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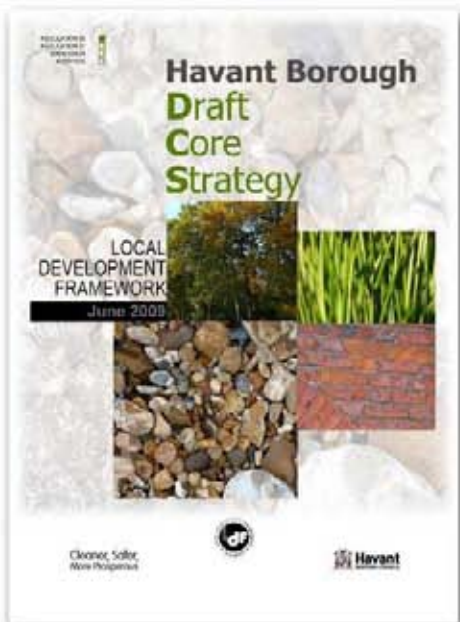


Havant Borough Draft Core Strategy

Sustainability Appraisal

LOCAL
DEVELOPMENT
FRAMEWORK

June 2009



Cleaner, Safer,
More Prosperous



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Have Your Say

This document is being issued for consultation and the council would like to hear your views on the Core Strategy, Sustainability Appraisal and about the subject matter it contains or should be included. All comments must be received by 5pm on 24 July 2009.

A questionnaire is available online and also from the Civic Offices and libraries throughout the borough.

This is your chance to comment on the development of the borough over the next 20 years. Please take this opportunity to make your views count by completing a questionnaire or writing to us.

Comments can be submitted online at: www.havant.gov.uk

Alternatively you may wish to write to:
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Please note that comments received cannot be treated as confidential as all comments must be publicly available in accordance with Government regulations. Please ensure your name and address is included in all correspondence, as the council is unable to consider anonymous submissions. If you would like to correspond by email please include your email address.

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

1 Introduction

What is the Core Strategy and the Sustainability Appraisal?

- 1.1 Havant Borough Council is working with the local community and its partners to produce the HBLDF. The HBLDF will guide the future development of the borough up to 2026. This will affect everyone who lives, works or visits the borough.
- 1.2 The Core Strategy is one of the documents within the Havant Borough Local Development Framework (HBLDF).
- 1.3 The HBLDF is made up of a collection of planning documents and the Core Strategy is the principal document setting out the broad detail and direction of development in the borough. It is currently at its consultation stage and therefore your views are now sought on its content and direction.
- 1.4 The Sustainability Appraisal (SA) assesses the environmental, social and economic performance of the Draft Core Strategy against a set of sustainability objectives which were developed through stakeholder consultation and formed the basis of the Havant Borough Council Scoping Report (2006). These objectives went on to be used as the basis of the SA of all the subsequent Local Development Documents, including the Core Strategy Issues and Options (July 2006 and March 2007) the Preferred Options (March 2008) and the Issues and Options on the Allocations Plan (March 2008). The same scoping work remains valid and has been used to for the SA of the draft Core Strategy (June2009).
- 1.5 The SA provides a qualitative assessment of the Core Strategy's contribution towards these sustainability objectives and highlights any opportunities for improving the performance of the Core Strategy through additions, amendments or deletions to the proposed policies or accompanying text. The completed SA will therefore describe the extent to which sustainability is incorporated within the Core Strategy's vision, objectives and policies.

What the Core Strategy Seeks to Achieve

- 1.6 This Core Strategy describes the council's long term vision and objectives for Havant Borough up to 2026. It closely aligns with the Sustainable Community Strategy (*Forward Together*) produced by the Havant Local Strategic Partnership.
- 1.7 The Core Strategy sets out how the council wants to develop the borough and it is through this document that areas are chosen for housing, workplaces, shops and leisure facilities. The Core Strategy identifies the strategic sites that are considered fundamental to achieving the overall vision. Further details on the strategic sites are provided within the Core Strategy.
- 1.8 The Core Strategy also identifies the required physical, social and infrastructure necessary to support new development and meet future needs.
- 1.9 The document contains Strategic Policies and more detailed Development Management Policies against which individual planning applications will be assessed.

The Statutory Requirement of the Core Strategy

- 1.10 Government guidance identifies a number of principles that must be adhered to so that Core Strategies and other Development Plan Documents can be considered legally compliant and sound.
- 1.11 **Legal Compliance** – the document must have been prepared in accordance with the *Local Development Scheme*; have regard to the Sustainable Community Strategy; be compliant with the *Statement of Community Involvement*; be subject to a Sustainability Appraisal; have regard to national policy and be in general conformity with the Regional Spatial Strategy (in this case *the South East Plan*) and associated regulations relating to publication, advertisement and consultation.
- 1.12 **Soundness** – a Core Strategy must be justified, effective and have regard to national policy.
- 1.13 To be ‘justified’ it must be founded on a robust and credible evidence base that has included participation of the local community and others that have a stake in the area and evidence that research is robust so that any choices in the plan are backed up by facts. It must also be evident that it is the most appropriate strategy when considered against reasonable alternatives. A Sustainability Appraisal of the Core Strategy has been used to test the overall sustainability of this document.
- 1.14 ‘Effective’ means that the Core Strategy should be deliverable. It must include sound infrastructure delivery planning; have no regulatory or national planning barriers to delivery; have signed up delivery partners; be coherent with the strategies of neighbouring authorities; be flexible and be able to be monitored.
- 1.15 Finally, core strategies must have regard to national policy. Where there is departure, clear and convincing reasoning must be given to justify the approach.

Core Strategy Objectives

- 1.16 Havant Borough Council has developed a set of objectives to guide future development in the borough. The Core Strategy policies, Development Management policies and Strategic Sites which result from the Core Strategy Objectives are the subject of this report. The compatibility of these policies and sites will be tested for sustainability and ability to deliver both the Core Strategy and Sustainability Objectives.

Table 1.1: The Objectives of the Core Strategy

| Theme | Objectives of the Theme | Resulting CS Policy |
|----------------------------|---|--|
| Health and Wellbeing | <ul style="list-style-type: none"> To encourage healthier lifestyles and thus improve wellbeing across the borough To promote the borough as an attractive destination for recreation, leisure and culture. | CS1 Health and Wellbeing |
| Promoting Havant's Economy | <ul style="list-style-type: none"> Promote a dynamic, diverse and knowledge-based economy to meet the challenges of a rapidly changing global economy Contribute to sub-regional economic growth in South Hampshire, aiming to bring economic | CS2 Employment CS3 Skills and |

| | | |
|------------------------------------|--|---|
| | <p>performance into line with the South East regional average</p> <ul style="list-style-type: none"> • Maintain the borough as a centre of manufacturing excellence by protecting existing business premises • Nurture the growth of marine-based businesses • Raise the skill levels of the borough's current and potential workforce to meet the demands of the local economy and the aspirations of young people • 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. | <p>Employability</p> <p>CS4 Location of Shopping Development</p> <p>CS5 Tourism</p> |
| Regeneration and Community Support | <ul style="list-style-type: none"> • Achieve economic, social and physical regeneration in those areas of the borough that need it most • Support focused regeneration of individual buildings, sites and small residential areas of the borough • Address the needs of the ageing population • Support and improve youth facilities and encourage positive youth engagement within the community • Support the lead authorities, partners and stakeholders in how they focus resources toward vulnerable groups and individuals. | CS6 Regeneration and Community Support |
| Community Safety | <ul style="list-style-type: none"> • Make the borough a safer place for people to live, work and visit • Make all residents feel safe and secure in their own property and local area • Reduce the negative impact of anti-social behaviour on residents, businesses and visitors • Reduce criminal damage including arson throughout the borough • Reduce violent crime with particular reference to assaults, domestic violence and hate crime. | CS7 Community Safety |
| Housing | <ul style="list-style-type: none"> • Identify sufficient space for at least 6,300 new homes in order to meet the requirements of <i>the South East Plan</i> • Distribute the new homes across the five main areas of the borough taking into account environmental objectives, sustainability and land availability • Ensure a mix of dwelling types is provided and that an appropriate level of affordable housing provision is achieved • Ensure the needs of older people are taken into consideration • Ensure the requirements for Gypsies, Travellers and Travelling Showpeople are taken into account. | CS8 Housing |
| Caring for our Borough | <ul style="list-style-type: none"> • Ensure high quality design is the cornerstone of all new development | CS9 Protecting and |

| | | |
|---|--|---|
| | <ul style="list-style-type: none"> • Ensure that the design respects and draws inspiration from the character and setting of the local area; enhances and improves its appearance; and creates attractive, safe, inclusive and sustainable places where people want to live, work and relax • Protect and enhance the historic environment and safeguard the unique qualities, character and local distinctiveness of the borough • Plan for, and adapt to, and where appropriate mitigate against, the risk of flooding and coastal erosion through the avoidance of development within existing and future flood risk areas • Ensure effective stewardship of the natural environment through the protection and enhancement of our coastline, wildlife habitats, distinct natural landscape, trees and open spaces • Ensure growth adapts to climate change, and is located and constructed in the most sustainable and effective way that mitigates any negative impact on our local or global environments and where possible creates a net beneficial effect by reducing the generation of pollution, waste and the consumption of natural resources. | <p>Enhancing the Special Environment of Havant Borough</p> <p>CS10 Green Infrastructure</p> <p>CS11 Concentration of Development within the Urban Areas</p> <p>CS12 Efficient Use of Resources</p> <p>CS13 Flood and Erosion Risk</p> <p>CS14 Design Principles</p> |
| Strategic Site Delivery | <ul style="list-style-type: none"> • Development requirements set out in Strategic Site Profiles: • Brockhampton West – Havant • Public Service Village – Havant • Hayling Island Seafront – Havant • Leigh Park Centre • Havant Thicket – Leigh Park • Cabbagefield Row – Leigh Park • Dunsbury Hill Farm – Leigh Park • Waterlooville Major Development Area and Town Centre Integration • Woodcroft Farm – Waterlooville | <p>CS15 Strategic Site Profiles</p> |
| Infrastructure, Implementation and Monitoring | <ul style="list-style-type: none"> • Ensure deliverability of the Core Strategy through sufficient infrastructure that is available at the right time to meet the future development requirements of the borough and/or sub-region • Support sustainable forms of travel through the ‘Reduce, Manage, Invest’ strategy • Improve the connectivity between the west and east of the borough by non-car means • Establish adequate processes to ensure that implementation is monitored. | <p>CS16 Transport and Access Strategy</p> <p>CS17 Effective Provision of Infrastructure</p> <p>CS18 Developer Contributions</p> |
| Development Management Policies | <ul style="list-style-type: none"> • Cumulatively these objectives contribute towards the lower level Development Management Policies | <p>DM1 – DM36</p> |

The Requirements for Strategic Environmental Assessment / Sustainability Appraisal

- 1.17 A sustainability appraisal (incorporating the requirements of SEA) is required for all DPDs, including the Core Strategy, site specific allocations and policies, SPDs and Area Action Plans (AAPs). The drivers for SEA and SA reflect statutory requirements (the SEA Directive and the Planning and Compulsory Purchase Act 2004). The purpose of the SEA process is:

“to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.”

- 1.18 The Directive (Article 2 (b) defines ‘environmental assessment’ as a procedure comprising of:
- Preparing an Environmental Report on the likely significant effects of the draft plan or programme;
 - Carrying out consultation on the draft plan or programme and the accompanying Environmental Report;
 - Taking into account the Environmental Report and the results of consultation in decision making; and
 - Providing information when the plan or programme is adopted and showing how the results of the environmental assessment have been taken into account.

The Planning and Compulsory Purchase Act

- 1.19 Section 39 of the Planning and Compulsory Purchase Act 2004 requires that any person or body responsible for the development and implementation of regional or local spatial plans must exercise the function with the objective of contributing to the achievement of sustainable development. Paragraph 24 of PPS1: Delivering Sustainable Development states:

“In particular they (planning authorities) should carefully consider the inter-relationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources and the environment.”

- 1.20 The Government guidance on ‘Sustainability Appraisal for Regional Spatial Strategies and Local Development Documents’ states that sustainability appraisal is mandatory for new or revised Development Plan Documents and Supplementary Planning Documents. The guidance highlights that sustainability appraisal under the Planning and Compulsory Act 2004 should include the requirements of the SEA Directive.
- 1.21 In conclusion, the work undertaken in support of this sustainability appraisal is compliant with both the requirements of Sustainability Appraisal and SEA.
- 1.22 Sustainability Appraisal involves evaluating a plan’s impacts on the community, the environment and the economy – the three dimensions of sustainable development. It also suggests ways of avoiding or reducing negative impacts. The findings of SA should be

reflected in the final adopted DPD/SPD to help ensure that it maximises its contribution to future sustainability.

- 1.23 In November 2005 the Government published guidance on undertaking SA of LDD's which incorporates the requirements of the SEA Directive. This Directive advocates a five stage approach to undertaking SA. See Figure 1.2

Figure 1.2: The Five Stage Approach to SA (ODPM, 2005)

| DPD Stage 1: Pre Production – Evidence Gathering | | |
|---|---|-------------------------|
| Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope | | |
| A1 | Identify other relevant policies, plans and programmes, and sustainability objectives | Scoping Report |
| A2 | Collecting baseline information | |
| A3 | Identifying sustainability issues and problems | |
| A4 | Developing the SA framework | |
| A5 | Consulting on the scope of the SA | |
| DPD Stage 2: Production | | |
| Stage A: Developing and refining the options and assessing the effects | | |
| B1 | Testing the DPD objectives, policies and sites against the SA framework | Interim SA |
| B2 | Developing the options | |
| B3 | Predicting the effects | |
| B4 | Evaluating the effects of the DPD | |
| B5 | Considering ways of mitigating adverse effects and maximising beneficial effects | |
| B6 | Proposing new measures to monitor the significant effects of implementing the DPD | |
| C | Stage 3: Documenting the Appraisal Process | SA Report |
| D | Stage 4: Consulting on the plan and SA Report | Examination |
| E | Stage 5: Monitoring implementation of the plan | Adoption and Monitoring |

1.24 Report Structure

Taking into account the five stage process, the Sustainability Appraisal of the Draft Core Strategy will be based on the following report structure:

Section 2 – Provides a summary of **Stage A** and includes an overview of the Havant Borough

Section 3 – Sets out the **appraisal methodology** and **tests** the Draft Core Strategy policies, Development Management policies and the Strategic Sites, in line with **Stage B1**.

Section 4 – Outlines the **development of the options (B2)** and summarises the findings of previous options and makes consideration to previous recommendations.

Section 5 – Explores the **secondary, cumulative and synergistic** effects of the plan (**B3 – B4**) and makes recommendations for amendment or **mitigation (B5)**.

Section 6 – Sets out proposals for **monitoring** the Core Strategy in line with **B6**.

Section 7 – Sets out **what happens next** in the SA process

Appendices – To include the findings of **Stage A1** (Identify other relevant policies, plans and programmes, and sustainability objectives) and **Stage A2** (Collecting baseline information).

2 Evidence Gathering and the SA Framework (A1 – A5)

Introduction

- 2.1 The SA process as outlined in Figure 1.2 is based on a five stage approach. Stage A involves establishing the framework for undertaking the SA – essentially a set of sustainable development objectives against which the Draft Core Strategy can be assessed, together with an evidence base to help inform the appraisal. The findings from Stage A are documented in a Scoping Report. However, in order to provide the necessary context, the key findings and outcomes from Stage A are summarised in the following pages.

Policy and Sustainability Context (A1)

- 2.2 Stage A of the SA process firstly involves establishing the context in which the LDF is being prepared, i.e. the other policies, plans, programmes, strategies and initiatives that influence its content (and vice versa) and the opportunities and challenges they present. It should also take account of the objectives of the DPD being appraised. In the case of the Havant Borough Draft Core Strategy, these are set out in Table 1.1.
- 2.3 The requirement to undertake a context review arises from the SEA Directive:

The 'Environmental Report' required under the SEA Directive should include:

“an outline of the contents, main objectives of the plan or programmes and relationship with other relevant plans and programmes”
(Annex 1 (A))

- 2.4 Many policies, plans etc also set out environmental and wider sustainability objectives. Under the SEA Directive, reference must be made to the environmental objectives. Approximately 80 plans, programmes and strategies were reviewed as part of the preparation of the Scoping Report. This review considered international, national, regional and local documents. The full table of these plans and programmes as identified in the Scoping Report has been reproduced in Appendix 1. Appendix 1 has been updated since the scoping report for the March 2008 SA and updated further for the production of this Core Strategy SA.

