

# Havant Borough Council Annual Monitoring Report 2011



## Local Development Framework 2011

Cleaner, Safer,  
More Prosperous



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## Executive Summary

This is the seventh Annual Monitoring Report (AMR) produced by Havant Borough Council (HBC) and covers the period between 1 April 2010 and 31 March 2011.

The AMR has been prepared by requirement of and in accordance with the Planning and Compulsory Purchase Act (2004) as amended by The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

HBC's 2010/2011 AMR will be submitted to Department for Communities and Local Government and made available to the public in December 2011.

The purpose of the AMR is:

- To assess and report on the progress being made in respect of the preparation of Local Development Framework documents against the timetable and milestones set out in the Local Development Scheme
- To assess the extent to which the Core Strategy and Development Policies are being implemented in terms of the decisions made through the development management process based on decisions made between 1 April 2010 and 31 March 2011

The following are the key headlines of the 2010/2011 AMR:

- The Havant Borough Core Strategy was adopted by the Council in March 2011
- The number of housing completions has improved from the 2009/10 year, indicating increased interest in the market locally
- A number of large housing schemes are progressing well and sales of new build dwellings on some larger developments have been better than anticipated
- There is an up-to-date five year supply of deliverable housing sites in the Borough
- There is an up-to-date supply of land to meet the requirements for new employment floorspace in the Borough up to 2026

If you have any queries about the content of this document please contact the Planning Policy and Urban Design Team at [policy.design@havant.gov.uk](mailto:policy.design@havant.gov.uk) or telephone 023 92446539.

**This document is available in many other formats such as Braille, large print and on CD. Other languages are also available. To request any of these formats please contact 023 9244 6609.**

## 1 Introduction

- 1.01 This is the seventh AMR to be produced by HBC in accordance with the requirements of the Planning and Compulsory Purchase Act 2004.
- 1.02 In March 2011 the Parliamentary Under Secretary of State withdrew the following AMR guidance: Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005); Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006); and Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2008). It is now a matter for each Council to decide what to include in their AMRs, while ensuring that they are prepared in accordance with relevant UK and EU legislation.
- 1.03 The structure of this document is therefore as follows:
1. Introduction
  2. LDF progress in accordance with the LDS
  3. Policy Implementation
    - Housing
    - Promoting Havant Borough's Economy
  4. Appendices
- 1.04 The content of this AMR is less compared to previous years. This is in accordance with a request for simplicity from the LDF Project Board<sup>1</sup>, who considered a much lengthier document in 2010. The Government has made it clear that in future Councils should produce AMRs tailored to the needs of their local communities rather than central government. It is anticipated that this will reduce bureaucracy and empower local authorities. The future format of the AMR is therefore likely to evolve over the next year in response to this opportunity.

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<sup>1</sup> The LDF Project Board is made up of Councillors, including the Planning and Development Portfolio Holder, who's remit is to consider the content of the AMR.

## 2 LDF Progress in Accordance with the Local Development Scheme (LDS)

### LDF documents adopted between April 2010 and March 2011

#### Core Strategy DPD

- 2.01 The Core Strategy DPD was adopted 1 March 2011 [www.havant.gov.uk/havant-7154](http://www.havant.gov.uk/havant-7154). The 2009 LDS anticipated that the document would be adopted in January, however the Pre-Submission stage had to be extended to ensure it was supported by a sound evidence base, which affected the timetable.
- 2.02 The Inspector approved the Havant Borough Core Strategy with a number of changes to make the DPD 'sound'. The principal changes related to the introduction of two new policies: CS10 'Gypsies, Travellers and Travelling Showpeople' and CS12 'Chichester Harbour Area of Outstanding Natural Beauty (AONB)'; as well as alterations to the wording of Policy CS9 'Housing' and CS14 'Efficient use of Resources'.
- 2.03 The principal changes approved by the Inspector were tested against the 18 objectives identified in the Sustainability Appraisal. The outcomes of the changes were either positive or neutral and so it was concluded that the Inspector's changes did not identify any significant changes from a Sustainability Appraisal perspective.
- 2.04 The Post-Adoption Statement and previous versions of the Core Strategy Sustainability Appraisal are available to view on the Council's website via the following link: [www.havant.gov.uk/havant-10869](http://www.havant.gov.uk/havant-10869)

#### Saved Policies from the Havant Borough District-Wide Local Plan (HBDWLP)

- 2.05 A major function of the AMR is to review the effectiveness of policies from the HBDWLP. A full review of the saved HBDWLP has been undertaken in response to the adoption of the Core Strategy. The purpose was to identify, which policies have been superseded. It is likely that the remaining saved policies will eventually be superseded in the Allocations DPD. The lists of saved policies are available to view on the Council website: [www.havant.gov.uk/havant-9927](http://www.havant.gov.uk/havant-9927)

### LDF documents adopted between March 2011 and December 2011

#### Housing SPD

- 2.06 Although it falls outside of the reporting period, the Borough's Housing SPD was published on 27 July 2011. 30 Individuals/organisations responded to the consultation on the document, which ran from 25 March to 10 May 2011. The Housing SPD provides further guidance in respect of Core Strategy Policy CS9. It seeks to guide housing development within the Borough, so that we plan for the right type, size and tenure of housing to meet the Borough's needs.

#### Borough Design Guide SPD

- 2.07 Consultation on the Draft Borough Design Guide SPD took place between 27 May and 11 July 2011. The SPD has been recommended for adoption by the Council on 14 December 2011. It was anticipated in the 2009 LDS that the SPD would be adopted in the summer 2010, however the production time had to be extended for a number of reasons. These included a need to respond to an emerging County study on Townscape Character, which was not completed until February 2010 and to a request from Councillors and Development Management Officers at a pre-consultation stage to expand the scope of the SPD to include guidance on residential developments.

## **LDF documents that have not progressed between April 2010 and December 2011 in accordance with the September 2009 LDS**

### **Developers Contributions Supplementary Planning Document (SPD)**

- 2.08 Consultation on the Draft Developers Contributions SPD took place between 27 May and 11 July 2011 and the responses were recorded and analysed accordingly. At the same time the Planning Policy Team began work on the Community Infrastructure Levy (CIL) and as a result in October 2011 the Council decided to halt progress on the SPD. The information contained in the Draft SPD and feedback from the consultation has been used to inform the emerging CIL.

### **Sustainable Construction Supplementary Planning Document**

- 2.09 The Council has decided not to progress the Sustainable Construction SPD for the foreseeable future. The Planning Policy and Development Management Teams have agreed that there is no immediate pressure to provide this guidance and it is anticipated that some of this guidance will be made superfluous through the adoption of the Borough Design Guide SPD.

