Pollution Control (PPS23)* is intended to complement the pollution control framework under the *Pollution Prevention and Control Act (PPC) 1999* and the *PPC Regulations 2000*. The council has Environmental Health responsibilities for pollution together with the Environment Agency. Similarly *Planning Policy Guidance 24: Planning and Noise (PPG24)* provides guidance on particular types of development in relation to noise and provides extensive guidance on other statutory controls on noise.

10.33 Some forms of development which can result in pollutants are necessary to the economic and social needs of the borough. This would include industrial uses which, although necessary, may be detrimental to amenity, including potentially hazardous installations and waste facilities. Only in instances where the risk is appropriately managed will development be permitted. Consideration will be given to any mitigating measures that could be implemented into development schemes to ensure its effects are sufficiently alleviated. It must be clearly demonstrated that any proposed mitigation measures will be effective and suitably reduce any harm. In some instances this may be through the provision of a buffer zone between conflicting land uses which can minimise harmful effects and can reduce the need for more stringent mitigating measures.

10.34 Where development proposals pose a threat to the water environment of the borough, full and thorough assessment of this likely risk will need to be demonstrated. Development will not be permitted where it is clear the proposal would have an unacceptable impact on the local water environment. Where the development has the potential to affect a watercourse the Environment Agency will be consulted.

10.35 Light pollution can affect rural, coastal and urban areas, affecting ecology and wildlife, obscuring vision of the night skies, introducing a suburban feel into rural

areas thus affecting local character and causing stress and anxiety for those adversely affected. Adverse impacts of illumination should be minimised by avoiding excessive levels of lighting in development. This may include the containment of light sources by, for example, full horizontal cut-off, to prevent light spillage and glare.

- 10.36 External flood lighting is often necessary to facilitate the playing of sports outside of the hours of daylight. However, flood lighting can impact adversely on, for example, neighbouring residential properties or the surrounding landscape. Careful consideration will therefore need to be given to measures to mitigate these impacts. Where appropriate mitigation is not possible development which results in harmful light pollution will not be permitted.
- 10.37 The standard of lighting is dependent on standard of play and particular sports. It is, therefore, essential to determine the sports to be played at an early stage in the planning process in order that sufficient mitigating measures can be worked into the development proposal where possible. It is advisable to contact the governing body for the relevant sport to determine what type of light is required.

**Where else to look:**



[PPS23: Planning and Pollution Control](#)

[PPG24: Planning and Noise](#)

[Environment Agency](#)

[Havant Borough Council: Environmental Health](#)

[Circular 04/00: Planning Control for Hazardous Substances](#)

[Sport England](#)

[Housing Health and Safety](#)

See also [British Standards:](#)

BS 4142: Method for rating industrial noise affecting mixed residential and industrial areas

BS 5228-1: 2009 Code of practice for noise and vibration control on construction and open sites: Noise

BS 5228-2: 2009 Code of practice for noise and vibration control on construction and open sites: Vibration

[Chartered Institute of Environmental Health, Hampshire and Isle of Wight Branch "Noise Guidelines for Planning Consultations" 1995](#)

## DM10 Flood Defence and Coast Protection Works

**New and replacement flood defence and coast protection works will only be permitted where all the following criteria apply:**

- 1. They are not obtrusive or damaging to the coastal landscape.**
- 2. Features of nature conservation and archaeological significance are protected.**
- 3. They do not disrupt coastal and river processes so that people and property or land designated for its wildlife quality or archaeology is put at risk from flooding and erosion.**
- 4. They are consistent with the Shoreline Management Plan and associated Strategy Plans.**

- 10.38 Flood defences and coast protection works safeguard property from damage from the sea and from fluvial (watercourse) flooding. Chichester Harbour is an Area of Outstanding Natural Beauty (AONB) and other areas of the borough have been identified as having particular landscape character as identified in the *Havant Borough Townscape, Landscape and Seascape Character Assessment*. For these reasons, flood defences and coast protection works should not be alien to their surroundings and the siting, design and materials should be appropriate to the locality. Both of the harbours are protected owing to their international nature conservation importance. Nature Conservation Protection Policies and the Habitat Regulations apply to flood and coast protection works and therefore such works should not impact detrimentally on nature conservation.
- 10.39 Flood defences and coast protection works, by their nature, alter the natural river and coastal processes. Their disruption is not considered appropriate unless people or properties are at risk from flooding or erosion. Adverse effects may be felt at some considerable distance from the works undertaken and may impact on the natural or the built environment or both. These impacts should be taken into account when considering proposals for flood defence and coast protection schemes. The *East Solent Shoreline Management Plan (1997)* will be superseded by the North Solent Shoreline Management Plan in 2010. The Shoreline Management Plans are produced by the Environment Agency and set out the policy for managing the shoreline including that for Havant Borough. The Environment Agency also produces more detailed strategy plans to indicate how these policies will be implemented. The council will not permit flood and coast protection works that conflict with these policies or reduce the future options of operating authorities managing the shoreline.
- 10.40 The government has directed that each operating authority publishes a policy statement setting out how government policy aims and objectives, on flood and coastal defence (sea defence and coast protection), are to be implemented in their area. The council has published a policy statement that fulfils this aim, the *Policy Statement on Flood and Coastal Defence*.

**Where else to look:**



- [PPG20: Coastal Planning](#)
- [Havant Borough Policy Statement on Flood and Coastal Defence](#)
- [East Solent Shoreline Management Plan.](#)
- [Havant Borough Townscape, Landscape and Seascape Character Assessment](#)

**DM11 Protection of Existing Employment Sites**

**The change of use of land or premises currently or last used for employment purposes to non-employment uses will only be permitted where it has been demonstrated that both the following criteria are met:**

- 1. The land or premises are financially unviable for any employment use as demonstrated through an active and exhaustive marketing process covering at least eighteen months for a major site and twelve months for other sites.**
- 2. An alternative beneficial use for the site can be demonstrated.**

10.41 This policy seeks to control the loss of industrial and business premises in the borough to non-employment uses and should be read in conjunction with Section 3 of this Core Strategy. Protecting existing employment sites that are fit for purpose is a key aspect of promoting Havant Borough’s economy. For the purposes of this policy, employment uses are those defined by Use Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1988. Any proposal to re-develop an existing employment site for non-employment uses must provide robust and credible evidence on viability and marketing that the site it is no longer fit for purpose as an employment site.

10.42 It is important that the marketing of land or buildings in existing employment usage explores all alternative employment uses that fall within classes B1, B2 or B8 of the Use Classes Order. The type and scale of marketing should be commensurate with the scale of the employment floorspace proposed to be lost. Therefore the council will require evidence that a marketing exercise has been carried out for at least eighteen months for a major site and at least twelve months for other sites. A major site is defined as being over one hectare in area or containing over one thousand square metres of commercial floorspace. Evidence is required that the marketing price is realistic and that the marketing has been appropriate and genuine. A record of all the required marketing will need to be presented with the application proposal.