Baseline Information (A2)

- 2.5 The collection of baseline information is a key component of the SA process and a legal requirement under the SEA Directive. Baseline information helps to provide a basis for predicting and monitoring effects and assembling baseline data helps to identify sustainability issues and problems.

2.6 The SEA Directive's requirements in relation to baseline information are:

The 'Environmental Report' required under the SEA Directive should include:

- "the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme"
 - "the environmental characteristics of areas likely to be significantly affected"
- (Annex 1(b) and (c))

- 2.7 The Scoping Report sets out a broad baseline for the borough based on a series of indicators. This has been updated as a result of the March 2008 SA and updated further for the purposes of this SA and sets out the key issues and constraints in Havant at the moment. The updated baseline data can be found within Appendix 2 and was informed by data collected from the Council's website, Hampshire County Council, other relevant organisations and websites, as well as localised information from the Office for National Statistics, Local Knowledge and the Multi Agency Geographic Information for the Countryside (Magic). This data, combined with wider issues for the borough, enabled the key sustainability issues for Havant Borough to be identified and their relative influence considered.
- 2.8 In addition to Appendix 2, a spatial portrait of the borough has been prepared within the Draft Core Strategy and is summarised in the following pages.

Characteristics of Havant Borough

2.9 Havant Borough provides a unique setting in urban South Hampshire, located on the coastal plain between the South Downs and the sea. The coastal location has played a major part in the history of the area and continues to be at the heart of our important tourism industry and recreational activity, particularly in Emsworth and Hayling Island. The borough has many rural and green areas that retain mature trees from the time when the area was part of the Ancient Forest of Bere. The borough's high-quality environment benefits from a range of protective international and national designations. The high-quality environment is the borough's unique feature and the foundation for ensuring the borough will be a good place to live and learn; a good place to work and play; a good place to belong and share.



2.10 The town of Havant is at the historic heart of the borough, with its historic streets, fresh water springs, civic and cultural functions and new shopping facilities. Waterlooville lies on the west of the borough and is a thriving modern area of housing, shops and employment. Waterlooville will experience more changes as a large new settlement of at least 2,000 new homes is proposed on the western edge of the town. In the north of the borough Leigh Park was developed for Portsmouth's expanding population after the Second World War. Portsmouth City Council remains a major landowner and the impact of the city's economy is significant to the whole of the borough.

2.11 Havant Borough has excellent communications for a rapidly modernising local economy at the hub of road, rail and sea transport networks. The M27/A27 coastal trunk route and the A3(M) London route meet in Havant, and link the south coast towns and their expanding ports, with London and the rest of the south east. Further west the M3 motorway links to the Midlands and the South West. The rail network provides fast coastal and London-bound trains, and the major international cargo and passenger port at Portsmouth is literally minutes away. Southampton's port, one of the UK's premier freight and cruise terminals, is within approximately 40 minutes drive time. Southampton International Airport is just 30 minutes drive time away and provides daily flights to regional and European destinations. London Heathrow and Gatwick Airports are about 75 minutes drive away.

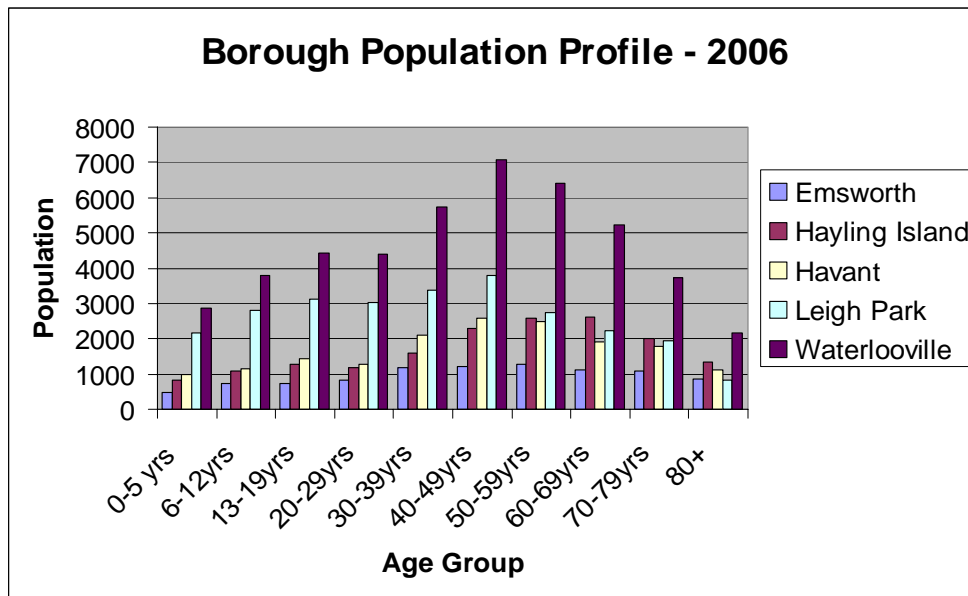


2.12 The local economy has traditionally been manufacturing-based and there is a high concentration of advanced manufacturing and knowledge-based businesses in the borough. It is well placed to attract new businesses with its superb natural coastline and high accessibility by both road and rail. The borough's excellent communications impact on local work patterns with high levels of out-commuting of lower skilled residents and higher skilled people commuting in. Overall more workers travel in than out.

2.13 In 2006 the borough had an estimated population of 115,907. This is less than the 1991 census figure of 119,849. The population is projected to rise to 119,558 by 2026, returning to the 1991 level.

2.14 As elsewhere in the UK Havant has an ageing population with the majority of the population aged 40 years or older. By 2026 just over a quarter of the borough’s population will be aged 65 and over and there will be large increase in the oldest age group of people aged 85 plus, particularly in the borough’s coastal locations. There will be a corresponding drop in the number of people of working age in the borough, therefore increasing the economic age dependency ratio. These are fundamental issues that the Core Strategy policies, together with the actions of a variety of partners, will address.

Figure 2.1: Borough Population Profile



2.15 The people of the borough live in 49,401 households, which means that there is an average of 2.3 people per household. Nationally and locally the way households are formed is changing. These changes will increase single person households, through the ageing population, increasing divorce and increasing number of couples who retain two homes. The average household size is projected to drop to 2.1 persons by 2026. This means more homes are needed to meet the needs of newly-forming households in the borough.

2.16 A major issue for these new households both locally and nationally will be affordability. Owner-occupation remains out of reach for many, therefore a range of homes and tenures must be provided to meet the different needs. Mixed tenure development is important in order to ensure mixed communities are created. This includes ensuring there is an appropriate proportion of private market housing in communities where there is already a large presence of affordable housing.

2.17 The other major issue for the borough is to address the areas most in need of regeneration. The Index of Multiple Deprivation (IMD) provides detailed information on deprivation on a range of economic, social and housing issues. Havant Borough is ranked the 142nd most deprived local authority out of the 354 local authorities in England, (IMD, 2007). The IMD provides very detailed information on Lower Super Output Areas (LSOA). In 2007 there were eighteen LSOAs in the borough within the 20% most deprived areas in England. Four of those eighteen LSOAs were within the 10% most deprived areas in England. The eighteen areas were in Leigh Park, Wecock Estate and the Beachlands area of Hayling Island. This shows some stark contrasts of deprivation and wealth in the borough.

- 2.18 The indicators of this deprivation show that there are parts of the borough with relatively high levels of violent crime. In terms of health the borough has above average life expectancy (ranked 112 out of 354) and overall is considered healthy (ranked 112 out of 354). There are issues with higher levels of teenage pregnancy, heart disease (ranked 239 out of 354), people diagnosed with diabetes, obesity (ranked 254 out of 354) and relatively low levels of participation in sport (ranked 300 out of 354). Unemployment is the highest in Hampshire with 2,703 people jobless (March 2009). 9.2% of 16 – 18 years olds are not in employment, education or training. 18% of the population have no qualifications and this figure rises to 40% in Leigh Park.
- 2.19 Many of the issues facing the borough cannot be solved at local level. The council must work with partners whose influence goes beyond the borough boundaries to shape our future. The Havant Local Strategic Partnership has produced the Sustainable Community Strategy for the borough. Havant has taken a leading role in the sub-regional partnership, Partnership for Urban South Hampshire (PUSH). PUSH is a voluntary partnership of eleven local authorities in South Hampshire: Eastleigh, Fareham, Gosport, Havant, Portsmouth, Southampton and parts of East Hampshire, New Forest, Test Valley and Winchester Districts and Hampshire County Council. Figure 2.2 is a map of the South Hampshire sub-region.

Figure 2.2: The South Hampshire Sub-region



- 2.20 Havant Borough Council believes that the achievement of the Core Strategy Vision will be dependent on working with our partners in the Havant Local Strategic Partnership, PUSH and others.
- 2.21 In creating the Core Strategy Vision consideration has been given to both the overall issues facing the borough within the national and sub-regional context as well as those facing the different parts of the borough. The next section identifies the characteristics, key issues and challenges that face the constituent parts of Havant Borough.

2.22 The borough is made up of five distinct areas;

- Emsworth
- Havant (including Bedhampton, Denvilles, Havant Town, Langstone, and Warblington)
- Hayling Island
- Leigh Park (Including Warren Park)
- Waterlooville (including Cowplain, Purbrook, Waterlooville, Wecock and Widley)

2.23 Identifying the key issues in each area provides a clearer focus for the vision.

2.24 The characteristics, issues and challenges have been identified through various evidence base documents and through workshops and public consultation.

Sustainability Issues (A3)

2.25 Stage A3 of the SA process involves identifying the sustainability issues and problems facing the area in question. The requirement to identify sustainability problems arises from the SEA Directive:

The 'Environmental Report' required under the SEA Directive should include:

“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC [the 'Birds Directive'] and 92/43/EEC [the Habitats Directive]”
(Annex 1(d))

2.26 Key sustainability issues resulting from stage A1 (other plans, programmes, and Strategies) and Stage A2 (Baseline data) have determined and now outlined in Table 2.3.

Table 2.3: Key Sustainability Issues for the Havant Borough

| Key Sustainability Issues for Havant Borough | |
|--|---|
| A. | Climate Change: The impact of climate change on the Borough's population, natural environment, material assets and flood risk. The effects of climate change will not be consistent across the Borough and will impact communities and habitats differently. For example the coastal area of Hayling Island and the associated harbours are more at risk from rising sea levels than the mainland. Although the contribution of Havant Borough to climate change is small its coastal location and the fragility of its habitats means that the Borough is at substantial risk |
| B. | Biodiversity: Havant has two harbours which are internationally renowned for their wildlife interest as well as a number of other national and locally designated sites of conservation interest. There are also a large number of non-designated sites which are of conservation value and are at the highest risk. |
| C. | Landscape and Townscape: There is a need to protect and enhance areas of important landscape character in the Borough. This includes areas of green and open space as well as |

| Key Sustainability Issues for Havant Borough | |
|---|--|
| | how built settlements relate with each other. |
| D. | Countryside: There is a need to protect and enhance the unique natural environment in Havant, including the coast, rivers and countryside. |
| E. | Regeneration: The need to regenerate and revive areas of the Borough, especially the town centres in Havant and Waterlooville and address areas of multiple deprivation including Leigh Park, Stakes and Wecock. However, it should be recognised that the nature, type and scale of regeneration required will differ according to the specific needs of the community/environment (for example 'environmental regeneration' and 'social regeneration'). |
| F. | Housing: House prices are generally lower than in other local authorities in Hampshire and the South East and housing conditions are better than the UK average. However, housing affordability is still an important issue due to relatively lower incomes and high levels of homelessness in the Borough. The effect that the South East Plan, PUSH (Partnership for Urban South Hampshire) Strategy and the Major Development Areas will have on increasing housing supply and the implications of this for existing infrastructure and services (e.g. schools, dentists, doctors) is also an issue for the Borough. |
| G. | Employment: The need to address the long term loss of employment opportunities in mechanical, electrical and instrument engineering and high technology skills which have declined over a number of years. |
| H. | Skills/Education: The Borough's population suffers from a shortage of skills and low educational attainment compared to the rest of Hampshire. Havant has a significant percentage of residents with poor literacy and numeracy skills. The need to fill the gap in demand for vocational skills is also an issue. |
| I. | Resource Efficiency: The increasing demand for energy and water resulting from economic development and social change is putting pressure on existing resources in the Borough. There is also a need to encourage renewable energy and energy efficiency measures in the Borough. |
| J. | Waste: The Borough's recycling rates are below the Hampshire and South East regional average and there is the need reduce the amount of waste going to landfill and to provide appropriate recycling facilities. |
| K. | Health and Well-being: There are wide variations in physical and mental health within the Borough which relate to the demographic and socio-economic profile of the population. |
| L. | Sport, Recreation, Arts and Culture: The importance of providing a range of facilities for sport, recreation, arts and culture in the Borough for all. |
| M. | Community Safety, Crime and the Fear of Crime: Whilst domestic burglary and vehicle crime rates have declined in the past few years in the Borough, criminal damage and antisocial behaviour levels remain high. Community safety (including traffic safety) is regarded as a high priority by many of the Borough's residents. There is a need to focus on designing out crime and <i>Secured by Design</i> initiatives. |
| N. | Transport/Accessibility: There is a need to improve accessibility to key services and facilities. There is also the need to maintain and improve key public transport infrastructure and services and widen travel choices. Some areas of the Borough also suffer from peak hour traffic congestion, This is in part due to out-commuting. |
| O. | Anti-Poverty: There is the need to tackle the disadvantages which limit people's ability to take part effectively in economic, social, or cultural activities. |
| P. | Equality: There is a need to encourage and support different groups such as the young, old, disabled and people from ethnic minorities to contribute to developing a diverse and strong community. |

Sustainability Framework (A4)

- 2.27 SA is fundamentally based on an objective led approach whereby the potential impacts of a plan are gauged in relation to a series of objectives for sustainable development. In other words, the objectives provide a reference against which to assess the effects of the plan.
- 2.28 As part of Stage A of the SA process, a series of SA objectives were established for appraising the Preferred Options. The Scoping Report, March 2008 provides further details of how these objectives were developed and consulted upon and have developed since the first scoping report along with indicators to measure the performance of each objective. The objectives themselves are as follows:
1. Housing
 2. Health and Wellbeing
 3. Equality, Poverty and Social Inclusion
 4. Education and Skills
 5. Safety and Security
 6. Liveability and Sense of Place
 7. Accessibility / Transport
 8. Flooding
 9. Regeneration and Land Use
 10. Air Quality
 11. Climate Change
 12. Biodiversity
 13. Natural Landscape
 14. Built and Historic Environment
 15. Waste and Natural Resources
 16. Water Quality and Quantity
 17. Energy
 18. Economy, Opportunity and Innovation
- 2.29 The SA objectives form a Sustainability Framework for the Core Strategy and the objectives of the Core Strategy itself can be tested against these as an initial scoping exercise to test the strategic sustainability of the Core Strategy. This scoping exercise actually forms the first part of Stage B in the SEA/SA process.

Consultation on the Scope

- 2.30 Under the regulations implementing the SEA Directive, the Council has a statutory duty to consult three SEA Consultation bodies – Natural England, English Heritage and the Environment Agency on the scope of the appraisal. Government guidance on SA also advises consultation with bodies with economic and social responsibilities.

“The [Environmental] authorities [designated for the purposes of the SEA Directive in each EU Member State]...shall be consulted when deciding on the scope and level of the information which must be included in the environmental Report”
(Article 5(4))

- 2.31 The draft Scoping Report was published for consultation to the SEA Consultation bodies and other interested parties in 2006 for 5 weeks (in line with the regulations implementing the SEA Directive). Following the receipt of comments, and subsequent amendments, the Scoping Report was finalised in February 2007 and has been reviewed and updated in

March 2008 (and consulted to the SEA Consultation bodies) as the evidence base and development of PPS12 has evolved new evidence to identify or qualify sustainable issues has also evolved.

Where else to look:



[Sustainability Appraisal Scoping Report, June 2006](#)

[Sustainability Appraisal Scoping Report, February 2007](#)

[Sustainability Appraisal, March 2008](#)

Difficulties Encountered

2.32 The SEA required the identification of any difficulties (such as technical difficulties or lack of knowledge) encountered. There were no significant technical difficulties encountered at this stage, although there were a few minor difficulties including:

- The lack of future baseline data (or predictions) for a number of sustainability Issues; and
- The difficulty in finding quantitative baseline data for some of the sustainability issues (for example regeneration and land use and waste and natural resources has meant that in places the appraisal against these options has had to rely on baseline data of a more qualitative nature.