### **Older Persons Supplementary Planning Document**

- 2.10 The Older Persons SPD was not scheduled in the 2009 LDS. In early 2010, in a response to a request from Councillors to provide guidance on the provision of older person accommodation, the Planning Policy Team began to draft an Older Persons SPD. It was anticipated that consultation would take place in Autumn 2011. However following internal pre-consultation it was agreed to halt progress and to make the guidance available as a background paper titled 'Background Paper: Housing to Meet the Needs of the Ageing Population and Specialist Care' (October 2011). This can be viewed on the Council's website [www.havant.gov.uk/havant-9817](http://www.havant.gov.uk/havant-9817).

## **LDF documents in progress**

### **Development Delivery (Allocations Plan) DPD**

- 2.11 A pre Regulation 25 'call for potential sites' was held during December 2010 and January 2011 to help inform the emerging Allocations DPD and the SHLAA and ELR respectively. The updated SHLAA will be made available on the Council's website in December 2011 and the ELR in January 2012.
- 2.12 The public will be involved in the pre-consultation stage of the Regulation 25 Allocations DPD in early 2012 and this will inform consultation on the Regulation 25 Draft Allocations DPD scheduled to take place in the summer of 2012.

### **Statement of Community Involvement (SCI)**

- 2.13 The Council is in the process of updating its SCI. The SCI sets out how the Council is meeting its requirement to involve the local community in the production of planning policy documents and decisions on planning applications in the Borough. The SCI is also being reviewed in response to the Localism Bill, November 2011.
- 2.14 Consultation on the SCI is due to finish on 19 December 2011. The SCI will be reviewed accordingly and is scheduled to be adopted in February 2012. More detail is available on the Council's website at [www.havant.gov.uk/havant-4338](http://www.havant.gov.uk/havant-4338)

## **The Council's Local Development Scheme**

### **Local Development Scheme**

- 2.15 The Council is no longer required to submit their LDS to the Secretary of State, however the Council ensure the LDS is kept up to-date and this information is available on the Council's website: [www.havant.gov.uk/havant-4314](http://www.havant.gov.uk/havant-4314)

### **Progress on other HBC planning policy documents**

#### **2.16 Community Infrastructure Levy (CIL)**

The Council was awarded CIL Front Runner 2 Status and has commenced production of the CIL. The Preliminary Draft CIL Charging Schedule is scheduled for consultation from 5 December 2011 to 20 January 2012. The Draft Charging Schedule will be published for consultation in April 2012. Following this consultation the amended document will be submitted for Examination in May 2012 and it is anticipated that that CIL will be adopted in December 2012. More information on this can be found at [www.havant.gov.uk/havant-12008](http://www.havant.gov.uk/havant-12008) and detailed information on the government's aims and requirements for CIL is available on the Department for Communities and Local Government (DCLG) website via the link below:

[www.communities.gov.uk/planningandbuilding/planningsystem/communityinfrastructurelevy/cilfrontrunners/](http://www.communities.gov.uk/planningandbuilding/planningsystem/communityinfrastructurelevy/cilfrontrunners/)

### 3 Policy Implementation

#### 3.1 Housing

##### Core Strategy Policies CS9 and CS10

###### Core Strategy Objectives

- Identify sufficient space for 6,300 new homes
- Distribute the new homes across the five main areas of the Borough taking into account sustainability, suitability and land availability
- Ensure a mix of dwelling types is provided, in the right places at the appropriate times, and that an appropriate level of affordable housing is achieved
- Ensure the housing needs of older people are met
- Ensure the requirements for Gypsies, Travellers and Travelling Show people are taken into account

###### Plan period and housing targets

3.1.1 An annualised housing requirement of 315 dwellings per annum was set within Policy H1 of the South East Plan (SEP). The requirement for 6,300 net additional dwellings between 2006-2026 has also been taken forward in the Council's adopted Core Strategy. The adopted Core Strategy sets no annualised requirement for new dwelling completions.

###### Net additional dwellings in previous years

3.1.2 This indicator has been interpreted as referring to the additional dwellings completed since the start of the plan period in April 2006 up to the start of the reporting year in April 2010. The SEP set a target of 315 dwellings per year. No annualised requirement is set in the Council's adopted Core Strategy.

**Table 3.1: Annual net housing completion figures and targets April 2006 to March 2011**

Year	Target	Net additional dwellings completed
2006-07	315	236
2007-08	315	390
2008-09	315	252
2009 -10	315	145
2010 -11	315	231
<b>Total</b>	<b>1,575</b>	<b>1,254</b>

3.1.3 Since 2006 1,254 net new dwellings have been completed. This is 321 dwellings below the cumulative annualised targets set in the SEP. No annualised requirement is set at the local level and it may be appropriate to consider varied annualised requirements across the plan period. This could take account of the inevitable peaks and troughs caused by general market conditions and also reflect the need for a number of urban extension sites to be allocated to meet the requirement. Such sites should be subject to proper public consultation to develop the most sustainable overall approach to site allocation. In addition the size of many of the developable sites means a steady annualised delivery of new housing is unlikely across the plan period as many of the sites are quite large in relation to the annualised requirement.

3.1.4 The shortfall in the annualised requirement for delivery set in the SEP is expected to continue during the 2011/12 year (see Housing Trajectory). However, with large permissions granted and anticipated to be delivered in the short term this shortfall will be addressed in the forthcoming five year period (see five year supply data in Appendix 2).

**Net additional dwellings for the reporting year**

- 3.1.5 Policy H1 of the SEP includes a net additional dwelling requirement of 315 dwellings for the Borough for the year April 2010 to March 2011.
- 3.1.6 A net total of 231 dwellings were completed during this period. The detailed breakdown of this figure is as follows:
  - 221 new build completions
  - -3 demolitions
  - 14 change of use/conversion
  - -1 sub division
- 3.1.7 The number of completions has improved from the 2009/10 year (145 completions). This is positive and indicates increased market interest locally. A number of large schemes are now progressing well and sales of new build dwellings on some larger developments have been better than anticipated (considering the current market conditions). As such phases of development are being brought forward sooner than anticipated.