10.43 In all proposals that involve the loss of employment floorspace the minimum requirements that need to be submitted to the council are as follows:

- i) Confirmation by the marketing agent on headed company paper that the premises were appropriately and extensively marketed for the required length of time as set out by the council.
- ii) Dated photographs of marketing board/s on the premises of an appropriate quality, size, scale, location and number during this time.
- iii) An enquiry log of who enquired, how it was followed up and why it was unsuccessful.

- iv) A copy of all adverts in the local press and trade journals (should be at *least* four weeks' worth of adverts spread across a six month period).
- vi) Evidence of marketing via the internet.

The period of marketing must have ended on a date within the six months prior to the date the planning application was submitted. In some instances where the proposal includes the loss of significant employment floorspace the marketing process may need to be extended. The advice of the Local Planning Authority (Havant Borough Council) should be sought prior to the commencement of any marketing campaign to ascertain the period and extent of marketing required and to discuss the extent of alternative uses that should be explored.

Where else to look:	
	<p><a href="#"><u>Property Market Review 2007</u></a></p> <p><a href="#"><u>Employment Land Review 2006–2026</u></a></p> <p><a href="#"><u>Draft PPS4: Planning for Sustainable Economic Development</u></a></p>

## **DM12 Changes of Use in Primary and Secondary Frontages**

**Planning applications for Class A1, A2, A3, A4, A5 and other town centre uses, including leisure, entertainment and tourism uses will only be permitted in the primary and secondary shopping frontages as defined on the inset maps, where it can be demonstrated that all the following criteria are met:**

- 1. In primary frontages the proposal would not lead to the concentration of adjacent non-retail uses at ground floor level such that this would begin to undermine the retail function of the primary shopping frontages.**
- 2. In secondary frontage zones the proposal would not lead to the concentration of non-retail uses at ground floor level such that this would begin to undermine the retail function of the secondary shopping frontages.**
- 3. The premises will generate pedestrian activity within the shopping frontage by, for example, being open to visiting members of the public throughout the day.**
- 4. The proposal will include the provision of a shop front with a display window which will relate appropriately to the building itself and the wider street scene in terms of materials, form and proportion.**

10.44 Policy DM12 controls changes of use in primary and secondary retail frontage zones defined in Appendix 2. Each centre has defined primary and secondary frontages. The criteria applying to applications for changes of use in respect of premises located in primary frontages are stricter than those relating to secondary frontages as it is intended to maintain a higher proportion of Class A1 uses in primary locations. Rental Tone Surveys have been carried out by commercial agents for all the defined centres and these surveys have helped define the boundary between primary and secondary frontages. Whilst it is clearly important to maintain the overall level of retail activity, there is scope for further diversification within the secondary frontages for uses such as leisure, showrooms and offices.

10.45 It is considered vitally important to ensure there is a balance between retail and non-retail uses in the town and district centres if their continued attraction to residents and visitors is to be maintained. Whilst branches of the clearing banks, financial institutions and other non-retail uses offering services to the public are important, the council is concerned that these uses should not be allowed to dominate primary frontages in a way which undermines the retail function of a particular centre. The council will therefore examine the extent to which the retail function of a centre may be undermined by a proposal. It is recognised that in larger centres, it is appropriate to identify a specific section in which to apply the concentration test to ensure a balance of uses within specific sections of the frontage. In terms of the concentration test the policy is aimed at maintaining a 60% baseline target of Class A1 retail representation in primary frontages. This will be measured by unit count. However, where units have been amalgamated and are occupied by a single use, a linear measurement of shopfronts may be more appropriate. The concentration test will not usually apply to the entire frontage but instead will be defined by an unbroken run of shopfronts. When planning permission is granted for a non-retail use it will usually be appropriate to impose a condition requiring a window display to be installed and maintained.

10.46 Most non-retail uses will be acceptable in secondary shopping frontages subject to the concentration test. The concentration of continuous non-retail frontages would be

detrimental to the vitality and attractiveness of a centre and the council will have regard to this when considering a planning application for change of use. In terms of the concentration test the policy is aimed at maintaining a 40% baseline target of Class A1 retail representation in secondary frontages. This will be measured by unit counts or by linear measurement of shopfronts. As with primary frontages, the concentration test will not usually apply to entire frontages but instead will be defined by an unbroken run of shopfronts. When planning permission is granted for a non-retail use it will usually be appropriate to impose a condition requiring a window display to be installed and maintained.

## **DM13 Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses**

**Planning Permission will normally be granted for the construction of new entertainment and hot food uses falling within Use Classes A3, A4, A5 and D2 of the Use Classes Order 1987 (as amended) or the change of use of existing premises to a Class A3, A4, A5 or D2 use where it can be demonstrated that all the following criteria are met:**

- 1. Measures are incorporated, where a proposal includes the preparation of hot food, to mitigate the effect on nearby properties.**
- 2. The measures proposed in respect of criterion (1) are such that the installation does not materially detract from the appearance of the building itself and the wider locality.**
- 3. The measures proposed in respect of criterion (1) are suitable for the range and nature of hot food to be prepared on the premises.**
- 4. The development includes adequate provision for the disposal, storage and collection of refuse, including litter bins for use by customers.**
- 5. The development would not result in indiscriminate customer parking and/or traffic movement that would be likely to create hazards for traffic or pedestrians.**
- 6. The development would not cause unacceptable disturbance to the occupiers of nearby residential property at times when activity in the immediate vicinity would otherwise be at a relatively quiet level.**
- 7. In the case of changes of use, any marketing requirements are met.**

10.47 Food, drink uses and entertainment uses, as defined by Class A3, A4, A5 and D2 of the Town and Country Planning (Uses Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005) include all proposals for the sale of food or drink for consumption on the premises or of hot food off the premises, for example, public houses, restaurants, wine bars, cafes, snack bars and hot food takeaways.

10.48 It is recognised that food, drink and entertainment uses can be important in adding to the vitality and viability of an area for residents and visitors. However, proposals for such outlets can create environmental problems such as noise, fumes and odour, litter, traffic generation and indiscriminate parking. Of particular concern is the effect this can have on residential amenity, particularly when there is a concentration of residential accommodation nearby.

10.49 The existing mix of uses (including other Class A3, A4, A5 and D2 uses), the provision of public car parking and the existing level of late night activity means that an application for a Class A3, A4, A5 and D2 use may be more acceptable in a town or district centre where there is an increased level of activity. It is acknowledged, however, that even in town and district centres, residents can still expect a certain level of amenity and this will become increasingly important as other policies seek to increase the amount of housing in built up areas. Applications for Class A3, A4 and A5 uses that would be detrimental to the existing level of amenity by means of increased odour levels, noise, activity and parking will normally be resisted. In considering applications for food, drink and entertainment uses, the council will take into account the need for conditions. Where it is considered that the requirements of all parties can be reconciled through the imposition of conditions, appropriate conditions will be imposed to control the hours of opening, the type of food for sale (a sample menu may be requested) and the arrangements to be made

for the protection of amenity. Particular regard will be had to the installation of extraction flues. Where a flue is to be installed, it should be demonstrated that the position and height of the flue is such that the visual impact is minimised and that there is no other suitable location.