3 Appraisal Methodology and Testing the Plan (B1)

Sustainability Appraisal Methodology

3.1 This Chapter sets out the methodology for appraisal, as required by the SEA Directive:

The Environment Report required under the SEA Directive should include:
 'a description of how the assessment was undertaken including any difficulties (such as technical difficulties or lack of know-how) encountered in compiling the required information'. (Annex 1 (h))

3.2 The assessment and modification of the possible options as described in Chapter 4 has allowed for the refinement and development of the plan, this refinement has now lead to the policies, objectives, themes, and Strategic Sites which are now reflected in the Core Strategy to be appraised.

3.3 The Sustainability Appraisal involves appraising each of the Core Strategy's policies, objectives, themes and sites against the SA objectives (as set out in the SA Scoping Report, February 2007 and Chapter 2 of this document) using a series of matrices. This is a qualitative approach based on information and evidence gathered at the Scoping Report stage and any additional information gathered during the production of the Core Strategy itself. This stage of the appraisal represents Task B1 of the ODPM (2005) guidance.

3.4 The performance of the policies will be scored according to the criteria set out in Table 3.1. When determining the likely significance of effects, consideration was given to the characteristics of the effects, the sensitivity of the receptors involved, magnitude of the effect, duration and frequency of the effect.

Table 3.1: Compatibility Criteria (Key to Tables 3.4, Table 3.6 and Table 3.7)

| | |
|--------------|--|
| ++ | Very Compatible (This Core Strategy objective/policy/site is very likely to help achieve this SA objective) |
| + | Compatible (This Core Strategy objective/policy/site is likely to help achieve this SA objective) |
| + / - | Neutral (This Core Strategy objective/policy/site is likely to have some positive and some negative impacts on this SA objective) |
| - | Potential Inconsistency (This Core Strategy objective/policy/site is likely to interfere with achieving this SA objective) |
| -- | Likely Conflict (This Core Strategy objective/policy/site is likely to interfere with achieving this SA objective) |
| O | No relationship (This Core Strategy objective/policy/site is unlikely to have any direct influence on this SA objective) |

3.5 The use of the compatibility matrix will allow some conclusions to be drawn regarding the secondary, cumulative and synergistic impacts of each of the policies, objectives and sites. On completion of the appraisal potential recommendations can be put forward which aim to prevent, reduce or offset any negative impacts associated with implementing the plan. Such recommendations may seek to strengthen the sustainability of the Core Strategy and mitigate against impacts which cannot be avoided.

- 3.6 When considering the appraisal findings, it is important to bear in mind the scale of the development envisaged in the borough over the next 20 years. With regard to housing figures, it is likely that 6300 new homes will have to be provided between 2006 – 2026. More than 626 units have already been completed since 2006, but with outstanding permissions and remaining allocations to be considered this leaves over 5674 units for which sites must be identified to ensure the targets set by the South East Plan for 2026 are met, see Table 3.2 for housing distribution and targets.

Table 3.2: Housing Distribution in the Havant Borough 2006 - 2026

| | No. of dwellings (net additions) | | | |
|----------------------|--|---|---|--------------------------------------|
| | No. completed between 1 st April 2006 – 31 st March 2008 | Projected Supply (potential) 1 st April 2008 – 31 st March 2026 | Total Potential Supply 2006-2026 as identified in the SHLAA | Proportion of borough total (approx) |
| Emsworth | 71 | 704 | 690 – 800 | 11% |
| Havant | 101 | 2040 | 1890 – 2200 | 30% |
| Hayling Island | 74 | 431 | 440 – 500 | 7% |
| Leigh Park | 207 | 1354 | 1380 – 1600 | 22% |
| Waterlooville | 173 | 1938 | 1890 – 2200 | 30% |
| Borough Total | 626 | 6467 | 7093 6300-7300 | 100% |

- 3.7 The council's current employment land projections involve a total of over 174,000 square metres of land. 91,000 square metres of this is expected to be delivered through strategic sites distributed throughout the five area, see table 3.3 which shows the spatial distribution. The location of the difference must also be considered when envisaging the scale of development.

Table 3.3: Spatial distribution of New Employment Floorspace Across Havant Borough 2006 – 2026 (square metres).

| Area | Completions 2006-09 | Outstanding permissions | Strategic Sites | Potential sites | Totals |
|----------------|---------------------|-------------------------|-----------------|-----------------|----------------|
| Waterlooville | 2,484 | 1,932 | 1,280 | 1,200 | 6,896 |
| Havant | 16,855 | 28,487 | 40,000 | 1,200 | 86,542 |
| Leigh Park | 18,946 | 7,477 | 50,000 | 0 | 76,423 |
| Emsworth | 0 | 2,281 | 0 | 1,000 | 3,281 |
| Hayling Island | 410 | 992 | 0 | 0 | 1,402 |
| Total | 38,695 | 41,169 | 91,280 | 3,400 | 174,544 |

- 3.8 Through a combination of Core Strategy objectives, policies and strategic sites it is hoped that the figures shown in Table 3.2 and Table 3.3 will be achieved. The individual merit and combination of this plan, and its sites and policies will now be appraised.

Testing the Core Strategy Policies against the SA framework (B1)

3.9 Each of the Core Strategy policies is compared against each of the SA objectives in order to assess the sustainability of the policy. Initially the policy is tested for its compatibility on an individual basis as shown in Table 3.4 Compatibility Matrix. Following on from this the policy is then analysed on greater detail against the social, economic and environmental aspects of each SA objective, in order to establish any key issues or problems. However, the policy is unlikely to be used on an individual basis and in reality will be used as part of the plan as a whole. The cumulative effects are therefore extremely important, they are touched on briefly at this stage; however this will be discussed in greater detail within Chapter 5.

3.10 The Core Strategy policies are as follows:

| | |
|------|--|
| CS1 | Health and Wellbeing |
| CS2 | Employment |
| CS3 | Skills and Employability |
| CS4 | Location of Shopping Development |
| CS5 | Tourism |
| CS6 | Regeneration and Community Support |
| CS7 | Community Safety |
| CS8 | Housing |
| CS9 | Protecting and Enhancing the Special Environment of Havant Borough |
| CS10 | Green Infrastructure |
| CS11 | Concentration of Development within the Urban Area |
| CS12 | Efficient Use of Resources |
| CS13 | Flood and Erosion Risk |
| CS14 | Design Principles |
| CS15 | Strategic Site Delivery |
| CS16 | Transport and Access Strategy |
| CS17 | Effective Provision of Infrastructure |
| CS18 | Developer Contributions |

Table 3.4: Compatibility Matrix – Sustainability Objectives against Core Strategy Policies

| Core Strategy Policies | SA Objectives (Summary of objective; for full wording see SA Scoping Report) | | | | | | | | | | | | | | | | | | |
|------------------------|--|-------------------------|---|-------------------------|------------------------|-----------------------------------|------------------------------|-------------|------------------------------|-----------------|--------------------|------------------|-----------------------|------------------------------------|---------------------------------|--------------------------------|------------|---|------------------------|
| | 1. Housing | 2. Health and Wellbeing | 3. Equality, Poverty and Social Inclusion | 4. Education and Skills | 5. Safety and Security | 6. Liveability and Sense of Place | 7. Accessibility / Transport | 8. Flooding | 9. Regeneration and Land Use | 10. Air Quality | 11. Climate Change | 12. Biodiversity | 13. Natural Landscape | 14. Built and Historic Environment | 15. Waste and Natural Resources | 16. Water Quality and Quantity | 17. Energy | 18. Economy, Opportunity and Innovation | Cumulative (CS V's SA) |
| CS1 | +/- | ++ | ○ | + | + | ++ | + | + | + | + | + | +/- | +/- | + | ○ | +/- | + | + | + |
| CS2 | + | + | ++ | ++ | + | ++ | + | - | ++ | - | - | - | - | +/- | +/- | - | +/- | ++ | +/- |
| CS3 | + | + | ++ | ++ | + | + | ○ | ○ | + | + | + | ○ | ○ | +/- | +/- | ○ | ○ | ++ | + |
| CS4 | + | ○ | + | + | + | + | + | - | ++ | + | + | + | + | + | +/- | ○ | + | ++ | + |
| CS5 | +/- | ++ | ○ | ○ | ○ | ++ | ○ | - | ++ | ○ | - | - | - | + | - | - | +/- | ++ | +/- |
| CS6 | ++ | ++ | ++ | + | ++ | ++ | ○ | - | ++ | ○ | ○ | - | - | + | +/- | ○ | ○ | ++ | +/- |
| CS7 | + | ++ | + | ○ | ++ | ○ | + | ○ | + | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | + | + |
| CS8 | ++ | + | + | ○ | + | ○ | ○ | - | ++ | ○ | - | - | - | +/- | +/- | - | +/- | + | +/- |
| CS9 | - | + | ○ | ○ | ○ | ++ | ○ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | + | ++ | + | - | + |
| CS10 | +/- | ++ | ○ | ○ | ○ | ++ | +/- | + | +/- | ++ | ++ | ++ | ++ | ++ | ○ | ○ | + | +/- | + |
| CS11 | +/- | + | + | + | + | + | + | - | ++ | ++ | ++ | + | + | + | +/- | +/- | + | ++ | + |
| CS12 | +/- | ○ | ○ | ○ | ○ | ○ | ○ | ++ | ○ | ++ | ++ | + | + | ○ | ++ | + | ++ | - | + |
| CS13 | + | ○ | ○ | ○ | ○ | ○ | ○ | ++ | +/- | ○ | ++ | + | + | - | ○ | + | ○ | + | + |
| CS14 | ++ | + | ○ | ○ | ++ | ++ | + | ++ | ++ | ++ | + | + | + | ++ | ++ | ++ | ++ | +/- | ++ |
| CS15 | ++ | ++ | ++ | ++ | + | ++ | ○ | - | ++ | ○ | ○ | - | - | - | +/- | - | - | ++ | +/- |
| CS16 | + | + | + | + | ○ | + | ++ | ○ | + | ++ | ++ | + | + | ○ | ○ | ○ | + | ++ | + |
| CS17 | + | ++ | ++ | ++ | ○ | ++ | ++ | ○ | + | + | + | ○ | ○ | ○ | ++ | ++ | + | ++ | + |
| CS18 | + | ++ | ++ | ++ | + | ++ | ++ | ++ | + | ○ | + | ++ | ++ | + | ++ | ++ | ++ | ++ | ++ |
| Cumulative (SA V's CS) | + | ++ | + | + | + | ++ | + | +/- | ++ | + | + | +/- | +/- | +/- | +/- | +/- | +/- | ++ | |

Summary of Findings – Core Strategy Policies

(Key issues, sources of uncertainty and assumptions made, positive and negative impacts, recommended mitigation or changes to the policy, secondary effects, consideration of social, environmental and economic impacts)

Policy CS1 – Health and Wellbeing

| | | | | | |
|-------------------|---|---------------------|----|--------------------------|---|
| Social Objectives | + | Economic Objectives | ++ | Environmental Objectives | - |
|-------------------|---|---------------------|----|--------------------------|---|

- 3.11 Overall this policy made a positive contribution towards the SA objectives, scoring particularly well with social and economic objectives. Some conflict does arise between CS1 and SA objectives 12 (Biodiversity), 13 (Natural Landscape) and 16 (Water quality and quantity).
- 3.12 The success of this policy alongside the SA objectives is heavily reliant on other policies within the Core Strategy. Ensuring that recreation and leisure facilities are accessible to residents will need to be determined alongside housing, employment and regeneration policies and SA objectives. Working in partnership will help to promote opportunity for sport, leisure and community facilities.
- 3.13 The aims of this policy when viewed in tandem with the SA objectives may have a positive effect on the borough. Through the provision of open space and local health facilities residents have the opportunity to feel healthier, safe and have a sense of pride about their local community. This in turn will also have a positive effect on reducing economic disparities as people are more able to participate in education, economic activity and employment promoting opportunity and innovation within a vibrant community. Opportunity may also arise for diversification within rural areas and growing economic activity relating to green infrastructure management.
- 3.14 This policy also promotes healthy eating and access to healthy foods by providing local opportunities to grow food in community allotments.
- 3.15 Encouraging people to walk and cycle through improvements to cycle and walking routes will provide an alternative to the use of the car and therefore contribute towards the SA objective regarding air quality and reducing emissions. However, this is only effective and sustainable if routes are highly accessible to employment, housing and regeneration sites, lack of connectivity between the two will lead to disuse, and force people back into their cars.
- 3.16 With respect to SA objectives 12 and 13 there is potential for a negative impact depending on how the policy is implemented. Where features are sensitive (such as designated sites, supporting habitats and green infrastructure) to human contact, it will be necessary to stipulate standards, measures to mitigate or prevent the impacts of increased human presence.
- 3.17 The implementation of this policy will rely to some extent on the ability to secure improvements through Section 106 agreements, developer contributions or a future Community Infrastructure Levy and the effectiveness of partnerships to deliver their own agendas in an integrated manner.

Policy CS2 – Employment

| | | | | | |
|-------------------|---|---------------------|----|--------------------------|---|
| Social Objectives | + | Economic Objectives | ++ | Environmental Objectives | - |
|-------------------|---|---------------------|----|--------------------------|---|

- 3.18 This policy scored positively towards the social and economic objectives, however scored negatively against environmental objectives.
- 3.19 Policy CS2 has a strong correlation with the economic SA objectives as new development for employment purposes will generate economic growth and prosperity which will have the secondary effects of encouraging innovation, diversification and adaptability to economic pressures and instabilities.
- 3.20 The provision of employment within the borough has the potential to reduce out commuting and encourage people to both live and work within the community, this can be particularly important within deprived areas where accessibility and less reliance on car ownership and public transport are key. This policy seeks to promote local employment notably within town centres and previously developed land and safeguard existing employment sites from non employment purposes. There are a number of sources of uncertainty with this policy. Perhaps the most fundamental, is the ability to bring forward employment land to deliver this policy as a result of the current economic climate and sustainable infrastructure
- 3.21 Spreading employment sites throughout the borough will reduce economic disparities, however in order to achieve long term benefits and aid social SA objectives particular care should be made to the location of employment sites and the most deprived areas of the borough such as Leigh Park. There is the concern that new employment opportunities may have a tendency to locate near the south of the borough due to transport networks and accessibility. This will not address issues within Leigh Park or South Hayling and may increase commuting for those in the north. New development needs to be managed so as to bring the right sort of economic development to the right locations and so maximise the benefits for all.
- 3.22 The encouragement of knowledge based industries will help to achieve SA objectives 4 (Education and Skills), 6 (liveability and Sense of Place), 18 (Economy, Opportunity and Innovation). Diversification within the borough will attract a wider skills base, and give school leavers greater aspirations for job opportunities in and around where they live. Secondary effects of this may lead to a reduction in crime, as people aspire to do different things and higher wages associated with knowledge based industries may encourage greater expenditure within the borough. However, this is by no means certain given the location of the Havant Borough in relation to Portsmouth and Southampton and competition for such firms. However, in order to avoid a local skills deficit particular care should be made to ensure that these jobs are attainable for local people through greater investment in education and skills and prevent in-commuting from outside of the borough.
- 3.23 There is however the potential for negative impacts on the environment through increased traffic along transport routes leading to poor air quality, an increase in waste generated and potential conflicts with the natural environment and biodiversity. The increased traffic from more economic activity could be off set by the reduction in vehicular movements with the reduction in commuting if local people are able to up skill and take the new jobs. As part of this policy, standards and mitigation methods should be considered to regulate emissions and resultant effects of climate change in sensitive areas and for those who live along existing route networks. Other policies should also work to protect, enhance and replace where necessary ecological values as these will be subject to increased stress and potential

loss from increased development and disturbance – particularly recognised in the south of the borough.

CS3 – Skills and Employability

| | | | | | |
|-------------------|----|---------------------|----|--------------------------|-------|
| Social Objectives | ++ | Economic Objectives | ++ | Environmental Objectives | + / - |
|-------------------|----|---------------------|----|--------------------------|-------|

- 3.24 Where a relationship does exist this policy has a strongly positive effect on the SA objectives, most notably with objectives 3 (Equality, Poverty and Social Inclusion), 4 (Education and skills), 18 (Economy, opportunity and Innovation).
- 3.25 This policy seeks to promote a higher skills base through partnership working and tackles local growth sectors such as manufacturing, marine sector and sustainable construction. The policy also seeks to address unemployment by supporting those initiatives that address barriers that prevent people returning back to work, such as the provision of childcare. Therefore a broad section of the community has been considered, particularly those in deprived areas such as Leigh Park and South Hayling where access to employment is high on the agenda.
- 3.26 Addressing such issues has the potential to tackle areas of deprivation and create a sense of worth amongst those who may have struggled to gain employment; it also aims to reduce the skills deficit which results in an imbalance of in / out commuting and unsustainable travelling distances to work. Long term this policy has the potential to create vibrant communities, provide new opportunity and diversify employment ensuring the borough is adaptable to economic change; it also helps to deliver Policy CS2.
- 3.27 This policy relies heavily on partnership working and having the employment sites available to take on higher skilled local employees. Without effective partnership working the ability to deliver both CS2 and CS3 will be challenging.