**Net additional dwellings in future years**

- 3.1.8 This indicator is addressed as required by separating the:
  - (i) Net additional dwellings expected to come forward after the current monitoring year up until 31 March 2017 on deliverable housing sites; and
  - (ii) Net additional dwellings expected to come forward from 1 April 2017 up until the end of the plan period on 31 March 2026 on developable housing sites.
- 3.1.9 The adopted Core Strategy sets an objective of 6,300 net new dwellings for the plan period 2006 to 2026. This overall requirement matches that contained in the South East Plan for Havant Borough.
- 3.1.10 Table 3.2 shows that the Council is able to provide a five year supply of deliverable housing sites. This supply meets the annualised requirements whilst making up for the shortfall to date whilst allowing for some flexibility. Appendix 2 gives more detail on the sites that make up this five year supply data.

**Table 3.2: Potential Net additional dwellings on deliverable housing sites from 2011 to 2017**

<b>Year</b>	<b>Potential Net additional dwellings on deliverable sites</b>
2011-12	299
2012-13	376
2013-14	649
2014-15	535
2015-16	433
2016-17	139
<b>2011-2017</b>	<b>2,431</b>

**Table 3.3: Potential Net additional dwellings expected to come forward on developable housing sites from 2017 to 2026**

Year	Potential Net additional dwellings on developable sites
2017-18	283
2018-19	451
2019-20	788
2020-21	334
2021-22	263
2022-23	295
2023-24	333
2024-25	446
2025-26	236
<b>Total 2016-26</b>	<b>3,429</b>

3.1.11 The source of potential housing sites and the likely yield is taken from the Council's Strategic Housing Land Availability Assessment. The SHLAA is regularly updated and the role of the SHLAA is to identify potential sites available for development, not to allocate sites for development. This is why the overall numbers in Tables 3.2 and 3.3 together with completions since 2006 amount to over the 6,300 dwelling requirement. Not all of the sites identified in the SHLAA will be taken forward/allocated for development.

#### Managed delivery target

3.1.12 This indicator refers to net additional dwellings expected to come forward each year from 1 April 2011 to 31 March 2026 taking into account the previous delivery of net additional targets since 2006.

3.1.13 As identified previously the overall housing requirement in the Council's adopted Core Strategy is for 6,300 net additional dwellings to be completed between 2006-2026.

3.1.14 The managed delivery target for the Borough is set out in Table 3.4.

**Table 3.4: Managed delivery of housing in Havant Borough from 2011 to 2026**

Year	Managed delivery of housing	Year	Managed delivery of housing
		2018-19	292
2011-12	336	2019-20	269
2012-13	339	2020-21	182
2013-14	336	2021-22	152
2014-15	310	2022-23	124
2015-16	290	2023-24	67
2016-17	275	2024-25	-66
2017-18	291	2025-26	-578

3.1.15 The figures set out in 3.4 are taken from the 'manage' line of the Havant Housing Trajectory Table shown in Appendices 1 and 4. The manage line takes into account shortfalls and surpluses in housing delivery from previous years. The figures show that if all SHLAA sites were allocated for development then the Borough would meet the 6,300 target during the 2024/25 year.

**New and converted dwellings on previously developed land**

- 3.1.16 This indicator refers to the proportion of new and converted dwellings (gross) built on previously developed land (PDL) in 2010/11.
- 3.1.17 Paragraph 41 of PPS3 (Housing) indicates that nationally 60 percent of new housing should be built on PDL. Changes made by the Government during 2010 mean that private residential gardens are no longer considered PDL. This affects the ability to draw comparisons against previous years. The figure provided below is based on the current PDL definition (i.e. residential gardens are not PDL). Of the 273 gross completions during the reporting year 77% were built on PDL. Although historically the PDL targets have been met it is expected that locally the completions on PDL will decrease below target in the coming years. This is explained further in the Council's adopted Core Strategy.

**Gross affordable housing completions**

- 3.1.18 The Council's adopted Core Strategy seeks to achieve 30-40% of new homes to be affordable on sites of 15 dwellings or more and with sites of 5-14 units provision either on-site or an equivalent financial contribution. A net total of 58 new affordable homes were built throughout the Borough during the reporting year ( 25% of net completions). This figure is consistent with previous years and although below the target of 30-40% it must be remembered that many of the completions during this period were based on planning permissions granted prior to the adoption of the Council's Core Strategy. Policy CS9 of the Core Strategy has now effectively reduced the threshold whereby affordable housing is required (so the requirement set out will be applicable to more development proposals). This should help raise the overall percentage of new homes which are affordable in years to come.

**Number and proportion of completions (gross) by dwellings size during 2010/11**

- 3.1.19 This indicator is not a Core Indicator required by the Department for Communities and Local Government. However, it is considered important to monitor the changing size of dwellings since there is a trend in the reduction of household size. The figures in Tables 3.5 and 3.6 show that 70% of completions in the Borough were one and two bedroom dwellings. This appears consistent with figures over recent years

**Table 3.5: Number and proportion of new homes completed during 2010/11 in relation to dwellings size**

<b>Size of dwelling</b>	<b>Number of dwellings completed (gross)</b>	<b>Proportion of total completions</b>
1 bed	66	24%
2 bed	125	46%
3 bed	54	20%
4+ bed	28	10%
<b>Total</b>	<b>273 (gross)</b>	<b>100%</b>

**Table 3.6: Percentage of small dwellings (1 and 2 bedrooms) completed 2000 to 2011**

<b>Year</b>	<b>Smaller homes (as a % of completions)</b>	<b>Year</b>	<b>Smaller homes (as a % of completions)</b>
2000-01	56%	2006-07	69%
2001-02	50%	2007-08	77%
2002-03	55%	2008-09	84%
2003-04	59%	2009-10	59%
2004-05	62%	2010-2011	70%
2005-06	81%		

**Gypsy and Traveller: Net additional pitches**

3.1.20 This indicator monitors the number of Gypsy and Traveller pitches delivered in 2010/11. There were no additional Gypsy and Traveller pitches delivered in the Borough during the reporting year. The adopted Core Strategy includes a policy relating to gypsies, travellers and travelling showpeople.

## 3.2 Promoting Havant Borough's Economy

### Core Strategy Polices CS3

#### Core Strategy Objectives

- Achieve Gross Value Added (GVA) growth of 3.5% per annum by 2026 bringing economic performance into line with the south east regional average
- Promote and protect a dynamic, diverse and knowledge-based economy to meet the challenges of a rapidly changing global economy
- Raise the skill levels and employability of the Borough's current and potential workforce
- Promote and protect the vitality and viability of the Borough's town, district and local centres
- Encourage tourism and the visitor economy without compromising sensitive environmental assets.

#### Total amount of additional employment floorspace by type; and Total amount of completed employment floorspace on previously developed land by type

3.2.1 The total amount of additional employment floorspace completed by type in Havant is set out in Table 3.7 along with the proportion completed on previously developed land.