- 10.50 Outside the defined primary and secondary retail frontage zones where the concentration of residential accommodation is higher, it is acknowledged that existing levels of noise and activity can be lower. There is less likely to be a range of public parking facilities. In such locations, applications for a change of use of an existing site or building to Class A3, A4 and A5 use are to be assessed against the stricter criteria marketing requirements of other relevant Development Management Policies. If those requirements can be met, the proposal should then be assessed against Policy DM13 above.

**Where else to look:**




[Chartered Institute of Environmental Health, Hampshire and Isle of Wight Branch: Planning Applications for Hot Food Premises – Guidelines for Odour and Environmental Control 1996](#)

**DM14 Provision of Home-Based Businesses**

**Planning Permission will only be granted for home-based businesses, including bed and breakfast, providing the overall character and scale of the dwelling remains residential in character and that the business is acceptable in terms of environmental or amenity impacts.**

- 10.51 Changes in working practices mean that it has become easier to set up businesses based at home. The council will encourage such uses where they can be accommodated without impacting upon the amenity of nearby occupants or the character of the locality through, for example, increased traffic, parking, deliveries and noise. The sustainability benefits of home-based working are recognised with reductions in work-related travelling supporting other policies which seek to reduce the need for travel.
  
- 10.52 There is a demand for bed and breakfast accommodation within the borough for an increasing number of visitors wanting short-stay accommodation for both holiday and business purposes. Proposals for bed and breakfast uses are often made in locations which are primarily residential in character and the amenities of nearby residents must be carefully considered. Proposals which will result in development which is out of keeping with the character of the location or which will generate a level of noise, activity and parking inappropriate to the existing location, will be refused. Where the impact of the use is uncertain, the council will consider the granting of a temporary permission to enable the proposal to be fully assessed.
  
- 10.53 Bed and breakfast accommodation will be encouraged, where it complies with the above criteria, throughout the borough to avoid the concentration of this use in one particular location.

<b>Where else to look:</b>	
	<p><a href="#">Good Practice Guide on Planning for Tourism 2006</a></p>

**DM15 Control of Static Holiday Caravan Development**

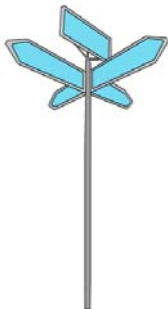
**Development involving the provision, continued location or improvement of static holiday caravan sites will only be permitted where all the following criteria are met:**

- 1. The development would have a close physical relationship to existing caravan sites.**
- 2. The caravan is to be used for holiday purposes only and has a limited period of occupancy for a maximum of 9 months per calendar year.**
- 3. The site is, or can be, adequately screened from outside view.**
- 4. The proposal does not have an adverse effect on the amenity of neighbouring occupiers.**

10.54 All licensed static holiday caravan sites in the borough are on Hayling Island and range from small back gardens of houses to large well equipped sites with over 100 caravans. About half such caravans are on sites between Creek Road and Itchenor Road at Eastoke. The policy allows for modest expansion, provision or retention where appropriate.

10.55 It is recognised that static holiday caravans are not always suitable for permanent occupation owing to their location away from local services or owing to their form and setting. The intention of this policy is to maintain a distinction between holiday caravans which contribute to the provision of visitor accommodation within the borough and are often located outside the urban area; and residential dwellings which should be located within existing settlements. Applicants will be expected to enter into agreement under Section 106 of the Town and County Planning Act 1990 to ensure the period of occupancy is limited to 9 months of the year and applicants will be required to maintain and keep available a log of all occupiers during this period. Limited occupancy conditions will also therefore be placed on new holiday accommodation to ensure the correct balance between encouraging tourism and other policy aims of controlling development outside the built-up area and achieving high quality living accommodation. Many of the borough’s static caravans are located at Eastoke and adjacent to Chichester Harbour which is recognised for its wildlife interests. Where a limited occupancy condition or agreement is entered into, it is expected that the vacant months will be during the winter (mid November to mid February) when protected birds and wildlife are most susceptible to noise and activity. The potential impacts on the landscape and nature conservation designations around the Coastal Zone will be particularly important in determining proposals related to this policy.

**Where else to look:**



[PPG20: Coastal Planning](#)

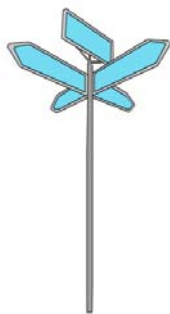
[Good Practice Guide on Planning for Tourism](#)

## DM16 Protection of Tourism

**The change of use or development of land or premises currently or last used for tourist purposes will only be permitted where it has been demonstrated that the land or premises are no longer financially viable for any tourist use. This shall be demonstrated through an active marketing process covering a period of at least one year.**

- 10.56 Tourist facilities make an important contribution towards the borough's economy and tourism is promoted by policy CS5, which seeks to extend and enhance the range and quality of facilities. This should not be off-set by the loss of accommodation, attractions and facilities elsewhere and this policy seeks to control the loss of premises by requiring a thorough marketing process to have demonstrated that the use is no longer viable.
- 10.57 It is important that the marketing of the existing land or buildings explores all alternative tourism uses, that the marketing price is realistic, that the marketing has been appropriate and genuine and that a record of all the marketing is presented with the application proposal. The type and scale of marketing should be commensurate with the scale of the facility proposed to be lost. The council will expect that, for proposals on sites which constitute major sites in their current form, the marketing exercise should be completed for a minimum of 18 months. On sites that fall below the major threshold a lesser period of 12 months may be acceptable. In all cases the marketing process requires as a minimum:
- i) Confirmation by the marketing agent on headed company paper that the premises were appropriately and extensively marketed for the required length of time as set out by the council.
  - ii) Dated photographs of marketing board/s on the premises of an appropriate quality, size, scale, location and number during this time.
  - iii) An enquiry log of who enquired, how it was followed up and why it was unsuccessful.
  - iv) A copy of all adverts in the local press and trade journals (should be at least four weeks' worth of adverts spread across a six month period).
  - vi) Evidence of marketing via the internet.
- 10.58 The period of marketing must have ended on a date within the six months prior to the date the planning application was submitted. In some instances where the proposal includes the loss of significant tourism floorspace the marketing process may need to be extended; the advice of the Local Planning Authority (Havant Borough Council) should be sought prior to the commencement of any marketing campaign to ascertain the period and extent of marketing required and to discuss the extent of alternative uses that should be explored.