CS4 – Location of Shopping Development

| | | | | | |
|-------------------|---|---------------------|---|--------------------------|-------|
| Social Objectives | + | Economic Objectives | + | Environmental Objectives | + / - |
|-------------------|---|---------------------|---|--------------------------|-------|

- 3.28 The policy scored positively on the social, economic and environmental SA objectives with the only conflict arising with SA objective 15 (Waste and Natural Resources)
- 3.29 This policy aims to ensure the different roles of town and district centres is maintained and seeks to encourage both retail and other appropriate town centre uses. The combination of these two factors allows for a vibrant centre without dominance of one particular use class. Acknowledging that there are different roles within each location and that development is concentrated within the most sustainable locations – for example a higher concentration of services in one location reducing the need or requirement for multiple journeys across the borough. This also has the benefit of directing larger national retailers to town centres and keeping locally owned retailers directly within the community within the district and local centres.
- 3.30 Long term this policy aims to develop vibrant centres relevant to the community through which they serve. A vibrant community with less vacant units has the ability to reduce crime and create a sense of place and local distinctiveness. Concentrating development within the existing urban area allows for existing infrastructure to be utilised and enhancements to be made the existing built environment, without compromising the natural environment.

3.31 Vibrancy attracts further increased footfall and therefore further development and jobs. However, there still remains a level of uncertainty on assumptions made regarding the ability to influence market forces in terms of attracting new retailers, employers and service providers. However retailers are more likely to be attracted to centres which are thriving and with attractive footfall levels, and are unlikely to take on a centre which is seen to be in decline or suffering from poor patronage. As a result of the hierarchy, smaller centres, and those in need of regeneration will only attract investment proportionate to their status and are unlikely to see net growth – the regeneration would be in terms of maintaining and enhancing the local market offer..

CS5 – Tourism

| | | | | | |
|-------------------|----|---------------------|----|--------------------------|---|
| Social Objectives | ++ | Economic Objectives | ++ | Environmental Objectives | - |
|-------------------|----|---------------------|----|--------------------------|---|

3.32 This policy has potential conflict with a number of social and environmental SA objectives, although is generally positive in regards to economic objectives.

3.33 Environmentally, tourism within the Havant Borough is challenging. Sites such as those on Hayling Island and Emsworth are key centre’s for tourism and share their locality with several SPA’s, SAC’s, and Ramsar’s. As a result this policy conflicts with several SA objectives relating to the environment. Increased investment as a result of small scale initiatives is which is not effectively managed could increase visitor numbers to the sites and place increasing pressure on sensitive areas resulting in potential disturbance and loss of supporting habitats. Mitigation - in the form of management and education is essential to ensure tourism concentrated within this low lying area does not exacerbate the effects of climate change over the course of the plan and force the requirement for coastal defence.

3.34 Policy CS5 may have significant economic benefits such as providing the conditions to attract economic development, job opportunity and play an important role in the regeneration of South Hayling and provide a renaissance for the Havant Area.

3.35 However, in combination with other policies inappropriate development is unlikely. The European sites enjoy statutory protection and therefore large scale or necessary development would be avoided with the support of key stakeholders

CS6 – Regeneration and Community Support

| | | | | | |
|-------------------|----|---------------------|----|--------------------------|---|
| Social Objectives | ++ | Economic Objectives | ++ | Environmental Objectives | - |
|-------------------|----|---------------------|----|--------------------------|---|

3.36 The social, economic and environmental impacts of Policy CS6 are generally positive.

3.37 The policy should have a predominantly positive environmental impact, in that it directs development away from open space and the greenbelt, where the majority of sites with biodiversity value are located, and should help to preserve the environmental quality of these areas. It also encourages the prudent use of resources through the reuse of land/buildings and infrastructure. However, there is also the potential for negative impacts on environmental quality through increased density if open space, biodiversity, water and air quality are not considerations. South Hayling Island has also been identified as an area for regeneration which maybe to the detriment of the environmental SA objectives due to its location as a supporting habitat for the Solent Maritime SAC.

3.38 The economic effects of policy CS6 are generally positive as new development generally facilitates economic growth and prosperity, and it is more efficient to direct this to areas with

existing buildings and infrastructure. This policy also seeks to distribute this regeneration to specific locations, ensuring the benefits are located where they are most required.

- 3.39 Socially, the policy has a strong correlation with the SA objectives. The policy aims to ensure that the most vulnerable groups are considered as part of the regeneration process, reducing social exclusion, poverty and promoting equality within a community.
- 3.40 This policy could have a positive or negative effect on landscape, townscape and seascape, depending on how it is implemented in conjunction with other policies in the plan, for example policies on design, character, context. It may be difficult to protect the distinctiveness of certain townscape character areas if a certain density, pattern or layout already exists. However, the rejuvenation of deprived areas such as Leigh Park, Wecock Farm and South Hayling is completed in association with good design principles can have a positive effect on local people and provide a sense of pride about their local community.
- 3.41 The successful implementation of this policy is reliant on the effectiveness of supporting policies such as infrastructure, design and employment opportunity for mixed use, sustainable communities. Consideration made to community support for vulnerable groups is dependent on partnership working in order to identify specific needs

CS7 – Community Safety

| | | | | | |
|--------------------------|-----------|----------------------------|----------|---------------------------------|----------|
| Social Objectives | ++ | Economic Objectives | + | Environmental Objectives | O |
|--------------------------|-----------|----------------------------|----------|---------------------------------|----------|

- 3.42 Where a relationship does exist there is a positive relationship between Policy CS7 and the SA Objectives.
- 3.43 This policy supports new development which seeks to create a safer environment for local people, scoring highly with social objectives such as health and wellbeing. The creation of new, safer development, well lit cycle and pathways and natural surveillance encourages the use of open space. Safer communities are also more likely to benefit from economic investment and opportunity.
- 3.44 However, this can not be achieved through this policy alone and would only appear successful when implemented alongside other Core Strategy policies and existing development. A long term view must also be obtained to ensure development remains safe throughout its life span, not just from the outset.

CS8 – Housing

| | | | | | |
|--------------------------|-----------|----------------------------|-----------|---------------------------------|----------|
| Social Objectives | ++ | Economic Objectives | ++ | Environmental Objectives | - |
|--------------------------|-----------|----------------------------|-----------|---------------------------------|----------|

- 3.45 This policy scored positively in regards to social and economic SA objectives, however had a potential negative effect when compared against the environmental SA objectives.
- 3.46 The aims of this policy work together with SA objectives which relate to regeneration (9), equality, poverty and social inclusion (3) and economy and opportunity (18). The policy seeks to secure a fixed percentage of affordable homes on sites with a certain number of proposed dwellings. This works towards reducing social exclusion by promoting mixed communities across the borough and ensuring sites with a variety of housing types, sizes and tenure in a safe environment. Particular care is also placed on vulnerable groups such as the elderly and the needs of local people.

- 3.47 However, the provision of new housing alone will not be sufficient when tackling social exclusion and deprivation. Broader regeneration will be required to address issues of poverty and employment opportunities
- 3.48 The new provision of housing stock has the ability to have a positive effect on the effects of climate change by promoting sustainable construction and energy efficient homes and provide new strategies for waste management and recycling, however this is not stipulated directly within this policy. This policy scored negatively against the environmental SA objectives. Havant as a borough is relatively small when compared to neighbouring authorities, this combined with the location of European sites and flood risk zones particularly towards the south means that the number of deliverable sites and the capacity to build 6300 new homes is limited.
- 3.49 Due to the limitations within the borough and expected number of homes it is likely that greenfield sites may be considered. This may have a negative impact on biodiversity, accessibility to open space and the connectivity of green infrastructure, resulting in disturbance and loss of supporting habitats. Nevertheless, residential gardens can increase biodiversity over agricultural monoculture.
- 3.50 This policy can only fully meet the aims of the SA objectives when viewed alongside other CS policies. The successful implementation of mixed schemes with a variety of services, good accessibility to town centres and employment will be reliant on good design principles within the site and in relation to neighbouring communities. The policy needs to ensure that where housing development does come forward, it meets the various design standards to promote a higher standard of living within the borough and the right mix of tenure, otherwise the current imbalance of house prices and low wages between different areas of the borough will be heightened. The deliverability of sites located in proximity to infrastructure, particularly social and health and employment, will improve over time as a more sustainable development is built up, however this should be a consideration from the offset.
- 3.51 There is some uncertainty surrounding the ability to ‘phase’ development. The policy states that previously development land (PDL) should be in proportion to greenfield, however it does not state how this will be achieved, nor how greenfield land should be a secondary consideration over PDL when making an application. It should also be stipulated that PDL land should consist of higher density developments in order to make the most effective use of the land within sustainable locations.
- 3.52 In regards to mitigating against the impacts of climate change this policy should work alongside other policies to mitigate against the increase in energy, waste and vulnerability to the effects of climate change and promote sustainable construction methods. Where open space is used for housing purposes means should be place for the provision of new open space within the community.

CS9 – Protecting and Enhancing the Special Environment of Havant Borough

| | | | | | |
|-------------------|---|---------------------|---|--------------------------|----|
| Social Objectives | + | Economic Objectives | + | Environmental Objectives | ++ |
|-------------------|---|---------------------|---|--------------------------|----|

- 3.53 Overall this policy scored particularly well with most social and environmental objectives. Conflict does arise surrounding the objectives of housing (1) and economic, opportunity and innovation (18).
- 3.54 Protection given to European sites, wildlife habitats, wildlife corridors, undeveloped gaps, woodland and salt marsh, does provide some contention for the deliverability of SA objectives one and eighteen. Land which may be ideally located for housing and

employment may also be to the detriment of the natural landscape. There is therefore some conflict between the ability to develop the built environment and protecting and enhancing the natural environment. Where development is permissible this policy works to ensure that development mitigates the potential impact of climate change, takes into account design principles, ensures environmental surveys and works with developers / partners to restore and enhance. Therefore this policy does not entirely restrict development near to sensitive areas but aims to work with it to ensure the natural environment is a primary consideration.

- 3.55 This policy has a strong correlation with social objectives such as health and wellbeing and liveability and sense of place. The natural environment surrounding Havant is a great attribute and its continued protection provides access to open space and enjoyment for local people and visitors. This policy also promotes healthy eating and access to healthy foods by providing local opportunities to grow food through the protection of high quality agricultural land.
- 3.56 This policy does require partnership working with key stakeholders and key partners such as PUSH (Partnership of Urban South Hampshire) to ensure this policy is correctly implemented. Development should be viewed in conjunction with neighbouring authorities to ensure a uniform stance on the protection of the environment and work together to avoid disturbance in the first instance rather than reliance on mitigation.

CS10 – Green Infrastructure

| | | | | | |
|--------------------------|----------|----------------------------|--------------|---------------------------------|-----------|
| Social Objectives | + | Economic Objectives | + / - | Environmental Objectives | ++ |
|--------------------------|----------|----------------------------|--------------|---------------------------------|-----------|

- 3.57 The appraisal indicates that Policy CS10 is likely to have generally positive effects on the SA objectives. Where conflict does arise it is due to the demand for open space such as for housing or employment purposes. The protection of green infrastructure (GI) therefore poses further limitations on potential sites.
- 3.58 However, it can be viewed that GI can compliment housing sites as policy CS10 provides an opportunity to deliver high quality open space that will enhance local environmental quality and help develop a 'sense of place'. The implementation of policy CS10 is likely to enhance the quality of life and wellbeing of the local residents. There are also likely to be positive effects on biodiversity as connectivity allows wildlife habitats and wildlife corridors to thrive. Long term functional integrity will also be maintained through enhancements and green infrastructure management which will create jobs. The successful implementation of the policy will be through financial contributions, but however, should also look to design principles and sustainable construction methods of surrounding development.

CS11 – Concentration of Development within the Urban Area

| | | | | | |
|--------------------------|----------|----------------------------|----------|---------------------------------|----------|
| Social Objectives | + | Economic Objectives | + | Environmental Objectives | + |
|--------------------------|----------|----------------------------|----------|---------------------------------|----------|

- 3.59 Where a relationship does exist this policy had a positive effect on all social, environmental and economic SA objectives.
- 3.60 Concentrating development within urban areas allows existing infrastructure to be utilised, making existing services and facilities easily accessible and therefore sustainable. Environmentally, this policy can tackle the use of resources, energy efficiency and therefore contribute towards the issues of climate change. Concentrating development within urban areas allows for waste and water resources to be shared and where health care, education,

retail, employment can be located in close proximity, this should also have positive effects on reducing the reliance on car ownership.

- 3.61 This concentration will allow for derelict or unused brownfield sites to be used to their full potential. Areas of decay or untidiness will detract from the unique nature of the built environment. The avoidance of greenfield also allows surrounding green infrastructure and open space to form part of the unique natural environment.
- 3.62 However, consideration should be made to how this will be implanted, and should work alongside other Core Strategy policies. Consideration should be made to existing design principles so as not to detract from the character of neighbouring development. Density versus demand for services and infrastructure should also be considered so that facilities are not over stretched and overcrowding does not result in unsustainable social issues and crime. The potential for negative impacts on the built heritage of the borough must be mitigated as denser development is targeted to the existing built up areas. The impacts on the existing character of the area can undermine social considerations about a sense of place.

CS12 – Efficient Use of Resources

| | | | | | |
|--------------------------|----------|----------------------------|--------------|---------------------------------|-----------|
| Social Objectives | O | Economic Objectives | + / - | Environmental Objectives | ++ |
|--------------------------|----------|----------------------------|--------------|---------------------------------|-----------|

- 3.63 The policy has an overall positive effect on all SA objectives. However some conflict does arise with SA objective 1 relating to housing. Ensuring all development contributes towards the minimum Code for Sustainable Homes and PUSH target for renewable energy will require investment in sustainable construction methods and management infrastructure. This does have financial implications which will be reflected in house prices and the ability for local people to afford homes within the borough.
- 3.64 Despite this, the policy makes a strong contribution towards the SA objectives, by making consideration to points raised in objectives surrounding climate change, energy efficiency and how we manage our waste and water quality. This will be implemented along with other neighbouring authorities through partnership working and innovative development design principles.

CS13 – Flood and Erosion Risk

| | | | | | |
|--------------------------|----------|----------------------------|----------|---------------------------------|----------|
| Social Objectives | + | Economic Objectives | + | Environmental Objectives | + |
|--------------------------|----------|----------------------------|----------|---------------------------------|----------|

- 3.65 Overall this policy score favourably when scored against the SA objectives. Encouraging new development to avoid areas at threat from high flood risk will reduce the requirement to invest in flood defence schemes over the course of the plan. This is certainly more sustainable as the impact of flooding is likely to increase due to the effects of climate change. Environmentally, this also benefits sensitive areas around Portsmouth and Chichester Harbour which will be allowed to thrive without disturbance from development.
- 3.66 Socially, development in flood areas is of some concern for local residents, therefore implementing restrictions will reinforce the findings of the Strategic Flood Risk Assessment (SFRA) and add to resident's peace of mind.
- 3.67 Economically, areas identified as flood risk zones place further restrictions on where employment and housing can be located. However, long term the avoidance of development

in these areas will reduce the need to mitigate against flood and the potential cost associated with the aftermath of a flood.

- 3.68 However, this policy should not allow the existing built environment currently located within flood zones to fall into disrepair. Considerations should still be made to the existing character and sense of place through the successful implementation of design principles which help to mitigate against the impacts of flooding.
- 3.69 Success relies heavily on partnership working with neighbouring authorities and key stakeholders to implement coastal policy zones in the North Solent Shoreline Management Plan and areas shown to be at risk within the Strategic Flood Risk Assessment.