**Table 3.7: Employment land completions in Havant Borough 2010-2011**

Use class order	PDL	Completed floorspace (m <sup>2</sup> )
B1 offices	Yes	484
B2 manufacturing	-	0
B8 warehousing	-	0

3.2.2 The figures set out in Table 3.7 show that very little new employment floorspace was completed during the reporting year. There was one B1a office completion, which was the change of use from a church to an office within a business park at Waterlooville.

#### Amount and type of employment land available

3.2.3 Table 3.8 sets out the distribution of new employment floorspace across the Borough from 2006 to 2026.

**Table 3.8: Spatial distribution of new employment floorspace in Havant Borough**

Area	Completions 2006-11	Extant permission 2011	Strategic sites	Potential sites	Total	Props
W'ville	2,968	335	0	8,839	12,142	7%
Havant	16,303	14,648	0	44,708	75,659	46%
Leigh Park	13,693	2,633	55,601	0	71,927	44%
Emsworth	0	1,995	0	0	1,995	1%
Hayling Island	1,611	-371	0	915	2,155	1%
<b>Totals</b>	<b>34,575</b>	<b>19,240</b>	<b>55,601</b>	<b>54,462</b>	<b>163,878</b>	<b>100%</b>

3.2.4 Policy CS2 of the Havant Borough Core Strategy, adopted in March 2011, sets a requirement of 162,000 square metres of new employment floorspace to be provided in the

Borough 2006-2026. Table 3.1 of the Core Strategy demonstrated how this requirement can be met and Table 3.8 of this report updates these figures with a base date of 2011.

- 3.2.5 A total of 163,878 square metres of new employment floorspace has been identified on sites around the Borough from four principle sources of supply namely completions to date, sites with extant planning permission, strategic sites allocated in the Core Strategy and potential sites that will be allocated in the Development Delivery (Allocations) Plan.
- 3.2.6 There have been some changes to all four sources of supply over the year. There was a small office completion in Waterloooville. Planning permission lapsed on four sites around the Borough during the monitoring year, although planning permission was renewed at Site Four on Harts Farm Way by SEEDA. The largest source of supply is at the strategic site of Dunsbury Hill Farm where a hybrid application for a new business park and link road is expected by the end of 2011. All the potential sites have been reviewed as part of the Employment Land Review update which is due to be published in January 2012.

**Town Centres: Total amount of completed floorspace for town centre uses**

- 3.2.7 The total completion figures for town centre uses in 2010 to 2011 are set out in Table 3.9 with the proportion that were completed in town centres. The figures set out in the table show that there was very little commercial development of town centre uses during the reporting year.

**Table 3.9: Completion figures for town centre uses 2010-11**

Use class (Amendment) Order 2005	Completions (m <sup>2</sup> )	% completed in town centres sites	Total completions in Borough (m <sup>2</sup> )
A1	0	-	0
A2	0	-	0
B1a	484	0%	484
D2	226	100%	226
Total	226	-	710

- 3.2.8 There was one B1a office completion, which was the change of use from a church to an office within a business park at Waterloooville. There was one D2 completion during the reporting year, which was the opening of a new fitness centre on East Street in Havant Town Centre.

## **4 Development Management Service Decisions**

### **Development Orders**

- 4.01 No Development Orders were issued or revoked during the monitoring period. The Council intends to issue an Article 4 Direction on part of Langstone Village in 2012 in response to a recommendation made in the Langstone Conservation Area Appraisal and Management Plan.

### **Instances where policies have not been implemented**

- 4.02 The Council has no instances where decisions were made contrary to the Local Plan. The authority meets with the Environment Agency (EA) at yearly and where possible six monthly intervals to review cases where decisions were made against the advice of the EA. The Council last met the EA in February 2011 and at that time the EA was satisfied that there were no cases where decisions were made against their advice in the previous six months.

### **Development Management Service planning application performance April 2010 - March 2011**

- 4.03 More information is contained in Appendix 6: Development Management Service planning application performance April 2010 - March 2011.

### **Buildings for Life**

- 4.04 The Council was unable to find the resources to undertake Building for Life Assessments during the monitoring period. The Council will endeavour to carry out assessments in the next monitoring period.

Appendix 1: Figures for Havant Borough Housing Trajectory 2011

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past Completions - All Sites	236	390	252	145	231															
Projections - Sites with Planning Permission						299	263	344	90	28	5	0	0	192	0	0	0	0	0	0
Projections - Potential sites in the urban area (excluding permissions and windfall)						0	59	195	285	240	39	160	201	153	234	133	-52	73	161	80
Potential urban extension sites (for consideration as part of LDF)						0	54	110	160	165	95	123	250	443	100	130	310	223	248	119
Windfall						0	0	0	0	0	0	0	0	0	0	0	37	37	37	37
<b>Total Past Completions</b>	<b>236</b>	<b>390</b>	<b>252</b>	<b>145</b>	<b>231</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Projected Completions</b>						<b>299</b>	<b>376</b>	<b>649</b>	<b>535</b>	<b>433</b>	<b>139</b>	<b>283</b>	<b>451</b>	<b>788</b>	<b>334</b>	<b>263</b>	<b>295</b>	<b>333</b>	<b>446</b>	<b>236</b>
<b>Cumulative Completions</b>	236	626	878	1023	1254	1553	1929	2578	3113	3546	3685	3968	4419	5207	5541	5804	6099	6432	6878	7114
<b>PLAN - Strategic Allocation (annualized)</b>	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315	315
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	-79	-4	-67	-237	-321	-337	-276	58	278	396	220	188	324	797	816	764	744	762	893	814
<b>Annual requirement taking account of past/projected completions</b>	315	319	315	319	330	336	339	336	310	290	275	291	292	269	182	152	124	67	-66	-578