### Where else to look:



[Good Practice Guide on Planning for Tourism](#)

## **DM17 Affordable Housing Provision**

**In development proposals providing a net total of 15 or more dwellings both of the following must be provided:**

- 1. 30% of the dwellings shall be affordable housing. Provision of less than 30% may be permitted if the developer can demonstrate that a 30% provision would make the development unviable.**
  - 2. The mix of affordable housing tenures provided by a development should contribute towards the target of 65% social rented and 35% intermediate housing, although the final mix may also be informed by site viability, market conditions, funding arrangements and local housing need;**
- or**
- 3. Where it is proven that it is not possible to provide affordable housing provision on-site then a financial contribution will be sought.**

**In development proposals providing a net total of between 5 and 14 dwellings, the following must be provided:**

- 4. A financial contribution towards the provision of off-site affordable housing provision; or**
- 5. On-site affordable housing provision in accordance with criteria 1 - 3 of this policy.**

**In proposals providing a net total of between 5 and 14 dwellings, provision of less than 30% may be permitted if the developer can demonstrate that a 30% provision would make the development unviable.**

**Developers will be expected to enter into an Agreement under Section 106 of the Town and Country Planning Act to ensure the required provision is made. All types of social rented housing should be retained in perpetuity.**

- 10.59 Where a developer seeks to demonstrate that affordable provision will make a proposal unviable the viability of affordable housing schemes will be tested across the whole PUSH area using a consistent viability model developed on behalf of the Housing Corporation. An open book approach to viability modelling is expected.
- 10.60 The commuted payments for development at other locations should be paid to a Registered Social Landlord. Such commuted payments might be paid direct, or if an appropriate organisation is not identified at the time of the issue of planning permission, held in trust by the council until the money and the accrued interest can be used for the construction or acquisition of affordable dwellings. However, the council does not wish to be prescriptive and more innovative approaches may also be acceptable. The payments per dwelling will be determined in consultation with local housing associations and other relevant bodies, updated and revised as necessary to reflect monitoring and changing circumstances.
- 10.61 The reasoned justification to support this policy has been identified in Section 6 of this Core Strategy. This earlier section explains the viability issues surrounding affordable housing that have informed this policy approach.

## **DM18 Affordable Housing – Mixed Communities and Social Cohesion**

**On housing developments providing a net total of 50 or more dwellings the following shall apply:**

- 1. No more than 70% of the development shall be affordable housing.**
- 2. Affordable dwellings shall be “pepper-potted” through the development so as to avoid an over-concentration of affordable housing provision in one of more areas of the development.**

10.62 Large developments with a large proportion of affordable housing are unlikely to provide a mixed community as effectively as those developments that incorporate a reasonable proportion of market housing. This is particularly important in areas where there are already high proportions of affordable housing provision. PPS1 and PPS3 support the importance of creating mixed communities and ensuring community cohesion is considered. Mixed tenure communities are important in delivering on this.

10.63 Similar considerations apply to how affordable housing is distributed and provided within a site. The concentration of the entire affordable housing provision within one or a small number of areas will not make a positive contribution to a mixed community and lead to the actual or perceived segregation between tenure splits. An established approach is known as ‘pepper-potting’ the affordable housing throughout the development. For ease of management by Registered Social Landlords this is typically provided in small groups, spread throughout the development.

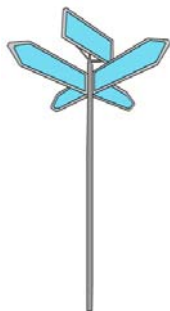
## DM19 Loss of Dwellings

Permission will only be granted for proposals involving a net loss of dwellings where one of the following criteria applies:

1. The property affected is no longer suitable for residential occupation and conversion and modernisation cannot be achieved at a reasonable cost; or
2. The proposal will provide for the recognised wider economic, social or environmental needs of the community; or
3. The proposal will facilitate regeneration including, where appropriate, mixed-use development which cannot reasonably be met without the loss of the residential unit(s) concerned.

- 10.64 The requirement to provide 6,300 new homes between 2006 and 2026 should not be offset by reductions in housing stock. Existing housing stock should be retained to the greatest possible extent since avoiding the waste of built resources is one of the principles of sustainable development. In addition, the individual and cumulative loss of housing stock within the existing urban areas is likely to increase pressure and demand for the use of greenfield sites in order to meet the housing target set in *the South East Plan*. However, it is important that a good residential environment is available to all residents of the borough and the policy provides for the redevelopment or change of use of dwellings where a good quality environment cannot otherwise be achieved. Conversions of suitable existing buildings make a significant contribution to urban capacity but may not be feasible in some cases owing to the costs of development relative to property values. It is also important to make the best use of housing stock by modernisation, in accordance with the aim of sustainable development, but again this is not always cost effective. In these cases, the council may require the submission of financial details in order to justify the loss.
- 10.65 The council will resist applications for the conversion of two smaller dwellings into a larger, single household. There is an ongoing trend in declining household size and maintaining a stock of small flats and houses is important to meet the needs of smaller households and first time buyers. Unless it can be demonstrated that there is an overriding need which will result in wider community benefits, proposals for the conversion of two dwellings into one will be refused.
- 10.66 The demolition of dwellings could be justified to provide sites for other development to meet local community needs where other suitable locations are unavailable. In such cases, full written justification should be provided including a justification of the need for an alternative use.

### Where else to look:



The PUSH [Housing Market Assessment HMA \(2005 & 2006\)](#) which is updated in the [PUSH Annual Market Monitoring Report \(2008\)](#) has informed policies in the Sub-Regional Strategy incorporated into the South East Plan

## DM20 Space Standards and Density and Range of House Types

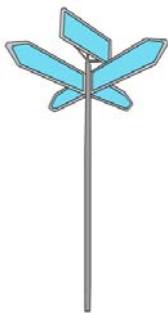
Development and redevelopment for housing will only be permitted provided that all the following relevant criteria are met:

1. Internal space standards are provided to at least the minimum of English Partnership Internal Space Standards.
2. In developments consisting of ten or more dwellings an appropriate mix of dwelling sizes and types is included to meet the needs of the local community and contribute towards mixed communities.
3. Where development is located within 400m of any of the following facilities, higher densities should be sought having regard to the existing and proposed character of the area, access and environmental constraints:
  - (i) A town or district centre or;
  - (ii) A railway station or bus route with a minimum service of 4 buses per hour at peak times.

In other locations where the site area characteristics support such an approach, higher densities will be encouraged.

- 10.67 The density and type of housing to be provided is important in ensuring the efficient use of land. This policy will be monitored to ensure an appropriate balance between small, medium and large homes is being achieved taking into account identified housing need and the need to develop mixed communities. Should monitoring reveal an oversupply of particular house types or a need for smaller homes then development would be expected to reflect these requirements. Where a proposal is limited in the type of accommodation proposed, developers are encouraged to incorporate flexible and extendable housing design to adapt to changing household requirements.
- 10.68 In order to maximise the use of scarce land resources and ensure compliance with PPS3 no fewer than 30 dwellings per hectare will be permitted, unless there are access and/or environmental constraints on development.
- 10.69 In more sustainable and accessible areas of the borough higher densities will be expected to ensure compliance with PPS1, which seeks sustainable development, and PPS3, which seeks to maximise the use of land in appropriate locations.
- 10.70 In recent years, an increasing number of small flats and homes have been built. This can conflict with the provisions of other policies which seek to deliver high quality places in which to live.