CS14 – Design

| | | | | | |
|--------------------------|-----------|----------------------------|-----------|---------------------------------|-----------|
| Social Objectives | ++ | Economic Objectives | ++ | Environmental Objectives | ++ |
|--------------------------|-----------|----------------------------|-----------|---------------------------------|-----------|

- 3.70 This policy scored positively on all the social, economic and environmental SA objectives.
- 3.71 This policy should have a significant positive influence on the social aspects of sustainability, by improving overall design of new developments, it will address some of the wider determinants of health, through addressing issues such as impacts on amenity, the quality of the public realm, actual and perceived opportunities for crime, access to opportunities for physical activity.
- 3.72 This policy should have a significant positive influence on the environmental aspects of sustainability, in that it should improve the sustainability of the new development, increasing their useable life, reducing the vulnerability to climate change and incorporating features which reduce energy consumption and use of resources.
- 3.73 This policy has a more tenuous link with the economic aspects of sustainability, and to a large extent will not influence such aspects, other than an improved built environment which is coherent, well designed for its purpose, accessible and useable, should improve perceptions of the borough and thereby indirectly encourage businesses to stay or relocate there.
- 3.74 Wording for this policy is particularly strong, ensuring all development takes advice from this policy. Reference to local documents such as the 'The Havant Borough Townscape, Landscape and Seascape Character Assessment', 'Havant Town Centre Urban Framework' and 'Waterlooville Urban Design Framework' ensures local identity, sense of place and character are considered and maintained to a high standard.

CS15 – Strategic Site Delivery

- 3.75 The implementation of the Core Strategy is reliant on the delivery of strategic sites. These are considered 'mission critical' to achieving the aims and objectives of the plan. Due to their importance and significance with the plan they are considered in greater detail within Table 3.5.

CS16 – Transport and Access Strategy

| | | | | | |
|--------------------------|----------|----------------------------|-----------|---------------------------------|----------|
| Social Objectives | + | Economic Objectives | ++ | Environmental Objectives | + |
|--------------------------|----------|----------------------------|-----------|---------------------------------|----------|

- 3.76 Where applicable, this policy scores highly with all social, economic and environmental SA objectives.
- 3.77 In accordance with the 'Reduce, Manage, Invest' strategy the HBLDF seeks to reduce the need to travel by car by locating new developments where they complement existing uses, for example so that homes are close to jobs and recreation and where there are bus routes. The strategy for Havant Borough focuses on improving accessibility, addressing the specific severance issues caused by the main roads and rail lines; and ensuring integration of all transport modes and locating new development where it can make most effective use of the transport infrastructure in a manner that supports and complements the urban form.
- 3.78 In terms of the 'Manage' element, the Core Strategy sets out measures that will be required to address the particular borough transport issues. These are likely to include making better use of existing networks such as changing the way in which motorways and trunk roads are used, improving bus services, introducing park and ride sites, requiring travel plans, making improvements that allow more trains to operate and technology applications such as management and information systems and smart cards.
- 3.79 Socially, this policy also seeks to prevent social inclusion by encouraging, through partnership working, cross borough initiatives. The provision of route networks from east to west ensures that employment sites are accessible to areas in the north of the borough such as Leigh Park and therefore has long term benefits on regeneration and opportunities objectives. However, this can only be implemented as part of a borough wide scheme with transport providers and public transport initiatives.

CS17 – Effective Provision of Infrastructure

| | | | | | |
|--------------------------|-----------|----------------------------|-----------|---------------------------------|-----------|
| Social Objectives | ++ | Economic Objectives | ++ | Environmental Objectives | ++ |
|--------------------------|-----------|----------------------------|-----------|---------------------------------|-----------|

- 3.80 This policy score highly across all SA objectives. This policy is particularly important to the success and sustainability of the other Core Strategy policies. The implementation of this policy ensures that areas of new housing development are functional for the needs of the local people and ensure that facilities such as health care, education and social facilities are accessible by a range of transport modes. Encouraging people to use local providers and local services will promote the local economy, aiding regeneration within local and district centres
- 3.81 Environmentally this has the potential to reduce car travel for short and unnecessary journeys and promote walking and cycling to nearby facilities with the long term benefit of reducing car emissions. Issues of flooding and mitigation, energy resources, provision of green infrastructure and supply are further considerations
- 3.82 This policy is very much interlinked with the other policies and will work alongside each one to ensure effective provision. The successful implementation of this policy is therefore key to the success of the plan as a whole to ensure long term sustainability.

CS18 – Developer Contributions

| | | | | | |
|--------------------------|-----------|----------------------------|-----------|---------------------------------|-----------|
| Social Objectives | ++ | Economic Objectives | ++ | Environmental Objectives | ++ |
|--------------------------|-----------|----------------------------|-----------|---------------------------------|-----------|

- 3.83 Again, this policy is compatible with all social, economic and environmental SA objectives. This policy will work alongside each of the other CS policies to ensure contributions and on site provisions are made to developments where specific facilities or services are required. Therefore making the most effective use of the site with the local people in mind.
- 3.84 The policy also acknowledges the difficulty in providing certain provision especially during times of economic instability. The council plans to develop an SPD that will give guidance on the prioritisation of developer contributions, and therefore will create greater certainty that this policy can be implemented successfully.

Testing the Core Strategy Strategic Sites against the SA framework (B1)

- 3.85 Each of the Core Strategy Strategic Sites are to be compared against each of the SA objectives in order to assess the sustainability of the site. Initially the site is tested for its compatibility on an individual basis as shown in Table 3.6 Compatibility Matrix. Following on from this the site is then analysed on greater detail against the social, economic and environmental aspects of each SA objective, in order to establish any key issues or problems. The cumulative effects of the Strategic Sites and the Core Strategy Policies are therefore extremely important, they are touched on briefly at this stage, however this will be discussed in greater detail within Chapter 5.
- 3.86 The Strategic Sites are as follows and outlined in Map 3.5
1. Brockhampton West
 2. Havant Public Services Village
 3. Hayling Island Seafront from West Beach to Eastoke Corner
 4. Leigh Park District Centre
 5. Havant Thicket
 6. Cabbagefield Row
 7. Dunsbury Hill Farm (Solent Gateway)
 8. Waterlooville Major Development Area and Town Centre Integration
 9. Woodcroft Farm

Map 3.5: Havant Borough Spatial Distribution

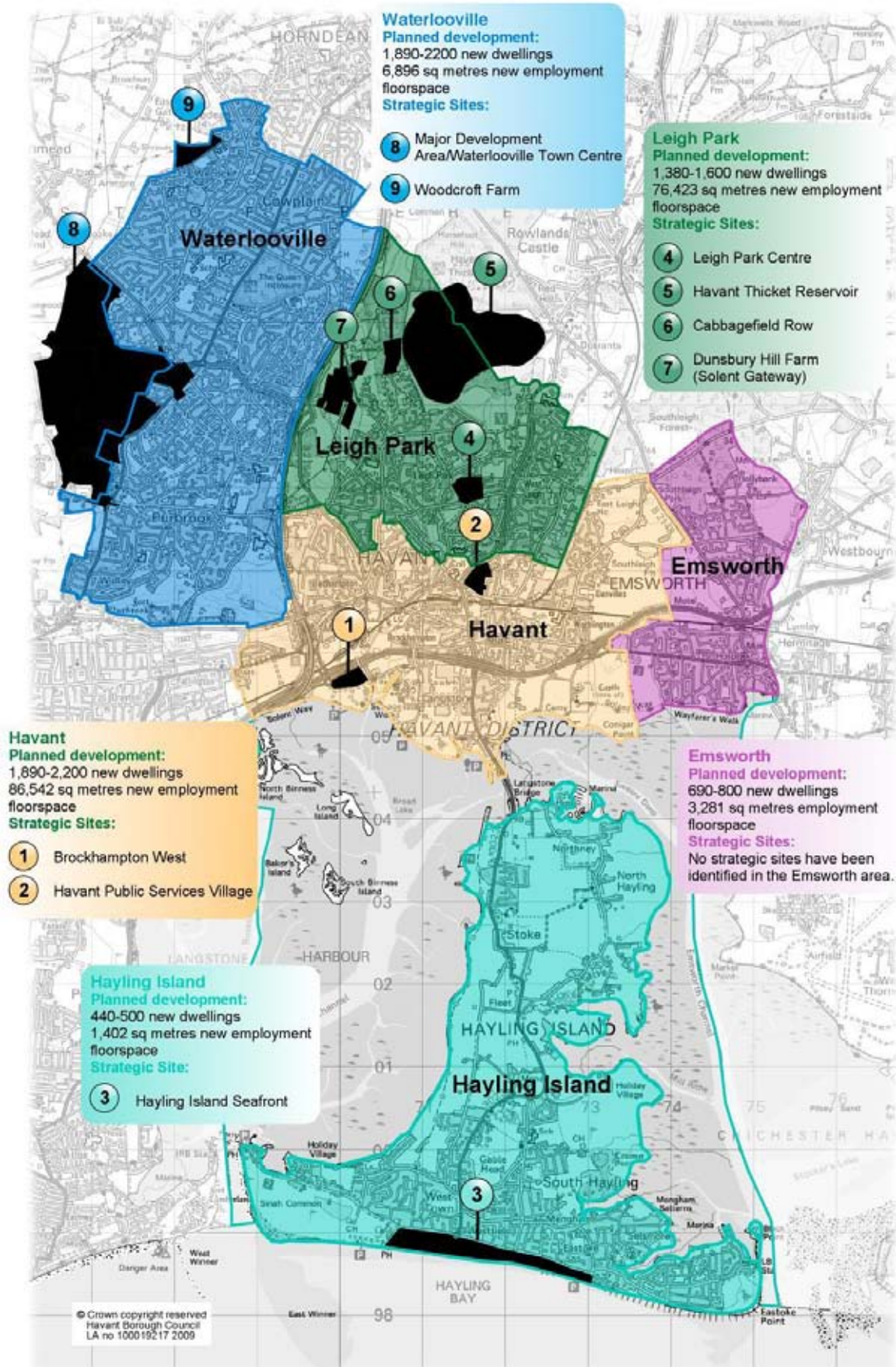


Table 3.6: Compatibility Matrix – Sustainability Objectives against Core Strategy Strategic Sites

| Core Strategy Strategic Sites | SA Objectives (Summary of objective; for full wording see SA Scoping Report) | | | | | | | | | | | | | | | | | |
|-------------------------------|--|-------------------------|---|-------------------------|------------------------|-----------------------------------|------------------------------|-------------|------------------------------|-----------------|--------------------|------------------|-----------------------|------------------------------------|---------------------------------|--------------------------------|------------|---------------------------------------|
| | 1. Housing | 2. Health and Wellbeing | 3. Equality, Poverty and Social Inclusion | 4. Education and Skills | 5. Safety and Security | 6. Liveability and Sense of Place | 7. Accessibility / Transport | 8. Flooding | 9. Regeneration and Land Use | 10. Air Quality | 11. Climate Change | 12. Biodiversity | 13. Natural Landscape | 14. Built and Historic Environment | 15. Waste and Natural Resources | 16. Water Quality and Quantity | 17. Energy | 18. Economy, Opportunity & Innovation |
| 1. Brockhampton West | + / - | + | + | + | + | + | + | - | + | - | - | - | - | - | - | - | - | ++ |
| 2. Public Services Village | + / - | + | + | + | + | + | + | ○ | + | + | + | + | + | + | + | + | + | ++ |
| 3. Hayling Island Seafront | ○ | + | + | + | + | + | - | - | + | - | - | - | - | + | - | - | - | + |
| 4. Leigh Park Centre | ++ | ++ | ++ | + | ++ | ++ | ++ | ○ | ++ | - | ○ | ○ | ○ | ++ | - | ○ | - | ++ |
| 5. Havant Thicket | + | ++ | + | + | ○ | + | + | ○ | ++ | - | ○ | + / - | + / - | + | + | + | + | ++ |
| 6. Cabbagefield Row | ++ | + | + | ○ | + | + | + | ○ | ++ | - | - | - | - | + / - | - | - | - | + |
| 7. Dunsbury Hill Farm | + | + | + | ++ | ○ | + | + | - | ++ | - | - | - | - | + / - | - | - | - | ++ |
| 8. Waterlooville MDA | ++ | ++ | ++ | ++ | + | + | + | ○ | ++ | - | - | - | - | + / - | - | - | - | ++ |
| 9. Woodcroft Farm | ++ | + / - | + / - | - | ○ | ○ | + / - | ○ | + | - | - | - | - | + / - | - | - | - | ○ |
| Cumulative (SA V's DM) | ++ | + | + | + | + | + | + | - | ++ | - | - | - | - | + / - | - | - | - | ++ |

Summary of Findings – Core Strategy Strategic Sites

(Key issues, sources of uncertainty and assumptions made, positive and negative impacts, recommended mitigation or changes to the policy, secondary effects, consideration of social, environmental and economic impacts)

Brockhampton West

| | | | | | |
|-------------------|---|---------------------|----|--------------------------|---|
| Social Objectives | + | Economic Objectives | ++ | Environmental Objectives | - |
|-------------------|---|---------------------|----|--------------------------|---|

- 3.87 This strategic site scored favourably when compared against the social and economic SA objectives. However, it scored negatively in regards to environmental objectives.
- 3.88 Brockhampton is a significant employment site for both Havant and the South Hampshire sub region and is expected to provide a quarter of the borough's employment floor space up to 2026. The potential economic regeneration value of the site is therefore considerable and if brought forward could provide a number of local employment opportunities and economic prosperity for the borough. Long term, this aids the delivery of regeneration of deprived areas, tackling issues of unemployment and poverty.
- 3.89 The site is highly accessible from both the south and west of the borough, due to the major route networks which surround it. The north to south and east to west route networks limit the possibility of economic disparities due to efficient movement throughout the borough to the site. However the site is currently only accessible by car travel and therefore would rely heavily on car ownership, this has the potential to alienate those in deprived areas who may rely on public transport to get to work. The provision of infrastructure, enabling different modes of transport is therefore a consideration for this site.
- 3.90 However, this site failed to meet a number of the environmental SA objectives. The location of the site at close to Langstone Harbour - a European designated site (SAC, SPA) with important wildlife habitats means that the site is could create disturbance from increased pressure from human activity. The site has previously been identified as a Brent Geese feeding area, the current position would need to be surveyed as part of any application. The site is also adjacent to the Hermitage Stream corridor, therefore any industries which may produce harmful emissions as a result of work practices should be avoided, rather than mitigated against. Water quality, air quality and the use of resources are therefore important considerations at this site.
- 3.91 Overall this site is in a sustainable location, and is of a significant size to meet economic and regeneration objectives. However, the site and its proximity to sensitive areas does conflict with environmental objectives as outlined within the appraisal. The implementation of this greenfield location would require significant analysis with key stakeholders and partnerships, and standards for development would need to be determined in conjunction with Core Strategy policies CS9 – CS14.

Havant Public Services Village

| | | | | | |
|-------------------|---|---------------------|---|--------------------------|---|
| Social Objectives | + | Economic Objectives | + | Environmental Objectives | + |
|-------------------|---|---------------------|---|--------------------------|---|

- 3.92 This site scores favourably with all SA objectives although the appraisal does highlight some potential conflicts with environmental objectives.
- 3.93 Overall the site is extremely sustainable. It is highly accessible by a number of transport routes, and by either rail or bus. Its location at the centre of the borough ensures that the site is

accessible for all. The locality near to the town centre, and close proximity to Havant College allows the site to become a centre for education, information, leisure and health care. The concentration of facilities also prevents the requirement for multiple trips to multiple areas of the borough and so reduces the need for car ownership.

- 3.94 Socially, the site promotes opportunity for surrounding employment and therefore aids the need for regeneration as outlined for other parts of the borough. Successful completion of the site as a public service centre does have the potential to create distinct area for the community to visit and feel proud off, adding to the sense of place.
- 3.95 Environmentally there are few direct impacts. Most potentially negative impacts can be avoided through the use of Core Strategy policies. Increased car congestion within the town centre does have the capacity to effect air quality, plus increased use will add to an increase in waste and energy consumption. This can be mitigated against though CS policies and use of public transport. Negative impacts to the natural environment are to be avoided through the implementation of Tree Preservation Orders; however increased usage may have a impact on local biodiversity and wildlife habitats. Consideration should also be made to design principles to ensure the development is complimentary to surrounding development.
- 3.96 The successful implementation of this site is to be determined through an SPD which aims to provide detail on phasing and avoidance measures.