**Appendix 2: List of Deliverable Housing Sites (Five Year Land Supply)**

Site Code	Site Name	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Perm	Major Development Area West of Waterlooville (Taylor Wimpey)	20	40	40	40	28	
Perm	Major Development Area West of Waterlooville (Grainger Trust plc)			189	50		5
W	325 Milton Road	21					
Perm	44-54 West Street, Havant		14				
Perm	9 Sea Front, Hayling Island	14					
Perm	Ramsdale Playing Field	29					
Perm	Land at former Procter and Gamble site			72			
Perm	Car Park to south of Raeburn House		14				
Perm	42 Highfield Avenue, Waterlooville	-1	7				
Perm	41 Station Road, Hayling Island	8	5				
Perm	13-17 Mengham Road	8					
Perm	9 East Street, Havant, Hants	8					
Perm	Former Petrol Filling Station, Park Road South, Havant	26					
Perm	136 London Road, Waterlooville	-1	5				
Perm	75, 75a,b, c and d London Road, Waterlooville	8					
Perm	386 Seafront, Hayling Island	7					
Perm	22 Selsmore Avenue, Hayling Island	-1	12				
Perm	Former Hayling Bay Hotel, Webb Lane, Hayling Island		10				
Perm	47 London Road, Waterlooville	7					
Perm	58 Horndean Road, Emsworth	9					
Perm	86, 92 and 94 London Road, Purbook, Waterlooville	6					
H17(P)	North of Ranelagh Road	16	6				

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Perm	Curzon Rooms, London Road, Waterlooville		14				
Perm	Silvester House, Silvester Road		14				
Perm	23 South Street	5					
Perm	22 Homewell House, Homewell	7					
Perm	36 Waterloo Road	-1	5				
HY17(P)	Rose In June Public House			11			
Perm	132-136 London Road, Waterlooville	6					
Perm	Brewmaster, Hart Plain Avenue	11					
Perm	Raeburn House	26					
Perm	260-264 Seafront, Hayling Island	5					
Perm	8 Langstone Road, Havant		-1	14			
Perm	344 London Road, Waterlooville		39				
EM18(P)	Land at Oak Tree Drive, Emsworth	-2	30	18			
Perm	92 London Road, Widley	20	11				
Perm	Sites with planning permission for less than 5 dwellings	38	38				
EM36	Emsworth Victoria Hospital			6			
EM41	Emsworth Delivery Office, 12 North Street					5	
H6	Warblington School		20	20	16		
H10	Market Parade			-25	75	75	
H17	South of Ranelagh Road		10	21			
H68	Havant War Memorial Hospital			12			
H69	Land at former Oak Park School			22			
H72	Town End House			9	10		
H75	Land at River Way, Havant				10		
HY13	Land to rear 108-110 Elm Grove, Hayling Island			7			
L4	Plaitford Gove						5
L5	Parking area off Sparsholt Close					5	
L6 (LPGb)	Parking area off Awbridge Road						3

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L8 (LPGb)	Garage court at Ernest Road					3	
L16 (LPGc)	Garage court off Sunwood Road				4		
L32	Land at Eling Court						4
L43 (LPGa)	Parking area off Longstock Road				2		
L44	Prospect Lane Open Space						10
L47 (LPGa)	Parking area off Marldell Close					3	
L48	Parking area off Oakshott Drive						2
L83	Riders Lane Allotments			10	30	30	
L89	Land adjacent to Holybourne Road			8			
L90 (LPGd)	Parking area off Fair oak Drive						4
L117(a) (LPGc)	Land at Beaulieu Avenue						2
L117(b) (LPGc)	Land at Beaulieu Avenue						2
L136 (LPGa)	Parking area off Millbrook Drive						3
L139 (LPGc)	Parking area off Kingsclere Avenue			4			
L140 (LPGa)	Parking area off Kimbridge Crescent					2	
L144	Barncroft School (part of site)					20	14
L146 (LPGa)	Parking off Forestside Avenue			2			
L147 (LPGc)	Garage court off Rownhams Road					2	
L148 (LPGb)	Garage court off Grateley Crescent						2
L149 (LPGc)	Garage court off Brockenhurst Avenue						2
W09	Milton Road car park		5				
W13	Parking area, Harcourt Close					5	
W25	Land at rear of shops at 109 and 111 London Road		4				
W39	Bliss Close parking area					4	10
W53a	St. Michaels Convent			20	20		17
W53b	Land at Sacred Heart Church, London Road			9			
W58	Forest End garages						5

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W125	Former Purbrook Park School Playing Field		20	50	25			
W126	Padnell Grange				40	44		
W130	Meadowlands Infant and Junior School				20	19		
W131	Rachel Maddocks School			20				
W136	Forest End Surgery						10	
UE9(W)	Woodcroft Farm			50	100	100	50	
UE10(E)(P)	Hampshire Farm		54	60	60	60	45	
UE33(H)	Eastleigh House, Bartons Road					5		
<b>Total Housing Supply by Year</b>			<b>299</b>	<b>376</b>	<b>649</b>	<b>535</b>	<b>433</b>	<b>139</b>

Appendix 3: List of Developable Housing Sites

Site Code	Site Name	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Perm	Major Development Area West of Waterloo (Grainger Trust plc)			192						
EM40	South Street Car Park, Emsworth (part of)	5								
H14	Portsmouth Water HQ	16	32							
H18	Portsmouth Water Site	20	40	40	8					
H19	Land at end of Palk Road	21								
H21	Former Post office, East Street				20					
H22	Car Park behind Bear Hotel			11						
H76	Land north east of Havant College, New Road				20	21				
H79	Job Centre Plus site, Elmleigh Road					35				
HY8	103-105 Station Road		-1	6						
HY45	Hayling Island seafront				30	30	40			
L2 (LPGb)	Parking area off Rhinefield Close	2								
L21	Kingsclere Open Space	10	20	10						
L25	Strouden Court							-12	20	52
L44	Prospect Lane Open Space	21								
L46	Land at Oakshott Drive		8							
L56 (LPGa)	Parking area off Whitsbury Road	3								
L61 (LPGa)	Parking area off Forestside Road (A)		4							
L62	Parking Area off Forestside Road (B)			2						
L86	Blendworth Crescent Open Space	15	33							
L92	Open land off Priorsdean Crescent	4								
L108	Fox PH									8
L130	Land at Oxenwood Green			8						
L131	Land at Hampage Green	10	10							