### Where else to look:



National planning policy provides further information on the policy framework relevant to housing development. The principle of infilling, redevelopment and conversions to provide for residential development is supported by national planning policy contained in [Planning Policy Statement 3: Housing](#). Paragraphs 40 and 41 are particularly relevant

## DM21 Elderly and Specialist Housing Provision

Within the defined urban areas development specific to the requirements of the elderly, people with disabilities or other forms of specialised supported housing provision will only be permitted provided that the following relevant criteria are met:

1. It is demonstrated that appropriate levels of on-site amenity space are accessible for residents' use which provides a satisfactory outlook for all residents.
2. Sufficient space for servicing is provided.
3. Services that may generate noise and disturbance (such as laundry rooms, kitchens and refuse storage) are located and designed to avoid undue disturbance to the amenities of neighbouring properties.
4. The development would not result in a concentration of such uses in one of the five areas of the borough.
5. In the case of sheltered housing, facilities for the active elderly and accommodation for people with disabilities, development will be encouraged where it falls:
  - (i) within 400m of a town or district centre or
  - (ii) within 400m of a railway station or a bus route with a minimum service of four buses per hour at peak times.

Outside the defined urban areas, proposals for sheltered housing, facilities for the active elderly and for people with disabilities will only be permitted where the development involves an extension to existing facilities.

**Lifetime Homes and Extra Care Facilities that will contribute to the provision of accommodation for the ageing population will be encouraged.**

- 10.71 The population forecasts for Havant Borough show an expected rise in the proportion of elderly up until 2026. The ageing population together with in-migration of retirees results in a specific need that must be addressed. This issue is most pronounced on Hayling Island but remains a borough-wide issue.
- 10.72 Amenity space in this instance is defined as landscaped spaces as opposed to public open spaces which differ in how they are used. Proposals for elderly or specialist forms of accommodation need to enable residents to enjoy amenity space within the grounds of the development. A satisfactory outlook consists of an area of landscaped space consisting of a mix of trees and planting where appropriate. Residents should be able to enjoy the outlook from their individual rooms.
- 10.73 Servicing includes bin stores, parking, cycle stores and mobility vehicle stores where necessary. Bin stores should meet the council's bin store requirements and parking should meet the council's adopted standards which can be found in the *Residential Car Parking SPD*. In some facilities such as nursing homes, parking for visitors and commercial/ delivery vehicles will be required.
- 10.74 Lifetime Homes and Extra Care Facilities will be particularly encouraged owing to their flexibility and ability to provide for a variety of needs and individual care requirements. Further detail on Extra Care Facilities has been produced by Hampshire County Council in *The Partnership for Extra Care Housing in Hampshire*.

- 10.75 The provision of elderly and specialist housing should be appropriately dispersed across the borough to encourage the creation of mixed communities and widen the housing options for distinct sections of the community. Different types of facility have varying requirements. Proposals for rest/nursing homes and some facilities for people with disabilities will be expected to provide a central area for bin stores and parking requirements may be lower. The siting of these facilities will also need to take account of the likelihood that residents will be less able to leave the site and therefore well-landscaped gardens will be of significant importance in order to ensure residents have access to high-quality spaces with a high visual amenity. Access to local services will be of less importance to this type of facility.
- 10.76 In the case of other types of accommodation for people with disabilities and in sheltered housing which can take the form of flats or individual units such as bungalows, bin stores will need to be provided and the parking standards for this type of facility are higher to take account of more mobile residents.
- 10.77 In the case of flats, areas of well-landscaped gardens will be important to ensure that residents have opportunity to access amenity space on site. In the case of bungalows, the expectation will be that in-curtilage amenity space will be provided commensurate with the size and scale of the individual unit.
- 10.78 It is recognised that the occupiers of specialist housing often require access to local services including shops and health facilities and public transport routes. Development for sheltered housing, facilities for the active elderly and for the disabled will be encouraged towards locations where these services can be accessed by non-motorised modes of transport so that a degree of independence can be maintained.

## DM22 Gypsies and Travellers

Sites for Gypsies and Travellers will be identified and developed to accord with the requirements set by the partial review of *the South East Plan* and providing all of the following requirements are met:

1. The occupants are recognised as Gypsies or Travellers by the Gypsy Liaison Officer or other recognised body as specified in *Circular 01/06: Planning for Gypsy and Traveller Caravan sites*.
2. There is a genuine need for a site in the locality.
3. The site is located within a reasonable distance of local services including health and education facilities.
4. The site is capable of accommodating the number of caravans/mobile homes proposed together with any equipment for business activities.
5. The proposal would not have a significant adverse impact on the character of the area, nature conservation and the wider landscape or have unacceptable implications on amenity, traffic or local agricultural operations.
6. The requirements of the council's *Open Space Plan* are not compromised.

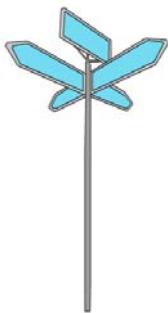
Once established, the loss of Gypsy and Traveller sites will only be allowed where one of the following criteria can be met:

7. It has been established that other equally or more suitable sites will be provided elsewhere.
8. Justification and clear evidence indicates that the site is no longer required for the short or long term.

10.79 In association with the neighbouring districts in Hampshire, provision needs to be made for Gypsies and Travellers in order that the problems of unauthorised camps can be minimised and to ensure that appropriate sites are provided. The number and distribution of caravan pitches that are needed went out for public consultation in 2008 as part of the Partial Review of *the South East Plan*.

10.80 The allocated sites required by *the South East Plan* will be identified in the *Development Delivery (Allocations) Plan*. The criteria outlined in points 1 - 6 of the above policy will be used both in identifying and allocating sites for Gypsies and Travellers and in assessing planning applications. These sites will be identified in the *Development Delivery (Allocations) Plan* having taken into account Sustainability Appraisal results for the individual potential sites, the results of public consultation and the impact on the settled community.

### Where else to look:



The requirement for Gypsy and Traveller sites is explained in the [Partial Review of the South East Plan](#)

[Circular 01/2006](#) (Planning for Gypsy and Traveller Sites) sets out the policy and legislative background for making provision for Gypsies and Travellers

## DM23 Travelling Showpeople

Sites for Travelling Showpeople will be identified and developed to accord with the requirements set by the Partial Review of the *South East Plan* and providing all of the following requirements are met:

1. The occupants are recognised as members of the Showman’s Guild or as Circus People as specified in Circular *04/07: Planning for Showpeople*.
2. There is a genuine need for a site in the locality.
3. The site is located within a reasonable distance of local services including health and education facilities.
4. The site is suitable for the number of mobile homes/caravans proposed and is capable of accommodating mixed residential and business use with sufficient space for the storage and maintenance of equipment.
5. The site would not have a significant adverse impact on the character of the area and the wider landscape or have unacceptable implications on amenity, traffic or local agricultural operations.
6. The requirements of the council’s *Open Space Plan* are not compromised.

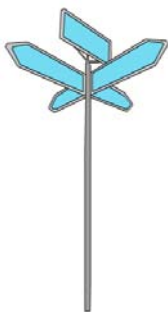
Once established, the loss of Travelling Showpeople sites will only be allowed where one of the following criteria can be met:

7. It has been established that other equally or more suitable sites will be provided elsewhere; or
8. Justification and clear evidence indicates that the site is no longer required for the short or long term.