Hayling Island Seafront

| | | | | | |
|--------------------------|----------|----------------------------|----------|---------------------------------|----------|
| Social Objectives | + | Economic Objectives | + | Environmental Objectives | - |
|--------------------------|----------|----------------------------|----------|---------------------------------|----------|

- 3.97 Overall this policy scored favourably with social and economic objectives however scored particularly negatively in regards to environmental objectives.
- 3.98 The potential of this site as a centre for tourism and regeneration is significant. Hayling Island already attracts a number of visitors to the area and is an important site for jobs and economic prosperity. The site as a tourist destination is likely to be in competition from similar sites in neighbouring authorities, therefore regeneration is an important consideration for local growth. Regeneration in the area will create employment opportunity and therefore has greater social implications for the borough as a whole. The site has great local distinctiveness and character and is of some significance for local people and local identity, attracting a wide range of visitors. However, due to the location of the site, any positive effects on the local economy and local infrastructure provision are unlikely to be felt in the north of the borough, therefore some economic disparities do exist as a result of this site.
- 3.99 The site however, is located within close proximity to sensitive European sites found at Chichester Harbour (SPA and Ramsar), Portsmouth Harbour (SPA and Ramsar), and the Solent Maritime (SPA and Ramsar). Due to the nature of development any harmful disturbance or negative impact on water quality is also likely to impact other sites of interest further down the coastline as a result of coastal processes and longshore drift. Therefore any proposals must adapt to the natural environment of the area to avoid disturbance and harmful emissions rather can costly mitigation methods. The site is also located within a high flood risk zone, which will be affected by the effects of climate change over the course of the plan.
- 3.100 An increase in the number of visitors to the area is also likely to lead to an increase in waste and energy consumption, therefore such factors would need to be mitigated against. Access to Hayling Island also poses some problems if visitor numbers are to increase. The Island is accessed by one road, which currently suffers from existing congestion on and off the mainland. Therefore there is likely to be a decrease in air quality around the access point.

- 3.101 The successful implementation of this site is dependent upon standards and mitigation methods outlined using CS policies. However mitigating against congestion, air quality and disturbance will be a challenge when the overall aim is to develop the site as a tourist centre.

Leigh Park District Centre

| | | | | | |
|--------------------------|-----------|----------------------------|-----------|---------------------------------|----------|
| Social Objectives | ++ | Economic Objectives | ++ | Environmental Objectives | 0 |
|--------------------------|-----------|----------------------------|-----------|---------------------------------|----------|

- 3.102 Overall this policy scores highly with the social and economic SA objectives with only a few negative points regarding the environment.
- 3.103 Leigh Park District Centre is of great significance to the local people, not only in the Leigh Park area but for most of the borough. Leigh Park is recognised as one of the most deprived areas in the UK, therefore regeneration at the centre of the community is the first step in tackling this social and economic issue. The site as a centre for retail, community and banking has been in decline for some time, with increasing vacancy rates amongst retail units. Physical regeneration in this area has the ability to effect regeneration across a much wider area with the benefits being felt directly within the community.
- 3.104 Redevelopment at this site will attract greater inward investment from retailers and services, providing greater employment opportunities. Tackling the issue of unemployment here has the wider repercussions of creating a sense of pride within the community and having a positive effect on crime and the perception of crime. Residents who enjoy where they live and take pride in their surroundings are more likely to become healthier enabling greater attainment in education and employment.
- 3.105 Environmentally, the site is easily accessible for local people, therefore reliance on car ownership is reduced, and existing route networks also provide public transport and cycle ways. However, an increase in usage may lead to an increase in waste, energy consumption and congestion effecting air quality. Such negative impacts can be mitigated against or avoided through sustainable construction methods greater knowledge of recycling.
- 3.106 However, there still remains a level of uncertainty on assumptions made regarding the ability to influence market forces in terms of attracting new retailers, employers and service providers. However retailers are more likely to be attracted to centres which are thriving and with attractive footfall levels, and are unlikely to take on a centre which is seen to be in decline or suffering from poor patronage.

Havant Thicket Reservoir

| | | | | | |
|--------------------------|----------|----------------------------|----------|---------------------------------|--------------|
| Social Objectives | + | Economic Objectives | + | Environmental Objectives | + / - |
|--------------------------|----------|----------------------------|----------|---------------------------------|--------------|

- 3.107 Overall this site scores highly against economic objectives, however with the exception of health and well being there is little correlation between this site and the social objectives. Environmentally there are both negative and positive impacts on the SA objectives.
- 3.108 Economically there are positive direct impacts in terms of providing a secure water supply for the sub regional growth. Rejuvenation of the surrounding area may lead to some diversification and employment opportunities across the borough with both Portsmouth Water and within the leisure industry. The location of the reservoir will promote the area as a unique site with significant importance for water storage and consumption across the South Hampshire Sub Region.

- 3.109 Socially, there are few direct impacts. The site is unlikely to contribute towards equality, poverty and social inclusion and safety and security. However the site does have the potential to make a positive contribution towards health and wellbeing through the provision of leisure services such as water sports, walking and cycling. The addition of a visitor centre will provide an education facility for wildlife conservation and management. A centre for leisure and outdoor pursuits may well add to the sense of pride surrounding the area.
- 3.110 The site is currently a greenfield site and therefore unlikely to completely satisfy the environmental SA objectives, however negative impacts can be mitigated against as actual development is to be kept to a minimum. Initially the site will be subject to considerable disturbance and loss of supporting wildlife habitats. Long term any loss in supporting habitats is to be replaced and additional habitats provided. Therefore this has the potential to become an important area for wildlife conservation over the course of the plan. The site may also provide an alternative to the tourist areas on Hayling Island and therefore reduce disturbance at the sensitive European sites around the harbours and coastline.
- 3.111 Increased visitor numbers may lead to traffic congestion and a reduction in air quality, although it is anticipated that this traffic will have been diverted from elsewhere where the impacts could have been greater. Stream corridors above and below stream would need to be monitored to ensure increases in sediment deposition did not create any adverse effects in water movement.
- 3.112 Long term mitigation methods would need to be in place to prevent prolonged and continued disturbance to wildlife and natural habitats water management schemes and dog walkers. The council plans to prepare a masterplan and work in Partnership with Portsmouth Water, Hampshire County Council, East Hampshire District Council and Key Stakeholders to ensure the site is successfully delivered.

Cabbagefield Row

| | | | | | |
|--------------------------|----------|----------------------------|----------|---------------------------------|----------|
| Social Objectives | + | Economic Objectives | + | Environmental Objectives | - |
|--------------------------|----------|----------------------------|----------|---------------------------------|----------|

- 3.113 Overall this site has a mixed correlation with the SA objectives. Socially and economically this site scores reasonably well, however scores poorly in regards to the environmental SA objectives.
- 3.114 The location of this housing site in relation to Havant Thicket Reservoir as a leisure and recreation site and Dunsbury Hill Farm as a site for employment ensures the successful rejuvenation of this area in a potentially sustainable location. The extent to which, does however depend upon the deliverability of the other two sites.
- 3.115 When viewed together this site provides housing in close proximity to employment opportunities which will help to aid the regeneration of Leigh Park and the Leigh Park Centre, bringing greater long term social implications for the Leigh Park area. Provision of education relative to anticipated demand would need to be determined as a result of the increase in population to the area.
- 3.116 Environmentally, this site is located on the edge of the urban area, but on previously undeveloped land. This may therefore have negative implications for biodiversity and will result in the loss of wildlife habitats. Woodland which surrounds the site has been identified as a SINC and will therefore be sensitive to any increase in disturbance or human contact, the management of which must be integrated with any proposal.

- 3.117 The site is currently accessible by public transport, however its location in the north of the borough and distance from town centres is likely to result in some reliance on car ownership, which may have a negative impact on air quality. Further housing in the borough will also result in an increase in waste production, energy consumption and use of resources. However this can be mitigated against through the use of sustainable construction methods and knowledge of recycling. It is also anticipated that green infrastructure and wildlife corridors will be enhanced between the three sites, increasing connectivity of open space as breeding grounds.
- 3.118 The overall success and rejuvenation of Leigh Park will rely on a deliverable housing site. Other sites are able to provide leisure, employment and retail, therefore in combination this site makes a positive contribution towards the development of deprived areas in the north of the borough. The deliverability of four sites which are so interconnected is uncertain. Development of one site but not another could limit the full potential of the scheme. Phasing would need to be established in partnership over the course of the plan.

Dunsbury Hill Farm

| | | | | | |
|--------------------------|----------|----------------------------|-----------|---------------------------------|----------|
| Social Objectives | + | Economic Objectives | ++ | Environmental Objectives | - |
|--------------------------|----------|----------------------------|-----------|---------------------------------|----------|

- 3.119 Overall this site has a mixed correlation with the SA objectives. Socially and economically this site scores highly, however scores poorly in regards to the environmental SA objectives.
- 3.120 Socially and economically this site scores particularly well. The site is fundamental to the successful regeneration of the Leigh Park area creating an additional 50,000 square metres of business space. This is almost a third of the total requirement in the borough so it not only has the ability to provide employment for Leigh Park but also borough wide. The number of jobs located in one location, and the anticipated mixed use (B8, B1 and B2 plus a hotel and conference suite) makes this site highly sustainable. The creation of such jobs in this locality has the ability to attract local people and therefore make a positive contribution to social, equality, poverty and social inclusion objectives. Long term the expectation of a local job for school leavers, can have positive effects on school attainment and achievement, crime levels and the perception of crime.
- 3.121 The location is highly accessible from the nearby A3(M) which runs north to south through the borough, therefore reducing economic disparities in performance. The location and the cumulative effect of the three strategic sites ensures that economic prosperity is located directly where it is needed most.
- 3.122 Environmentally, the site scores poorly, and works against the environmental SA objectives. Dunsbury Hill Farm is located on greenfield and is adjacent to three SINC's namely Beech Wood East, Cherry Tree Row and Bushy Lease, it is also the location for a number of trees with significant amenity value and forms part of the Hermitage Stream corridor. This site is therefore of high value to wildlife and biodiversity as a breeding ground, habitat and supporting habitat. The initial loss of supportive habitats will have a significantly negative impact, continued disturbance from industry practices and human contact could cause further long term effects on sensitive species. The area is currently poorly managed and would benefit from environmental improvement mitigation associated with the proposals.
- 3.123 Cumulatively, all three strategic sites in this location are on greenfield sites, therefore the combined impact on wildlife, biodiversity and loss to supporting habitats will be an issue. Mitigation methods with particularly high standards will have to be employed to avoid disturbance where ever possible and further consideration should be made to the possibility of how to replace such habitats. Green infrastructure networks linking the three sites will make

some difference to this issue. An increase in traffic congestion in and around this site and the three sites in combination will have a negative impact on the air quality, water quality and energy consumption SA objectives. However this can be mitigated against through the successful implementation of sustainable construction methods and green travel plans.

3.124 Deliverability is again a challenge, as the success of the regeneration scheme as a whole is reliant on each site and the cumulative attributes each has to offer. The creation of jobs in this location is a fundamental part of the rejuvenation process, the value of such jobs will need to be evaluated against the negative impacts to the environment.

Waterlooville Major Development Area (MDA) and Town Centre Integration

| | | | | | |
|-------------------|----|---------------------|----|--------------------------|---|
| Social Objectives | ++ | Economic Objectives | ++ | Environmental Objectives | - |
|-------------------|----|---------------------|----|--------------------------|---|

3.125 Overall this site has a very strong correlation with the social and economic SA objectives, however to the detriment of the environmental objectives.

3.126 The development of this extensive site and the plan to include a variety of mixed use schemes make this site highly sustainable. The provision of housing alongside employment, a new school, extended retail centre, new local centre, health care centre, cemetery, skills centre, open space, cycle and pathways, access to public transport and allotments ensures that most to all sections of the local community and borough wide are considered. Careful integration of the MDA with the existing community is key to making a positive contribution to the SA objectives of equality, poverty and social inclusion. Development in the existing community through extensions to existing retail centres, infrastructure and services are planned, however careful design principles will need to be employed here to prevent any form of segregation between the old and new sections.

3.127 This efficient use of the land for multiple uses makes this site very sustainable both economically and socially. The location of the site and its elongated elevation north to south does have the potential to reduce economic disparities and allow for efficient economic movement between most areas of the borough

3.128 Transport linkages to the site are currently being improved; however demand and supply will require further improvements over the course of the development plan, which it to be considered through partnership working with the Highways Agency. Car ownership or short unsustainable journeys can be kept to a minimum, as most community facilities are located in and around the housing allocation. However, there will inevitably be an increase in commuting levels in and out of the site to other employment areas throughout the borough. A reduction in air quality resulting from traffic congestion will still remain a concern.

3.129 Environmentally, the extent of the site is likely to have some negative impacts on local biodiversity and natural landscape. The site is currently a supporting habitat for Brent Geese and other protected species, adjacent to St John's Conservation Area and adjacent SINC's and is also a site of archaeological interest, therefore there are many environmental considerations to be made as part of the planning process. Impact to supporting habitats and the relocation or replacement of land should be considered particularly for the Brent Geese sites.

3.130 Green travel plans should also be employed to reduce harmful effects on air quality, and waste management plans should be integrated as waste and the use of resources will increase due to the growth in housing, retail and employment areas. Sustainable construction methods will increase the efficient use of energy consumption and should therefore be used at each stage of the development.

- 3.131 The successful implementation of this site is reliant on extremely high standards of design and spatial planning. Integration of the existing community with the new community is likely to be the most contentious and the most problematic aspect of this site. The ability of the site to fully meet the social objectives of the SA is reliant on the provision of extensive services, these services should be available to all in order to prevent social and economic disparities between the old and the new.
- 3.132 Success is also dependant on key partnership working between Havant Borough Council, Winchester City Council, key stakeholders and service providers to ensure that the attracts the right of sort of development in the right locations.

Woodcroft Farm

| | | | | | |
|-------------------|---|---------------------|---|--------------------------|---|
| Social Objectives | + | Economic Objectives | + | Environmental Objectives | - |
|-------------------|---|---------------------|---|--------------------------|---|

- 3.133 This site has a very mixed impact on the SA objectives with few compatible elements for sustainability.
- 3.134 Economically, new development creates the potential for opportunity and growth, however this is not achieved through new housing development alone and will long term be reliant on access to jobs, education and services to be sustainable. Existing development is mainly residential therefore access to jobs will require use of a car or developments in public transport.
- 3.135 Environmentally this site is a greenfield site and has a result is likely to have a negative impact on the natural landscape and biodiversity. Increased pressures on energy, waste production and air quality.
- 3.136 In order to successfully implement this site careful partnership working will be required between the local authorities that share this site as well as Hampshire County Council. Considerations could also be made to provide social facilities or educational facilities which might help to achieve the social SA objectives. Environmentally mitigation methods should be considered to replace lost open space.

Testing the Core Strategy Development Management Policies against the SA framework (B1)

3.137 Each of the Core Strategy Development Management (DM) policies are to be compared against each of the SA objectives in order to assess the sustainability of the policy. Initially the policy is tested for its compatibility on an individual basis as shown in Table 3.7 Compatibility Matrix. Following on from this the policy is then analysed in greater detail against the social, economic and environmental aspects of each SA objective, in a slightly different format to that of the CS policies and sites. The DM policies will have little impact on the plan as a whole when viewed individually therefore analysis at this stage has been completed in broader terms in order to establish any key issues or problems. However, the policy is unlikely to be used on an individual basis and in reality will be used as part of the plan as a whole. The cumulative effects are therefore extremely important, they are touched on briefly at this stage, however this will be discussed in greater detail within Chapter 5.