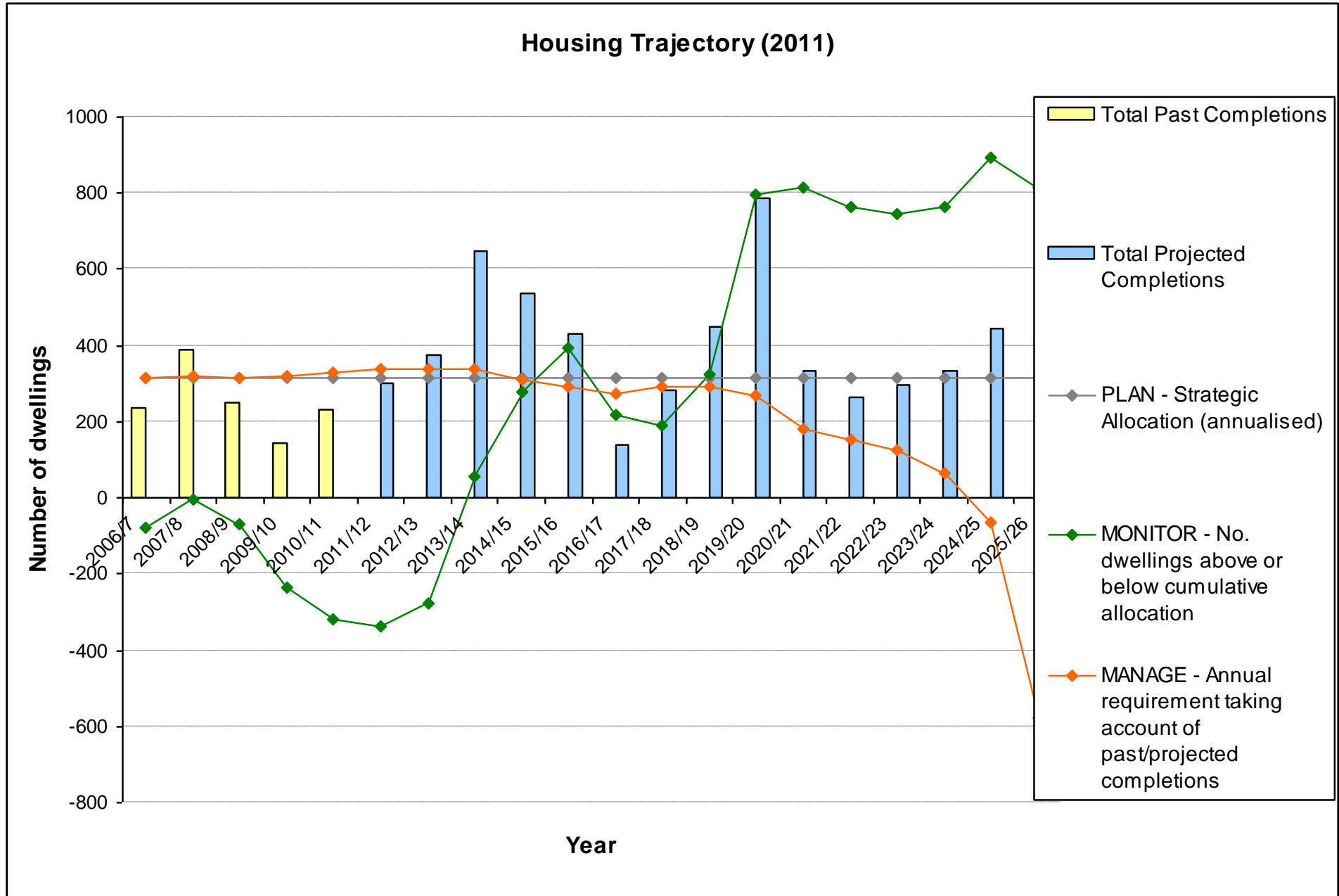
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L132	Land at Plumley Walk					2				
L133	Land at Southfield walk				4					
L134	Land at Larkwhistle Walk					7				
L135	Vacant Shops off Sharps Road						5			
L136 (LPGa)	Parking area off Millbrook Drive							5		
L137 (LPGd)	Parking area off High Lawn Way		3						5	
L138	Leigh Park Centre						-102	40	80	20
L141	Land at Inkpen Walk				2					
L142	Land at Rushmere Walk				2	5				
L143	Land at Frogham Green				2		5			
L145	SSE office site, Bartons Road			10	20					
W25	Land at rear of shops at 109 and 111 London Road			4						
W63	Goodwillies timber yard							40	56	
W64	Gordon Road Open Space	13								
W108	Rockville Drive		14							
W109	ASDA/Clocktower			40	71					
W110	Wellington Way		-2	22	35					
W122	Land adjacent to Purbrook Distributer Lake					10				
W133	Waterlooville Recreation Ground (part)	20	40							
W135	Land to West of ASDA				20	23				
UE3a(H)	Land North of Bartons Road						30			
UE3b(H)	Land south of Barton's Road	30	70	103						
UE4(H)	Strides Farm and Copseys Nursery (Manor Farm Part)		30	75						
UE4(H)	Strides Farm and Copseys Nursery (Copseys Part)			70						
UE5(H)	Land at Portsdown Hill					30	30	20		
UE6a(LP)	Land north of Leigh Park (Cabbagefield Row)								40	52
UE7(H)	Scratchface Lane	20	45							
UE30(H)	Land south of Lower Road					80	160	10		
UE28(H)	Littlepark House							10	20	17

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UE9(W)	Woodcroft Farm	20								
UE11(E)	Land West of Emsworth		40	83						
UE13(E)	Land West of Horndean Road					30	50	67		
UE15(HI)	Manor Nurseries	13								
UE16(HI)	Land north of Goldring Close & south of Beech Grove			40	100	20				
UE17(HI)	Land at Rook Farm		20	33						
UE18(HI)	Station Road (north of Sinah Lane/west of Furniss Way)								18	
UE21(HI)	Station Road (east of Furniss Way)						30	26		
UE31(W)	Land to north of Highbank Avenue					20	43			
UE32(E)	Land East of Horndean Road						20	40	20	
UE46(E)	Land East of 54 Long Copse Lane		5							
UE37(E)	West of Coldharbour Farm							30	12	
UE39(E)	Land North of Hollybank Land and Long Copse Lane, Emsworth					40	40	25		
UE35(HI)	Land north of Rook Farm Way, west of St. Marys Road/Church Rd	40	40	39						
Small scale unidentified windfalls						37	37	37	37	
<b>Total Housing Supply (planning permissions, SHLAA proj. and windfall)</b>		<b>283</b>	<b>451</b>	<b>788</b>	<b>334</b>	<b>263</b>	<b>295</b>	<b>333</b>	<b>446</b>	<b>236</b>