10.81 The criteria outlined in points 1-6 of the above policy will be used both in identifying and allocating sites for Travelling Showpeople and in assessing planning applications. These sites will be identified in *the Development Delivery (Allocations) Plan* having taken into account Sustainability Appraisal results for the individual potential sites, the results of public consultation and the impact on the settled community.

10.82 It is recognised that the requirements of Travelling Showpeople can lead to the need for plots capable of storing large amounts of equipment together with caravans or mobile homes for residential purposes. In addition, occupiers may need to carry out maintenance and repairs on significant amounts of equipment. Where a site is otherwise acceptable, it may be appropriate to consider the use of further screening to reduce noise levels and the visual impact of stored equipment.

### Where else to look:



The requirement for Travelling Showpeople sites is explained in the [Partial Review of the South East Plan](#)

[Circular 04/07](#) (Planning for Travelling Showpeople) sets out the policy and legislative background for making provision for Travelling Showpeople

## **DM24 Recreation and Open Space**

**Development of existing open space, including play spaces, playing fields, pitches and courts, and allotments, for alternative uses will only be permitted where both of the following criteria can be met:**

- 1. It has been demonstrated that there is a surplus of provision according to the local standards set out in the council's *Open Spaces Plan*.**
- 2. It has been demonstrated that the land cannot reasonably be converted to another type of open space for which the council's *Open Spaces Plan* has identified a deficit.**

or

**Where there is no identified surplus of the original type of open space, new provision of an equivalent or improved standard, both in terms of quality and quantity, will be required locally in line with the council's *Open Spaces Plan*.**

**Where alternative provision is proposed it will also need to be demonstrated that all of the following criteria can be met:**

- (i) The character of an area has not been adversely affected.**
- (ii) The overall level of amenity achieved is maintained.**
- (iii) Valuable habitats and wildlife have been preserved.**

- 10.83 Government Guidance PPG17 provides the basis for planning policy and the protection of open space. One of its main requirements is for each council to produce an audit of the open spaces within its area to assess where there are deficiencies so that additional provision can be focused. The overriding principle is to retain open space "unless an assessment has been undertaken which clearly shows that the open space is surplus to requirements". The *Havant Open Spaces Plan 2006* assessed the existing open space within the borough. However as the needs and aspirations of local communities change over time open space should undergo review.
- 10.84 Where it is demonstrated that land in question is surplus to requirements and cannot be easily transferred to an alternative use for which the *Open Spaces Plan* identifies a deficit, the release of the land will only be considered up to the level of surplus.
- 10.85 Where it is proposed that compensatory provision will be provided locally, it should be of the same type that has been lost to development and be of the same or improved quality and quantity. This provision should take account of local requirements identified in the *Open Spaces Plan*. When considering proposals to develop Open Spaces it is advisable that the council's Open Spaces Team is consulted at the outset regarding the re-provision of open space. Before considering development of open spaces of any type, reference should be made to the *Open Spaces Plan* to assess the communities and requirements in relation to the specific type of open space.
- 10.86 Regarding the development proposals affecting children's play space, assessments of surplus play space should be based on the catchment area of the play space proposed for development. Factors such as heavy traffic, absence of bridges and subways across roads and railways, watercourses, and groups of large buildings will need to be taken into consideration as these barriers will restrict the extent of the catchment area.

- 10.87 Schools and college open spaces, and private sports grounds are included in the *Open Spaces Plan* even though they may not be currently available for public use. However, this could be allowed via a 'Community Management Strategy'. These open spaces provide a resource of open land which, if developed, could not be replaced. Golf courses are not included because they are single-use recreational spaces and are all private except for the municipal course at Crookhorn.
- 10.88 In accordance with the requirements of Section 77 of the *School Standards and Framework Act 1998*, the County Council may seek the development of playing fields to rationalise its land holdings as a means of financing recreational and educational improvements. Where such compensatory proposals come forward, the council expects the new or enhanced sports or recreational facilities provided to be made available for public use, where appropriate, to offset the loss of open space and complement the requirements set out in the policy criteria.
- 10.89 Under the requirements of the *Smallholdings and Allotments Act 1908* and the *Allotments Acts 1922–1950*, when considering proposals to develop land currently or last used for allotments, applicants should be aware that allotments carry their own statutory protection and therefore any application to dispose of allotments will need to demonstrate due consideration of this matter in addition to this policy. The council will require matters relating to the disposal of allotments to be resolved prior to the submission of a planning application.

**Where else to look:**



[PPG17: Planning for Open Space, Sport and Recreation](#)

[Havant Open Spaces Plan and PPG17 Assessment](#)

[School Standards and Frameworks Act 1998 \(section 77\):  
National Playing Fields Association](#)

[Small Holdings and Allotments Act 1908](#)

## **DM25 Provision of New Community Services and Facilities**

**Planning Permission will only be granted for new community buildings and health facilities provided all the following criteria can be met:**

- 1. The site is easily accessible to the community it is intended to serve by public transport.**
- 2. The proposal would not have an adverse effect on the amenity of nearby residents.**
- 3. The proposal would not have an adverse effect on the character of the area or amenity owing to increased traffic levels or other environmental implications such as noise and activity.**

10.90 The provision of good quality and easily accessible community facilities is important in creating sustainable communities. Community facilities include health and education facilities, places of worship, community halls and public houses and typically fall into Class D1 of the Town and Country Planning Use Classes Order 1987 (as amended). Proposals for new community buildings will be encouraged where they do not have an adverse effect on the character and amenity of the locality.

## **DM26 Protection of Existing Community Services and Facilities**

**Development proposing the change of use or loss of any premises or land currently or last used as community services and facilities, including local shops, will only be permitted where both the following criteria can be met:**

- 1. It has been demonstrated, through an active marketing process that the premises or land are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community.**
- 2. The facility is no longer required for a community use or that there is an easily accessible existing or new facility for the community it is intended to serve.**

- 10.91 This policy refers to all shops located outside the primary and secondary frontages and other facilities serving the community including health and education facilities, places of worship, community halls and public houses and uses that fall into Class D1 of the Town and Country Planning Use Classes Order 1987 (as amended).
- 10.92 It is recognised that there can be potential social, environmental and economic benefits from changing the use of land and buildings. The dynamic nature of our society will change how, when and where we access different uses. It is therefore important that existing uses are controlled so that for example, community and leisure uses are not lost in locations that the community can easily access just because another use is more profitable in the short term. Such changes may be damaging to the community and the environment in the longer term and therefore need to be considered in detail.
- 10.93 Where a marketing exercise is required, planning permission will be granted where the applicant demonstrates that they have marketed the land or building for a period of at least 6 months in the case of a local shop and 12 months in the case of any other community facility.
- 10.94 It is important that the marketing of the existing land or buildings explores all alternative community uses; that the marketing price is realistic; the marketing has been appropriate and genuine; and that a record of all the marketing is presented with the application proposal. The type and scale of marketing should be commensurate with the scale of the facility proposed to be lost. The council will expect that, for proposals on sites involving community services and facilities, the marketing exercise should be completed for a minimum of 12 months. Local shops require a lesser period of 6 months. In all cases the marketing process requires as a minimum:
- i) Confirmation by the marketing agent on headed company paper that the premises were appropriately and extensively marketed for the required length of time as set out by the council.
  - ii) Dated photographs of marketing board/s on the premises of an appropriate quality, size, scale, location and number during this time.
  - iii) An enquiry log of who enquired, how it was followed up and why it was unsuccessful.
  - iv) A copy of all adverts in the local press and trade journals (should be at least four weeks' worth of adverts spread across a six month period).
  - vi) Evidence of marketing via the internet.
- 10.95 The period of marketing must have ended on a date within the six months prior to the date the planning application was submitted. In some instances where the proposal includes the loss of a significant facility, the marketing process may need to be

extended; the advice of Havant Borough Council should be sought prior to the commencement of any marketing campaign to ascertain the period and extent of marketing required and to discuss the extent of alternative uses that should be explored.