3.138 The Development Management Policies are as follows:

- DM1 Conservation Areas
- DM2 Listed Buildings
- DM3 Historic Parks and Gardens
- DM4 Buildings of Local Interest
- DM5 Development Affecting Archaeological Sites & Monuments of National & 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

Table 3.7: Compatibility Matrix – Sustainability Objectives against Core Strategy Development Management Policies

| Core Strategy Development Management Policies | SA Objectives (Summary of objective; for full wording see SA Scoping Report) | | | | | | | | | | | | | | | | | | |
|---|--|-------------------------|---|-------------------------|------------------------|-----------------------------------|------------------------------|-------------|------------------------------|-----------------|--------------------|------------------|-----------------------|------------------------------------|---------------------------------|--------------------------------|------------|---|------------------------|
| | 1. Housing | 2. Health and Wellbeing | 3. Equality, Poverty and Social Inclusion | 4. Education and Skills | 5. Safety and Security | 6. Liveability and Sense of Place | 7. Accessibility / Transport | 8. Flooding | 9. Regeneration and Land Use | 10. Air Quality | 11. Climate Change | 12. Biodiversity | 13. Natural Landscape | 14. Built and Historic Environment | 15. Waste and Natural Resources | 16. Water Quality and Quantity | 17. Energy | 18. Economy, Opportunity and Innovation | Cumulative (DM V's SA) |
| DM1 | + / - | + | ○ | ○ | + | ++ | ○ | ○ | ○ | + | + | + | + | + | ○ | ○ | ○ | ○ | + |
| DM2 | + / - | + | ○ | ○ | + | ++ | ○ | ○ | ○ | + | ○ | + | + | ++ | ○ | ○ | ○ | ○ | + |
| DM3 | + / - | ++ | ○ | ○ | + | ++ | ○ | ○ | ○ | + | + | + | + | ++ | ○ | ○ | ○ | ○ | + |
| DM4 | + / - | + | ○ | ○ | + | ++ | ○ | ○ | ○ | + | ○ | + | + | ++ | ○ | ○ | ○ | ○ | + |
| DM5 | + / - | + | ○ | ○ | + | ++ | ○ | ○ | ○ | ○ | ○ | + | + | ++ | ○ | ○ | ○ | ○ | + |
| DM6 | + / - | + | ○ | ○ | + | ++ | ○ | ○ | ○ | + | ○ | + | + | ++ | ○ | ○ | ○ | ○ | + |
| DM7 | + / - | + | ○ | ○ | + | ++ | ○ | ++ | + | ++ | ++ | ++ | ++ | + | + | + | ○ | ○ | ++ |
| DM8 | + / - | + | ○ | ○ | ○ | ++ | ○ | ++ | + | ○ | ++ | + | + | + | ○ | ○ | ○ | + | + |
| DM9 | + / - | + | + | ○ | + | ++ | ○ | + | ○ | ++ | ++ | + | + | + | ++ | ++ | + | ○ | + |
| DM10 | ○ | + | ○ | ○ | ○ | ++ | ○ | ++ | ○ | ○ | ++ | + / - | + | + | ○ | ○ | ○ | + | + |
| DM11 | + | + | + / - | + / - | + | + / - | + | ○ | + | + | + / - | + / - | ○ | + | ○ | ○ | ○ | + | + / - |
| DM12 | ○ | + | + | + | + | + | ○ | ○ | + | + | ○ | ○ | ○ | + | + / - | ○ | + / - | + | + / - |
| DM13 | ○ | + | + | + | + | + | + | ○ | + | + | ○ | ○ | ○ | + | + | ○ | ○ | + | + / - |
| DM14 | ○ | ○ | + | + | ○ | + / - | + | ○ | + | ++ | + | + | + | + | + | + | + | + | + |
| DM15 | ○ | + | ○ | ○ | ○ | + | + | + / - | + | - | - | + / - | ○ | + | ○ | + / - | ○ | + | + / - |
| DM16 | + | ○ | + | + / - | + | + / - | + | ○ | + | + / - | - | + / - | ○ | + | ○ | + / - | ○ | + | + / - |
| DM17 | ++ | + | ++ | + | + | + | ○ | ○ | + | ○ | ○ | ○ | ○ | + | ○ | ○ | ○ | + | + |
| DM18 | ++ | + | ++ | + | + | + | + | + | ++ | ○ | + | + | + | + | + | ○ | + | + | + |
| DM19 | - | ○ | ○ | ○ | ○ | + / - | ○ | ○ | ○ | ○ | ○ | ○ | ○ | + / - | ○ | ○ | ○ | ○ | + / - |
| DM20 | ++ | + | + / - | ○ | ○ | + | + | ○ | + | + | + | + | + | + | + | + | + | + | + |

| | | | | | | | | | | | | | | | | | | | |
|---------------------------|-----|----|-----|---------|---------|-----|---------|---------|----|---------|----|---|---|---|---|-----|----|-----|-----|
| DM21 | + | + | ++ | O | + | + | + | O | + | O | O | O | O | + | O | O | O | O | + |
| DM22 | - | + | ++ | + | + | +/- | O | + | O | O | O | - | - | O | O | O | O | + | + |
| DM23 | - | + | ++ | + | + | +/- | O | O | O | O | O | - | - | O | O | O | O | + | +/- |
| DM24 | + | + | +/- | O | + | +/- | + | O | + | + | + | + | + | + | + | O | + | O | + |
| DM25 | + | ++ | ++ | O | + | +/- | + | + | ++ | O | O | O | O | + | + | O | O | + | +/- |
| DM26 | +/- | + | + | O | + | +/- | + | O | + | O | O | O | O | + | O | O | O | + | +/- |
| DM27 | + | + | + | O | + | ++ | + | + | + | + | O | + | + | + | + | O | + | + | + |
| DM28 | ++ | O | + | + | + | + | ++ | + | + | ++ | ++ | + | + | + | O | O | ++ | + | + |
| DM29 | + | O | O | O | O | + | ++ | + | O | ++ | ++ | + | + | + | O | O | ++ | + | + |
| DM30 | +/- | + | O | O | O | + | ++ | + | + | + | ++ | O | O | + | + | O | + | +/- | + |
| DM31 | O | O | O | O | O | + | ++ | + | + | + | ++ | O | O | + | + | O | + | +/- | + |
| DM32 | + | O | O | O | O | + | O | O | O | + | O | O | O | + | O | O | O | O | + |
| DM33 | + | + | O | O | O | + | + | O | + | + | + | + | + | + | O | O | O | + | + |
| DM34 | +/- | + | +/- | O | O | + | O | O | + | O | O | O | O | + | + | + | + | O | + |
| DM35 | + | + | O | O | O | + | O | O | + | O | O | O | O | + | O | O | O | O | + |
| DM36 | + | O | O | O | O | + | + | + | ++ | + | + | + | + | + | + | + | + | + | + |
| Cumulative (SA V's DM) | + | + | + | O/ + | O/ + | + | O/ + | O/ + | + | O/ + | + | + | + | + | + | +/- | O | O | + |

Summary Findings of the Development Management Policies and their Compatibility with the Sustainability Appraisal Objectives (B1)

(Key issues, sources of uncertainty and assumptions made, positive and negative impacts, recommended mitigation or changes to the policy, secondary effects, consideration of social, environmental and economic impacts)

3.139 The influence of the Development Management (DM) policies will have a greater influence over the sustainability of the Core Strategy when viewed cumulatively against the SA objectives. The DM policies are utilised in the determination of applications, therefore it can be difficult to predict their effect over the plan period, which will depend on the nature of the applications received. Therefore at this analysis stage the DM policies will be compared for their compatibility in broad terms against the SA objectives. The cumulative effects will be discussed in greater detail in Chapter 5.

3.140 Compatibility of the Social SA Objectives and DM Policies

(Social Objectives: 1.Housing, 2.Health and Wellbeing, 3.Equality, Poverty and Social Inclusion, 4.Education and Skills, 5.Safety and Security, 6.Liveability and Sense of Place)

| Social Objective | | Commentary |
|------------------|-------|--|
| 1 | + | Overall the Development Management policies of the Core Strategy are compatible with the Housing objective within the SA. The DM policies aim to ensure that new housing development is consistent and sympathetic to the surrounding built and natural environment. Both DM policies and the SA objective aim to provide a mix of housing types, sizes, range, facilities and tenure which are constructed in a sustainable manner. Where there are incompatibilities such as within DM policies 1 to 9 it was considered that such sensitive areas may warrant costly construction techniques and materials possibly restricting this space to housing destined for the open market. However, housing within the open market would view this as a unique selling point, adding to the sense of place and local distinctiveness for local people. Therefore there are positive and negative aspects to this particular point. |
| 2 | + | It is considered that the DM policies are very compatible with the SA objective of Health and Wellbeing. Enhancement of the historic and natural environment through new development will add to the sense of well being and encourage open space for recreation and leisure. New development is encouraged to consider the location and requirement of community services and health care which are easily accessible by public transport, car and walking/cycling. Where some negatives exist these are usually compensated with a positive impact or would be considered on the individual merit of the planning application. |
| 3 | O / + | Overall there appears to be a no direct relationship between the DM policies and the Equality, Poverty and Social Inclusion objective of the SA. In some regards this could be considered as a conflict as a large number of policies have not made consideration to those in deprived areas and within vulnerable groups. However, it may prove difficult to meet this balance, particularly within policies 1 to 9 which look to conserve the natural and historic environment. Here, it would be particularly difficult to address affordable housing and the issue of education and skills within areas considered sensitive. Where a relationship does exist, it is considered to be positive overall. |
| 4 | O / + | Overall no direct relationship exists between the Development Management policies and the Education and Skills objective of the SA. This is not necessarily a negative or conflicting attribute of the DM policies as this will have generally been covered at a strategic level through the allocation of employment sites and skills centres. Where a relationship does exist it is considered to be positive as it allows for the opportunity for people to improve their education without hindrance i.e. through the provision of sustainable infrastructure. |
| 5 | + | The DM policies have a positive compatibility with the SA objective of Safety and |

| | | |
|---|---|---|
| | | Security. Overall the DM policies promote opportunity, a sense of place and detract from vacant and derelict land within the urban area which may encourage crime or the fear of crime. |
| 6 | + | All DM policies encouraged to some extent a sense of place within the borough or encouraged conservation and enhancement of the natural and historic environment. Through the use of the policies it is possible to make provision for the development of affordable homes in mixed use communities, community centres, open space and flood defence. Infrastructure policies promote ease of movement to facilities such as retail, leisure, places of work and the coast, all of which are valued by local residents and should help to promote the borough as a place to visit and live. |

3.141 Compatibility of the Economic SA Objectives and DM Policies

(Economic Objectives: 7. Accessibility and Transport, Regeneration and Land Use, 18. Economy, Opportunity and Innovation)

| Economic Objective | | Commentary |
|--------------------|-------|---|
| 7 | O / + | Although there were no negative correlations with this objective, it has become clear as a result of this analysis that there is very little relationship between this SA Objective and the overall DM policies. This is primarily because access and transport are considered in some detail at a strategic level. Planning applications are directed to consider qualities in DM28 – DM31 to ensure sustainable transport modes are encouraged |
| 9 | + | It was considered that where a relationship exists all DM policies worked well with this SA objective. Most policies worked to ensure that existing land use where successful is protected from unnecessary change, and where redevelopment is required that it worked to create mixed communities, with a variety of infrastructure and services with an appropriate density. Effective use of these policies provides greater detail when implementing the strategic CS policies. |
| 18 | + | Overall the DM policies appeared to work well to achieve this SA objective. Control over the protection of existing employment and retail sites ensures that vibrant communities are maintained and any changes should be justified by the applicant and reference made to DM policies 12 to 16. Promoting knowledge based industries is not mentioned at this level, however new development for economic purposes is encouraged to be flexible through home working and add variety to the borough. |

3.142 Compatibility of the Environmental SA Objectives and DM Policies

(Environmental Objectives: 8. Flooding, 10. Air Quality, 11. Climate Change, 12. Biodiversity, 13. Natural Landscape, 14. Built and Historic Environment, 15. Waste and Natural Resources, 16. Water Quality and Quantity, 17. Energy)

| Environmental Objective | | Commentary |
|-------------------------|-------|---|
| 8 | O / + | Where a relationship exists it is generally positive. Reference to fluvial flooding is not apparent within the DM policies, therefore this may require some amendment. Policy DM8 controls and restricts all applications in areas at risk from coastal flooding, there is some conflict between DM15 which directs development directly into the coastal flood plain. Other policies relating to pollution and open space work to mitigate negative effects of climate change. |
| 10 | + | Long term the DM policies work to ensure sustainable development and consideration made to sustainable infrastructure. Policies relating to cycle storage encourage the cycle use and other policies work to plan and mitigate for sustainable travel. DM9 also ensures any risk to air quality is kept to a minimum. |

| | | |
|----|----------|--|
| 11 | + / - | Overall there was a positive correlation. Applicants are encouraged to consider more sustainable methods of construction and consider the impact on the environment. |
| 12 | + / - | Most DM policies were compatible with this SA objective. Some conflict is apparent between policies protecting employment and tourism which may have a detrimental effect on biodiversity. Other policies such as DM22 – 23 may reduce connectivity of green infrastructure and result in a loss of supporting habitats. DM15 has been amended as a result of the HRA Screening Statement to ensure active use of the static caravans is not during the winter nesting season. |
| 13 | + | Most DM policies were compatible with this SA objective and sought to protect conservation areas, open space and the natural landscape, or ensure open space is a consideration within development. Other policies such as DM22 – 23 may reduce connectivity of green infrastructure and result in a loss of supporting habitats. |
| 14 | + | Overall there is a strong correlation between the DM policies and this SA objective. DM policies are particularly strong for applications made to buildings already acknowledged as being listed or of interest, which seek to protect and enhance where ever possible. Buildings not in a designated area or of being of interest are not protected at this level. New development should be sympathetic to the existing development; however this is advised at a strategic level. |
| 15 | + / - | Generally a positive correlation. However there is little advice given at this level to reduce waste generated as a result of tourism, employment or retail. For example DM12 does not make consideration to waste generated as a result of the change of use. There is little control over practices which may produce litter or require the disposal of waste. |
| 16 | ○ | Very little correlation between the DM policies and water quality and management. Some negative impacts are considered where development is viable near to the coastline which may have a detrimental impact on water quality. Other DM policies to contribute policy by seeking to reduce pollution and create flexible working approaches which would reduce consumption. |
| 17 | ○ | Very little correlation exists at this level, However policies relating to mixed use developments and higher density schemes will use less energy and can share resources reducing energy consumption, working in tandem with policy CS11 – 12. |

4 Options Appraisal (B2)

Developing the Development Plan Options

Under the SEA Directive, plan and programme proponents should ensure that: “reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (Article 5(1) and the Environment Report should include “an outline of the reasons for selecting the alternatives dealt with” (Annex 1 (h))

- 4.1 Options can be described as the range of rational choices open to plan makers for delivery the plan objectives. In line with the guidance this report considers the term ‘options’ to be synonymous with the term ‘alternatives’. The need to consider and appraise the options stems partly from the requirements of the SEA Directive (As above).

Are these Core Strategy Policies, Development Management Policies and Strategic Sites our only Options?

- 4.2 Following the completion of Stage A, the preparation of the Core Strategy has involved several stages of development and, with it, the SA has also developed, throughout these stages various options have been considered which have been analysed through both the SA and consultation process, narrowing down our deliverable and realistic options has brought us to the production of the Draft Core Strategy, how we got to this stage is explained below:

1. **Core Strategy Issues and Options, July 2006**

Havant Borough Council prepared a paper setting out the key issues for the borough which were identified as being crucial to achieving the vision of the document. These were then grouped under broad headings:

- Sustainable Development Issues
- Local Economy Issues
- Housing Issues
- Transport Issues
- Improving Transport Issues
- Natural and Built Environment Issues
- Changing Coastline Issues
- Infrastructure Issues

Alongside this, an SA of these issues was produced and consulted on. This constitutes an initial element of Stage B of the SA Process.

2. **Core Strategy Issues and Options, March 2007**

By refining the key issues Havant Borough Council were able to prepare a series of alternative options for the Core Strategy, assess their relative effects and consult on the options. The options were based on a broad spatial with three different distribution methods utilised:

- Option 1 - Concentration of development on Havant and Waterlooville
- Option 2 - Focus on Mainland
- Option 3 – Dispersal

The appraisal of the options was undertaken in March 2007 and the findings were documented in a 2nd Core Strategy Issues and Options Sustainability Appraisal. This constitutes an initial element of Stage B of the SA Process.

3. **Core Strategy Preferred Options, March 2008**

Following the consultation on the revised issues and options a preferred option was identified. Overall Option3 – Dispersal appeared to be the most sustainable with fewer likely negative effects, however air quality and reliance on the use of the car reflecting the fact that it aims to spread growth throughout the borough. This option was also viewed more favourably within the consultation process with housing to be distributed with some concentration for new jobs and retail. The key issues were also expanded under the following headings and included a series of Core Strategy policies:

- Environment and Resources
- Economy
- Housing
- Regeneration and Town Centres
- Accessibility
- Culture and Recreation

Alongside this, an SA of these issues was produced and consulted on. This constitutes an initial element of Stage B of the SA Process.

4. **Draft Core Strategy, June 2009**

The Draft Core Strategy takes advantage of consultations made to previous DPD's and those made to the preferred option. The document provides a detailed spatial approach to the location of potential sites and outlines how the vision will be achieved through strategic sites, high level Core Strategy policies and low level Development Management policies. This SA report appraises the sites and policies and recommends changes to make the Core Strategy more sustainable and draws on lessons learned from previously produced SA's in one final SA Report. This constitutes the culmination of Stage B and completion of Stage C of the SA process.

What has been concluded from this process and how has the options, Core Strategy and associated SA adapted as a result?

- 4.3 The Sustainability Appraisal of the Core Strategy Preferred Options, March 2008 concluded that there were mainly positive effects as a result of the Appraisal. However, the SA also identified four significant negative effects. In some cases there were minor alterations to wording of the policy which it was hoped would reduce the significant effect or enhance the positive gains. A summary of the suggested amendments is listed below in Table 4.1.