Appendix 4: Havant Borough Housing Trajectory 2011



## Appendix 5: Schedule of Saved Local Plan Policies operating as at 1 March 2011

Saved Local Plan policy	Policy title	Core Strategy policy when applicable	Stand-alone unless working in Tandem	Page
UF1	Strategic Gaps	CCS11.9	Tandem	5
H3	Baseline Housing Sites	n/a		6
H3.2	St Michaels Convent, 354 London Road, Waterlooville	n/a		6
H3.6	Conigar Road, Emsworth	n/a		6
H3.8	Fishery Lane, Hayling Island	n/a		6
H3.9	Land north and south of Ranelagh Road, Bedhampton and Kingscroft Farm, Brockhampton Road	n/a		6
H3.10	Former Post Office, East Street, Havant	n/a		6
H3.14	Palk Road/West Street (Former Methodist Church)	n/a		6
H3.18	Land adj. 156 London Road	n/a		6
H3.19	Goodwillies Timber Yard, London Road, Waterlooville	n/a		6
H3.20	Garages, Forest End, Waterlooville	n/a		6
H3.21	47-71 Inc. London Road, Waterlooville	n/a		6
H3.24	Between 115-123 St Mary's Road, Hayling Island	n/a		6
H3.28	Former Purbrook Park School Playing Field, Stakes Road	n/a		6
H3.29	Land off Oak Tree Drive, Emsworth	n/a		7
H3.30	Padnell Grange, Cowplain	n/a		7
H3.31	Warblington School Field, Havant	n/a		7
H4	Reserve Housing Sites	n/a		8
H4.1	Scratchface Lane, Bedhampton	n/a		8
H4.2	North of Goldring Close, Hayling Island	n/a		8
H4.3	Hampshire Farm, Emsworth	n/a		8
EMP1	Employment Land Allocations	n/a		11
EMP1.1	Former Incinerator Site and Havant Borough Council Depot, Harts Farm Way, Havant	n/a		11
EMP1.3	Allotments Site, New Lane	n/a		11
EMP1.5	Land at Palk Road, Havant	n/a		1
EMP1.6	Land to the north of Deep Sea Seals,	n/a		12

	Marples Way, Havant			
EMP1.7	Land to west of Former Incinerator, Harts Farm Way, Havant	n/a		12
EMP1.8	Land between A27 and Railway, Emsworth	n/a		12
EMP1.9	Land at Station Road, East Hayling	n/a		12
EMP9	Marine Related Development	n/a		12
TC1	Hierarchy of Centres	CS4	Tandem	13
TC6	Changes of Use – Primary Frontages	n/a		14
TC7	Changes of Use – Secondary Frontages	n/a		15
HTC5	Development Site – Car Park Adjoining the Perseverance Public House North Street	n/a		15
HTC6	Wessex Construction and Plant Hire Site, New Lane, Havant	n/a		15
WTC2	Gap Site Redevelopment – Stakes Hill Road	n/a		16
WTC3	Private Access Road	n/a		17
WTC4	Development Site – St George’s Walk/Portland Road	n/a		17
WTC6	Industrial/Business Premises – Victoria Road	n/a		17
R3	Recreation Provision at Campdown	n/a		18
R4	Extension of Crookhorn (City of Portsmouth) Golf Course	n/a		19
R10	Broadmarsh Sailing Centre	n/a		19
R11	Broadmarsh Interpretation Centre	n/a		20
R12	Waterlooville Leisure Centre Development	n/a		20
R16	New Open Space	n/a		21
R17	Playing Space Related to New Housing Development	CS1.3 & CS21	Tandem	22
CS4(i)	Warblington Cemetery	n/a		23
TO1	Development and Improvement of Tourist Attractions and Facilities	n/a		23
T2	Safeguarding of Land for South Hampshire Rapid Transit System	n/a		25
T3	Safeguarding for other Schemes	DM15	Tandem	26

## Appendix 6: Development Management Service planning application performance April 2010 - March 2011

<b><u>NIs</u></b>	<b>Target HBC (Govt)</b>	<b>Annual (2008/09)</b>	<b>Annual (2009/10)</b>	<b>Quarter 1 (Apr-Jun 2010)</b>	<b>Quarter 2 (Jul-Sept 2010)</b>	<b>Quarter 3 (Oct-Dec 2010)</b>	<b>Quarter 4 (Jan-Mar 2011)</b>	<b>Year to Date</b>
Percentage of largescale major <sup>2</sup> planning applications determined within 13 weeks (NI157)	70% (60%)	50%	83%	N/A	N/A	100%	N/A	100%
Percentage of smallscale major <sup>3</sup> planning applications determined within 13 weeks (NI157)	70% (60%)	92%	72%	0%	N/A	66%	60%	50%
Percentage of minor <sup>4</sup> planning applications determined within 8 weeks (NI157)	80% (65%)	86%	83%	72%	64%	66%	54%	63%
Percentage of other <sup>5</sup> planning applications determined within 8 weeks (NI157)	90% (80%)	92%	91%	82%	81%	82%	84%	82%

**Comments:** The service experienced difficulties in providing its normal standards during Quarter 2, with staff shortages and technological issues in particular hampering work. Staff turnover has continued to affect later quarters. Whilst these factors have had an impact on the performance associated with smallscale major and minor applications, performance in respect of other applications has been able to be maintained. For the year 2010/11 as a whole, large scale major and other applications show performance to be above Government targets; minor applications are also close to meeting those targets.

<b><u>LPis</u></b>	<b>Target</b>	<b>Annual (2008/09)</b>	<b>Annual (2009/10)</b>	<b>Quarter 1</b>	<b>Quarter 2</b>	<b>Quarter 3</b>	<b>Quarter 4</b>	<b>Year to Date</b>
Percentage of tree applications determined within 8 weeks	90%	94%	88%	96%	88%	67%	13%	57%
Percentage of planning appeals allowed (partially allowed decisions are treated as allowed decisions). (< national average, c33-36%)	25%	40%	26%	40%	35%	26%	20%	32%
Total number of appeals allowed	N/A	N/A	N/A	4	5	4	2	15
Number of delegated decisions allowed on appeal	N/A	N/A	N/A	3	2	2	2	9
Number of Committee decisions allowed on appeal	N/A	N/A	N/A	1	3	2	N/A	6
Percentage of total planning applications (including trees) dealt with under delegated powers	90%	91%	92%	92%	96%	94%	91%	92%

**Comments:** The tree applications determination rate dipped significantly in Quarter 4 as a result of the ongoing absence of the full time tree officer and a resulting backlog of applications. (N.B. Staffing levels associated with the tree work are now returning to normal and the determination rate at the start of 2011/12 shows a recovery). The appeals allowed rate shows a continued declining percentage and is in line with Government targets for the year.

<sup>2</sup> Large scale major apps – residential over 200 dwellings or 4 ha; all commercial development (retail, industry, offices, etc) over 10,000m<sup>2</sup> or 2 ha

<sup>3</sup> Small scale major apps – residential 10-199 dwellings and under 4ha; all commercial development (retail, industry, offices, etc) 1,000m<sup>2</sup> – 9,999m<sup>2</sup> or between 1 and 2 ha

<sup>4</sup> Minor Apps – as above but below thresholds

<sup>5</sup> Others – changes of use, householder, advertisements, listed buildings, conservation area consents (excluding trees), telecom etc.