- 10.96 In the case of the loss of shops located outside the primary and secondary frontages, it is recognised that a series of vacant units can be damaging to the vitality and viability of an area. The intention is to maintain an active frontage that contributes to the surrounding local community. A reduced marketing period of six months is therefore required. It is considered that in the case of a retail unit, this will be sufficient to ascertain whether an alternative retail use is viable. If the premises are no longer required for retail purposes, priority will be given to alternative uses which contribute to the general vitality and viability of the area. In the case of all other community uses, a longer marketing period is required. There are fewer buildings in general community use, for example public houses and village halls and once lost, it will be harder to replace these facilities in the future.
- 10.97 Proposals which include the loss of existing facilities will be resisted unless it can be demonstrated that there are no longer required.
- 10.98 When proposing the change of use or loss of any premises or land currently or last used as community services and facilities, applicants will need to demonstrate that the premises are no longer required for the current or previous use and that it is not suitable for any alternative community use. In determining whether a community facility is required by the local community, applicants will be required to carry out a consultation exercise, the extent of which should be determined in consultation with the council's Community Team.
- 10.99 It is however recognised that some uses are located in areas proposed for redevelopment which can bring about wider community benefits. Where the loss of a facility is proposed as part of a wider redevelopment for which there is a recognised need, justification for the loss of the facility will still be required.

## DM27 Public Spaces in Housing Development and Mixed-Use Schemes

Development will only be permitted where all of the following can be achieved:

1. **Retains, improves and/or creates high quality, accessible and safe public spaces appropriate in scale and character to the proposal.**
2. **Links these spaces with others in the area where appropriate.**
3. **Includes well designed and robust street furniture and lighting, where appropriate.**
4. **Includes appropriate proportions, types and arrangement of hard and soft landscaping.**
5. **Includes appropriate means of enclosure which is of a high standard of durability and appearance and retains traditional boundary features where appropriate.**
6. **Provides multifunctional, shared spaces.**

10.100 Public spaces consist of streets, squares, parks, gardens and other public spaces between and within development. It is important to ensure that adequate provision of public open space is provided. As part of new housing development all residential development sites will be required to provide public open space in addition to formal play space. These will include areas of landscaping, footpaths and cycle ways. These spaces will need to be safe places and considered at the outset of the development process as identified by policy CS14. Development proposals will therefore be required to include proposals for public spaces appropriate to the scale of development.

Where else to look:	
	<a href="#"><u>PPS1: Delivering Sustainable Development</u></a>
	<a href="#"><u>CABE: The Value of Public Space</u></a>
	<a href="#"><u>Havant Borough Council Public Realm Design Framework</u></a>
	<a href="#"><u>Havant Borough Townscape, Landscape and Seascape Character Assessment</u></a>
	<a href="#"><u>Havant Town Centre Urban Design Framework</u></a>
	<a href="#"><u>Landscape Checklist for New Development</u></a>
	<a href="#"><u>Waterlooville Urban Design Framework</u></a>
	<a href="#"><u>Safer Places: The Planning System and Crime Prevention (2004)</u></a>

## **DM28 Planning for More Sustainable Travel**

**The council will seek to ensure that every opportunity is taken to increase integration of sustainable travel modes and availability of non-motorised modes by appropriate measures including:**

- (i) Securing on-site and/or off-site interventions that promote integrated travel and access by non-motorised modes.**
- (ii) Requiring safe and secure vehicular and cycle parking and turning facilities to agreed standards.**
- (iii) Securing appropriate improvements to public and community transport (including infrastructure requirements) in accordance with the *Hampshire Local Transport Plan* and (where applicable) the relevant sub-regional transport strategy.**
- (iv) Proposals for reducing opportunities for informal parking in the area surrounding the development where this would impact on the capacity, operation and safety of the local highway network.**
- (v) Ensuring that new developments are located and designed at the outset to encourage lower vehicle speeds and safe, permeable, inclusive layouts that integrate with existing pedestrian, cycle and public transport routes. This will facilitate and encourage short distance trips by cycle and walking, including to public transport interchanges.**

- 10.101 The location, design and layout of development can have a major impact on how people travel. This policy seeks to encourage development to more sustainable locations providing a good level of accessibility and reducing the need to travel. Where the need to travel cannot be avoided, the promotion of sustainable modes will be encouraged with most importance placed on non-motorised methods such as walking and cycling. New development will be expected to integrate into the existing public and community transport network.
- 10.102 The design and layout should also provide an opportunity to reduce informal, overspill parking from a development which can impact both on highway safety and visual amenity.

## **DM29 Mitigating the Impacts of Travel**

**New developments will be required to mitigate their travel impact, including the environmental impacts of travel (such as noise, air and visual pollution) and impacts on amenity, health and climate change by ensuring that, where relevant, the following criteria are met:**

- 1. Adequate provision is made for integrated and improved transport infrastructure or appropriate mitigation measures, through direct improvements and Section 106 contributions in accordance with the Hampshire County Council formula.**
- 2. On proposals for major development or where a proposal is likely to have significant transport implications, submit a Transport Assessment and Travel Plan alongside any planning application.**
- 3. The submission of a Transport Statement must accompany planning applications to explain changes to travel demand.**
- 4. A bond is provided which will be used to mitigate negative travel impacts of the development, should the Travel Plan fail to achieve its targets. This bond will be held by the relevant Local Transport Authority.**
- 5. In relation to outline planning applications, a framework for the preparation of Travel Assessments and Travel Plans will be submitted with the planning application proposals.**

- 10.103 Both on and off-site infrastructure improvements can help mitigate any negative impacts of a development on the capacity, operation and safety of transport networks and it is expected that developers will bear the cost of these mitigation measures. Contributions may be used to fund interventions that are linked to the development, although these will not always be local to the development.
- 10.104 Transport Assessments and Travel Plans will be used to demonstrate the impact of development on transport networks and propose actions to mitigate any negative impacts.
- 10.105 Developments will promote inclusive access and this shall be demonstrated through the Design and Access Statement.

## DM30 Car and Cycle Parking on Residential Development

**Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car and Cycle Standards Supplementary Planning Document.**

- 10.106 The standards formulated in the Residential Car and Cycle Standards SPD have involved public consultation and have taken into account the importance of promoting good design, the efficient use of land and actual and expected levels of car ownership, as advocated in PPS3. The standards also take account of locations where cycling and walking should and can be encouraged and in these areas, a lesser provision of car parking is required.
- 10.107 Providing a realistic car parking standard allows parking to be 'designed-in' to development and reduces the potential for future indiscriminate or inappropriate parking both on and close to the development site.
- 10.108 For developments which would generate significant amounts of travel, a Transport Assessment and a company or site Travel Plan will be required (detailing the approach to minimise the expected traffic impact of new development).

### Where else to look:



[National Planning Policy on car parking in residential development is contained in PPS3: Housing, particularly paragraphs 16 and 51](#)


[PPG13: Transport, also contains information relating to car parking and promoting sustainable travel choices](#)

The draft Residential Parking and Cycle Provision SPD is available to view on the Havant Borough Council website

### DM31 Car and Cycle Parking on Development (excluding residential)

**Development will only be permitted where it provides parking for cars, motor cycles and bicycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use.**

- 10.109 The standards are currently identified in Appendix 7 of this Core Strategy. These requirements are taken from work produced by Hampshire County Council and they comply with PPG13 (Annexe D). In due course these standards may be replaced by a Supplementary Planning Document.
- 10.110 For developments which would generate significant amounts of travel, a Transport Assessment and a company or site Travel Plan will be required (detailing the approach to minimise the expected traffic impact of new development).

Where else to look:	
	<p><a href="#">PPG13: Transport, contains information relating to car parking and promoting sustainable travel choices</a></p>

### DM32 Safeguarding

**Development will not be permitted where it is prejudicial to the future provision of strategic transport infrastructure. Land to be safeguarded will be identified in the Development Delivery (Allocations) Plan or other Local Development Document as appropriate and agreed with the appropriate delivery body.**

- 10.111 Land which has been identified for strategic transport infrastructure will be safeguarded from development which could prevent the future delivery of these schemes.

### **DM33 Freight Transport**

- 1. Freight movements resulting from a development should not impact negatively on the environment or the quality of life of those who live and work nearby. Where such developments will have a negative impact on the capacity, operation and safety of transport networks, appropriate mitigation measures should form part of the application for consideration by the council.**
- 2. Proposals generating significant freight or goods movements should have good access to transport networks. Preferred sites for such development will be those which have the potential for rail access. The provision of rail freight will be encouraged wherever possible. Otherwise, such development should be located where there is ready access to roads which are higher in the road hierarchy and where sensitive areas are less likely to be affected by heavy goods vehicles.**
- 3. Proposals should make reference to and be in accordance with, the Hampshire Freight Strategy.**

10.112 The movement of freight will be considered as part of the planning process and any proposal which will result in the movement of freight should be supported by a statement identifying the type of freight movements and the routes proposed. In the case of a negative impact being identified, mitigation measures should be identified.

10.113 Developments that result in significant freight movements should be located in suitable locations close to railways or roads capable of accommodating heavy goods vehicles without having an adverse impact on the character of the area, therefore minimising the potential for these movements to impact negatively on quality of life.

## DM34 Extensions to Dwellings

Extensions to dwellings in urban areas will only be permitted where they:

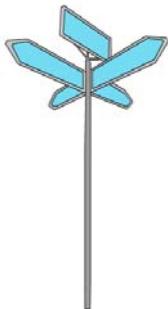
1. Reflect or complement the character, style and shape of the existing dwelling house.
2. Are appropriate to the original dwelling house in terms of materials, mass, scale, form and proportion.
3. Do not adversely affect the privacy, outlook or amenity of neighbouring properties.
4. Do not detrimentally compromise the amenity space of the occupiers of the property.
5. Do not cover an excessive proportion of the plot.
6. Respect the character and setting of property in the streetscene and surrounding locality.

In addition, extensions to dwellings in non-urban areas will only be permitted provided they:

7. Respect the rural aspect of the plot and its surroundings.
8. Do not materially harm the character and appearance of the locality.

- 10.114 Extending individual dwellings allows households to be flexible and respond to the changing demands of their families' needs. An extension to a dwelling house can have a significant impact on the character and appearance of a property as well as having significant effects on the perception of the property as viewed from its neighbours. Individually and collectively extensions to dwellings can alter the character and appearance of an area as viewed from the immediate streetscene and from the surrounding landscape, including the network of roads, paths and railway lines that intertwine across the borough.
- 10.115 Significant changes to dwelling houses are allowed without planning permission under the Town and Country Planning (General Permitted Development) Order 1995 (and as Amended). Nevertheless, a high proportion of the planning applications received by the council are for domestic extensions. The cumulative impact of all these extensions on the character of the urban areas is potentially significant. Ensuring that domestic extensions are appropriate to their site and surroundings is therefore essential to the protection of the existing character of the borough.
- 10.116 Proposals to extend dwellings located outside of defined urban areas should take into account their less urbanised setting and have due regard to rural distinctiveness as discussed in the *Townscape, Landscape and Seascape Character Assessment*, and relevant Village Design Statements.

### Where else to look:



[Havant Borough Townscape, Landscape and Seascape Character Assessment](#)

[Emsworth Village Design Statement](#)

[Northney and Tye Village Design Statement](#)

### DM35 Residential Amenity

**Development will only be permitted if it can be demonstrated that:**

- 1. It provides for the protection of the privacy and amenity of existing neighbouring occupiers and the occupants of the proposed development.**
- 2. All residents have the use of private amenity space appropriate to the type of dwelling and its location.**

10.117 Residential amenity is of significant importance and the design, scale and layout of new developments should ensure that the amenity and privacy of existing residents is protected by minimising overshadowing and overlooking. Occupiers of new developments can also expect a degree of privacy and amenity appropriate to the type and location of the development.

10.118 New residential development will be expected to incorporate private amenity space appropriate to the scale and location of the development. For most forms of residential development, sufficient space for sitting out and the drying of clothes should be incorporated.

### DM36 Coordination of Development

**Proposals will only be permitted where they do not undermine the future development potential of adjacent sites.**

10.119 The use of urban land should be maximised and carefully planned to ensure the development potential of future sites is not compromised. Proposals should not prevent future access to potential development sites or prejudice schemes. It is important that the most effective use is made of urban land and to ensure allocated sites can be delivered. Improvements and regeneration opportunities within urban areas will be accommodated through more efficient use of land.

10.120 Development should not be piecemeal or prejudice the potential for the satisfactory development of a larger area. Piecemeal schemes which avoid the need for developer contributions will be refused.

#### Where else to look:



[PPS1: Delivering Sustainable Development](#)

[PPS6: Planning for Town Centres](#)

[Havant Town Centre Urban Design Framework](#)

[Leigh Park Centre Urban Design Framework](#)

[Waterlooville Urban Design Framework](#)

[Havant Borough Council Conservation Area appraisals](#)

[Public Realm Design Framework](#)