<b><u>Workload / Volumes</u></b>	<b>Target</b>	<b>Annual (2008/09)</b>	<b>Annual (2009/10)</b>	<b>Quarter 1</b>	<b>Quarter 2</b>	<b>Quarter 3</b>	<b>Quarter 4</b>	<b>Year to Date</b>
<b>No. of planning applications</b>								
Received	N/A	801	803	202	214	224	208	848
Determined	N/A	808	731	168	189	218	186	761
Withdrawn	N/A	53	70	19	15	15	21	70
Outstanding	N/A	186	180	189	199	190	191	191
<b>No. of Discharge of Conditions applications received</b>	N/A	137	155	45	31	25	38	139
<b>No. of Non-material Changes applications received</b>	N/A	N/A	25	13	20	6	11	50
<b>No. of TPO and CAT Applications determined</b>	N/A	162	153	57	38	39	52	186
<b>No. of appeals</b>								
Lodged	N/A	42	36	18	12	7	15	52
Costs Awarded against HBC	N/A	6	1	0	0	0	0	0
High Hedges								
a) allowed	N/A	0	0	0	0	0	0	0
b) dismissed	N/A	0	0	0	0	0	0	0
<b>No. of enforcement complaints</b>								
Received	N/A	409	386	98	126	56	86	366
Resolved	N/A	375	238	36	96	119	68	319
<b>No. of notices served</b>								
Enforcement Notices	N/A	11	8	0	1	0	3	4
Breach of Condition Notices	N/A	0	0	0	0	0	0	0
Planning Contravention Notices	N/A	0	0	1	1	0	0	2
S215 Notices (untidy land)	N/A	8	3	2	0	0	0	5
Hedgerow Replacement Notices	N/A	0	0	0	0	0	0	0
Stop Notices	N/A	2	2	0	0	0	0	0
<b>No. of TPOs made</b>	N/A	58	10	3	4	3	3	13
<b><u>Fees</u></b>	<b>Target</b>	<b>Annual (2008/09)</b>	<b>Annual (2009/10)</b>	<b>Quarter 1 (Apr-Jun 2010)</b>	<b>Quarter 2 (Jul-Sept 2010)</b>	<b>Quarter 3 (Oct-Dec 2010)</b>	<b>Quarter 4 (Jan-Mar 2011)</b>	<b>Year to Date</b>
Planning Application Fee Income (£)	200,000	287,925	266,525	57,275	110,725	76,365	44,415	288,780

**Comments:** Number of applications is still low compared to pre-recession figures, but the reduction in staffing levels has balanced this out to a comparable workload per officer. Fee income significantly exceeded the target for the year, with a number of significant applications having been submitted during this year, including Scratchface Lane and the second phase of the Taylor Wimpey development at Dukes Meadow (MDA). The enforcement team workload continues to be busy, with a number of enforcement notices served during Quarter 4. TPO making has also continued, despite the absence of the full time tree officer, with the number of new Orders exceeding those of the previous year.

## Glossary

**Appropriate Assessment:** The Habitats Directive 92/43/EEC Article 6(3) requires an assessment of whether plans have a significant impact on Natura 2000 sites. Natura 2000 sites are Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites. The Appropriate Assessment is a process that determines whether the plan does, or does not affect the integrity of the Natura 2000 sites.

**Development Plan Documents (DPD):** These spatial planning documents are a key element of the Local Development Framework. They are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the development plan for a local authority area for the purposes of the Act. They can include a Core Strategy, Site Specific Allocations of land and Area Action Plans (where needed). Other DPDs that include generic Development Control policies can be produced. They will all be shown geographically on an adopted proposals map. Individual DPDs or parts of a document can be reviewed independently from other DPDs. Each authority must set out the programme for preparing its DPDs in the Local Development Scheme.

**Employment Land Review (ELR):** This is a key part of the evidence base for the Local Development Framework. The ELR examines the portfolio of employment sites and applies up-to-date and sensible criteria in terms of sustainable development and market realism.

**Evidence Base:** One of the most important aspects of the new system is the need to have much more evidence available to support the soundness of the proposals being made right from the outset. This is referred to as front loading.

**Examination:** Intended to reduce the adversarial nature of the Public Local Inquiry of the old system by using more round table sessions and informal hearings. The examination deals with the soundness of the LDD (SPD is not subject to Examination) and will be chaired by an independent Planning Inspector whose findings will be binding on the Council.

**Footfall:** A count of the number of people passing a particular point at a particular time.

**Gross Value Added per capita (GVA):** One of the most commonly used measures of economic well-being is GVA. This measures the contribution to the economy of each individual producer, industry or sector in the UK. In summary:  $GVA + \text{taxes on products} - \text{subsidies on products} = \text{Gross Domestic Product (GDP)}$ .

**Local Development Framework (LDF):** This is the name for the portfolio of Local Development Documents introduced by the Planning and Compulsory Purchase Act 2004. It consists of DPDs, SPDs, a Statement of Community Involvement (SCI), the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

**Local Development Scheme (LDS):** The LDS sets out the programme for preparing Local Development Documents.

**Planning Policy Statement (PPS):** These are issued by central Government and provide policies for local authorities on planning and the operation of the planning system. PPSs replace Planning Policy Guidance Notes (PPG).

**Previously developed land (PDL):** This is land that was or is occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. PDL is often referred to as brownfield land.

**Planning Regulations:** Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) Regulations 2004, partly superseded by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

**Saved Policies:** Policies saved from the Local Plan. They will be used in the transitional period between the old local plan system and the new LDF; some of these policies will be carried forward to accompany the Core Strategy.

**Statement of Community Involvement (SCI):** The SCI sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. The SCI is not a development plan document but is subject to independent examination.

**Strategic Housing Land Availability Assessment (SHLAA):** The SHLAA is a key component of the evidence base to support the delivery of sufficient land for housing.

**Supplementary Plan Documents (SPD):** An SPD provides supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

**Sustainability appraisal (SA):** Tool for appraising policies to ensure they reflect sustainable development objectives (including social, environmental and economic factors) and required in the Act to be undertaken for all local development documents.

**Use Classes Order:** The Town and Country Planning (Use Classes) Order 2005 lists sixteen classes of land use. Change of use within a use class does not normally require planning permission.