Table 4.1: Recommendations Incorporated from Previous Options

| CS Preferred Options Policy | SA Objective | Recommendations for Preferred Options, March 2008 | Amendments made to current Core Strategy, June 2009 |
|------------------------------------|--|--|---|
| CS1 | Health and Wellbeing | Consideration could be given to the inclusion of more detail on the potential location of green infrastructure and new open space within the accompanying text. This could also allow a more comprehensive assessment of the potential effects and may lead to further minor amendments proposed locations. | High level Green Infrastructure (GI) policy added to list of Core Strategy policies. Further considerations made to GI within the Strategic Sites. |
| CS1, CS8, CS9 and CS14 | Liveability and Sense of Place, Biodiversity, Natural Landscape, Built and Historic Environment, Accessibility/Transport | Clarification that there are no conflicts between Policy CS1 and the placement of additional housing and work space in Policies CS8, CS3 and CS6 is required in order to better assess each policy against the SA Objectives. It may be useful to include a cross reference between these policies. Similarly there are also possible conflicts between Policy CS1 and the transport policy CS14, part 2 of which promotes the improvement of existing highways links between the main towns, this will inevitably impact on the gaps between the settlements. There are apparent conflicts between the Part 3 of Policy CS1 which aims to protect the Boroughs Strategic Gaps and Policy CS8 which identifies new areas for housing, including areas between Havant and Waterlooville and Havant and Emsworth. It might be that a simple clarification of the extent of the Strategic Gaps on the Key Diagram may resolve this issue. | Significant detail has been added to employment, housing and natural environment policies. When read as a whole these policies should work together rather than in conflict to ensure a satisfactory and deliverable outcome |
| CS1 | Biodiversity | Consideration could be given to the inclusion within paragraph 6 of the biodiversity value of important trees. Paragraph 5, 'biodiversity' could be changed to include 'notable habitat and protected and otherwise notable species'. This would strengthen the case for retaining trees on the ecology they support rather than the value of the tree in isolation. | Particular emphasis has been placed on the value of trees as part of the local character and local distinctiveness within policy CS9, whereby supporting wildlife habitats are to be protected or enhanced. DM7 also seeks to protect trees and recognises their importance for amenity |
| CS2 | Education and Skills | Education is one of the key drivers for changing attitudes to recycling and energy use and some text on the | The promotion of skills within emerging growth sectors such as sustainable construction methods |

| | | | |
|-----|-----------------------------|--|--|
| | | promotion of recycling and simple energy and water saving practices might help to optimise the value of Policy CS2. | has been included within CS3, however no amendment has been included regarding knowledge of reuse and recycle. To be recommended for inclusion |
| CS2 | Energy | Consideration could be given to the inclusion of wording which highlights the need to maximise on site generation will help to ensure that where a resource is available developers will be obliged to seek to maximise the on site energy generation capacity. It is understood that this will be brought out in more detail in the SPD that is being developed for development industry. | No amendment made. To be recommended for inclusion. SPD has been timetabled into the LDS |
| CS5 | Biodiversity | In order to reduce the minor negative effect scored against biodiversity in the long term it is suggested further clarification is given pertaining to the site, the ecological value of it and the priority of strategic employment land over green corridors and strategic gaps. | The point raised regarding the perceived importance of employment land over green infrastructure and open space has been resolved with the inclusion of policy CS10 which discusses the importance of GI. GI and the provision of open space is also considered within the three regeneration sites to the north of Leigh Park (Havant Thicket, Dunsbury Hill Farm and Woodcroft Farm). Appropriate compensatory or mitigation methods along with the enhancement of the Broadmarsh Coastal Park are also considered within the Brockhampton West Strategic Site. Therefore comments raised here have been considered and incorporated into the Draft Core Strategy. |
| CS6 | Accessibility/ Transport | Consideration could be given to the inclusion of reference to CS14 within this policy to emphasise the importance of the provision of public and sustainable transport links to the development. This would help to reduce the potential medium and long term minor negative effects on accessibility and transport. | No reference has been made within policy CS2 (New numbering for employment) to infrastructure and transport policies. However accessibility is raised within the supporting text for policy CS3 relating to the location of local employment space in order to prevent in/out commuting. The importance of sustainable infrastructure is considered within the Strategic Site profiles which should be referred to as part of the application process. Those applications |

| | | | |
|------|--------------------------------|---|--|
| | | | not considered strategic would be referred to policies CS16 – CS18 which ensure sustainable transport and ease of access is well thought-out |
| CS7 | Accessibility / Transport | Consideration could be given to the inclusion of a park and ride scheme for Hayling Island within this policy (or accompanying text) which may help to reduce the effects of an increased demand for access over poor infrastructure. | The provision of a Hayling Island Park and Ride scheme is not recognised within this Draft version of the Core Strategy. However policy CS5 continues to recognise that there is no clear solution to transport access to Hayling Island, along with DM28-29 which would be used as part of the application process to ensure new development on Hayling was accessible and sustainable. No alternatives have been put forward at this stage due to the sensitivity of the area and its importance to nature conservation. Further consideration will be recommended within this SA. |
| CS9 | Housing | Consideration could be given to the inclusion of a detailed rationale behind the 40% mix of affordable housing is not clearly made within the policy and this should extend beyond the reference to PPS3 (as detailed in the South Hampshire Housing Market Assessment Part II 2006). Given the caveat that proportion of affordability may drop with viability it might be prudent to set a higher % of houses in order to hit an overall 40%. | Detailed analysis of the percentage of affordable homes has been included within the supporting text for policy CS8. This percentage has been reduced since the Preferred Options document to 30% as this was considered to be realistic and viable. If market conditions change then this aspect of the policy will be reviewed The council remains flexible in its approach to this and will seek a higher % for certain sites. |
| CS11 | Regeneration and Land Use | Consideration could be given to the inclusion of information in the accompanying text as to how the CS11 would be delivered. It may be useful to prepare a vision for regeneration in order to develop good momentum behind this policy. A SPD may also be useful to clarify the planning tools which will be used to achieve the regeneration of the areas identified within Policy CS11. | Significant detail has been added to policy CS6 (Regeneration and Community Support) with signposting provided to the Strategic Sites which will provide the location for regeneration and which support the vision. Each site profile then discusses how the vision will be implemented. |
| CS15 | Liveability and Sense of Place | It is suggested that the cultural leaning of the policy is strengthened through identification of specific community facilities which could be promoted and including the capacity for community use in those facilities currently | Access to cultural facilities has been included within the supporting text for policy CS1 (Health and Wellbeing) and within policy CS9 which aims to improve public understanding of biodiversity and the |

| | | | |
|--|--|---|---|
| | | <p>supported by Policy CS15. It is understood that this might be developed through the allocations DPD.</p> | <p>natural environment. Access to cultural learning has also been incorporated into policy CS17. The Public Service Village Strategic site also recognises the need for a borough cultural centre. However, further points could be made to policy CS1 and local references made.</p> |
|--|--|---|---|

- 4.4 The recommendations provided as a result of this process have been considered, evaluated and incorporated into this latest version of the Core Strategy, and are described in Table 4.1 and Table 5.2. Therefore options available have now been refined and amended at each stage of the consultation and SA process starting from the Core Strategy Issues and Options, July 2006 to the present day Draft Core Strategy, June 2009.
- 4.5 Alongside an SA, an Appropriate Assessment (AA) is sometimes required for Local Development Documents. This is a requirement as part of the Habitats Directive. A Habitats Regulations Assessment should take place where any policies, plans, strategies or initiatives may have a negative impact within the Natura 2000 network.
- 4.6 A screening of the likely impacts of the preferred options was conducted in October 2007 alongside the Core Strategy Preferred Options, March 2008 document. This Screening Statement concluded that *'no significant effects have been identified and that in this instance a full Appropriate Assessment is not required'*. A second screening was then carried out alongside the Draft Core Strategy, June 2009 which concluded that *'in combination the plan may lead to air quality, recreational disturbance, water resource and quality and habitat loss effects at the European sites in question'*. A full Appropriate Assessment is therefore required. The Screening Statement was also put out for initial consultation with key stakeholders and amendments made to policy wording where it was felt appropriate.

Where else to look:



- [Core Strategy Issues and Options, July 2006](#)
- [Core Strategy Issues and Options Sustainability Appraisal, July 2006](#)
- [Core Strategy Issues and Options, March 2007](#)
- [Core Strategy Issues and Options Sustainability Appraisal, March 2007](#)
- [Core Strategy Preferred Options, March 2008](#)
- [Sustainability Appraisal of the Core Strategy \(Preferred Options\), March 2008](#)
- [Habitat Regulations Assessment Screening Statement of the Core Strategy Preferred Options, December 2007](#)
- [Habitat Regulations Assessment Screening Statement of the Draft Core Strategy, June 2009](#)
- [Local Development Scheme, February 2009](#)

5 Secondary, Cumulative and Synergistic Effects of the Core Strategy (B3 – B5)

Introduction

- 5.1 One of the main reasons for undertaking an SEA (and SA) is the opportunity it provides for identifying and evaluating secondary, cumulative and synergistic impacts. The SEA directive specifically requires the consideration of cumulative impacts;

The 'Environmental Report' required under the SEA Directive should include:

“the likely significant effects¹ on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

¹ These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects”
Annex 1(f)

- 5.2 The SA guidance (ODPM 2005: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents) provides definitions for what is meant by the terms secondary, cumulative and synergistic. The guidance quoted below refers to SPDs but is equally applicable to DPDs such as the Core Strategy.
- 5.3 **“Secondary or indirect effects** are the effects that are not a direct result of the SPD, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments.
- 5.4 **Cumulative effects** arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the SPD (e.g. noise, dust and visual) have a combined effect.
- 5.5 **Synergistic effects** interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats, resources or human communities get close to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all. On the other hand, beneficial synergistic effects may occur when a series of major transport, housing and employment developments in a sub-region, each with their own effects, collectively reach a critical threshold so that both the developments as a whole and the community benefiting from them becoming more sustainable.”
- 5.6 As seen previously within Chapter 3 the cumulative effect of each Core Strategy policy, each Development Management policy and each Strategic Site has been analysed individually for its impact on the Sustainability Appraisal objectives. It has also been recognised that analysing each on its individual merit does not provide a true indication as to how the plan will work as a whole in conjunction with the SA objectives. In reality each policy will not be used in isolation and will be used in combination and in its entirety. Therefore the combined impact of the plan including

the objectives, policies, and sites will now be discussed along with the short, medium and long term effects and secondary, cumulative and synergistic effects, see Table 5.1. Recommendations and ways in which negative effects can be mitigated will also be discussed in Table 5.1.

Key to Table 5.1:

| | |
|--------------|--|
| ++ | Very Compatible (This Core Strategy objective/policy/site is very likely to help achieve this SA objective) |
| + | Compatible (This Core Strategy objective/policy/site is likely to help achieve this SA objective) |
| + / - | Neutral (This Core Strategy objective/policy/site is likely to have some positive and some negative impacts on this SA objective) |
| - | Potential Inconsistency (This Core Strategy objective/policy/site is likely to interfere with achieving this SA objective) |
| -- | Likely Conflict (This Core Strategy objective/policy/site is likely to interfere with achieving this SA objective) |
| O | No relationship (This Core Strategy objective/policy/site is unlikely to have any direct influence on this SA objective) |

Table 5.1: The short, medium and long term impacts of the plan on the SA objective

| SA Objective | Time scale | Effect | Impacts of plan on objective | Cumulative / secondary effects | Mitigation / recommendations |
|--|------------|--------|--|---|---|
| Housing: To ensure that everyone has the opportunity to live in a good quality, sustainably constructed and affordable home. | S | + | The plan supports housing regeneration and the delivery of 6,300 new homes (CS8) during the plan period. Strategic sites (CS15) will help deliver this. Code for Sustainable Homes standards are to be met (CS12). As a result of the economic climate, initial phasing is likely to be limited in the short term. | Cumulative effects may be experienced where better housing encourages more housing of a higher standard and quality. The new provision of housing stock has the ability to have a positive effect on the effects of climate change by promoting sustainable construction and energy efficient homes and provide new strategies for waste management and recycling, | These policies alone cannot guarantee that all aspects of housing will be delivered in accordance with the plan. Other plan policies should be addressed to ensure these aspects are achieved, for example, CS14 (design) and CS16 (transport and access) The use of greenfield may have a negative impact on biodiversity, accessibility to open space and the connectivity of green infrastructure, resulting in disturbance and loss of supporting habitats. Mitigation will include new accessible greenspace, and eco friendly gardens, which could enhance biodiversity over agricultural uses in the long term. |
| | M | + | | | |
| | L | ++ | | | |
| Health & wellbeing: To improve the health and wellbeing of the population and reduce inequalities in | S | + | The plan is particularly supportive of this SA objective, with no negative scoring against DM or CS policies. | A healthy population should help reduce pressure on health facilities and reduce the | |
| | M | + | | | |

| SA Objective | Time scale | Effect | Impacts of plan on objective | Cumulative / secondary effects | Mitigation / recommendations |
|---|------------|--------|--|---|---|
| health. | L | ++ | Increased recreational facilities, promotion of cycling and walking, protection of the natural environment and good employment opportunities are promoted by the plan. | number of working hours lost due to sickness. | |
| Equality, poverty and social inclusion: To increase equality and social inclusion while reducing poverty by closing the gap between the most deprived areas in the borough and the rest of the borough. | S | + | The plan has an overall positive approach to achieving this objective. Strategic sites across the borough will help address imbalances in some of the more deprived areas. Regeneration policy CS6 specifically addresses the most deprived areas. | Closing the gap between the most deprived areas and the rest of the borough should bring about wider benefits to how the borough is viewed as a whole, in terms of economic prosperity and environmental enhancement. Securing a % of affordable homes on each site will make a positive contribution to this objective. | Whilst this objective should bring about positive effects, improvements should be managed so that better quality housing and facilities does not result in higher prices, driving out existing residents and increasing social exclusion. The integration of regeneration schemes should be well thought out to prevent social exclusion between existing and new communities. Regeneration should be viewed in broad terms to provide appropriate facilities. |
| | M | + | | | |
| | L | ++ | | | |
| Education and skills: To raise educational achievement levels across the borough and develop opportunities for everyone to acquire the skills needed to find and remain in | S | + | The plan policies which will have a relationship with this objective are generally positive with a number of policies scoring ++. There is a positive emphasis within the plan on | Ensuring that there the population is appropriately educated will increase opportunities for a strong and diverse employment base. With more people | Educational facilities should be provided across the borough so that provision does not conflict with the objective of reducing inequalities. |
| | M | ++ | | | |
| | L | ++ | | | |

| SA Objective | Time scale | Effect | Impacts of plan on objective | Cumulative / secondary effects | Mitigation / recommendations |
|--|------------|--------|--|--|---|
| work. | | | <p>education and skills which is reinforced by a commitment to increasing appropriate employment opportunities and associated skills.</p> <p>Diversification across the borough will lead to an increase in knowledge based industries, sustainable construction methods and wildlife conservation as a result of the Havant Thicket site.</p> | <p>in employment, opportunities for anti-social behaviour should be reduced. Long term the plan supports initiatives that address barriers that prevent people returning back to work, such as the provision of childcare. Therefore a broad section of the community has been considered, particularly those in deprived areas such as Leigh Park and South Hayling where access to employment is high on the agenda.</p> | <p>Long term, the Public Services Village should form a centre point for education in the borough. Partnership working should be developed with Havant College.</p> |
| Safety and security: To enhance community safety by reducing crime, anti-social behaviour and fear of crime. | S | + | <p>Policy CS7 (Community safety) will specifically assist in achieving this objective. In addition policy CS14 which seeks to design out crime will have a strong influence whilst policies which seek to generate skills and employment should result in less opportunity for anti-social behaviour. It is expected that the plan will help meet this</p> | <p>A reduction in crime will bring about positive benefits to the wider area as people perceive the borough to be a safer place and therefore want to live and work there.</p> <p>Safer environment lead to a sense of pride and in turn can encourage opportunity through</p> | <p>A long term view must also be obtained to ensure development remains safe throughout its life span, not just from the outset. Design principles must therefore be adhered to.</p> <p>New development is not the only answer to anti social behaviour, the successful implementation of the plan in</p> |
| | M | ++ | | | |
| | L | ++ | | | |

| SA Objective | Time scale | Effect | Impacts of plan on objective | Cumulative / secondary effects | Mitigation / recommendations |
|--|------------|-----------|---|--|--|
| | | | objective sooner than is the case with some other objectives as some changes can be delivered quickly e.g. lighting makes a positive impact. | education and employment | accordance with the SA objectives will only be completed through long term partnership working |
| Liveability and sense of place: To create and sustain vibrant communities and to increase engagement in cultural, recreational and sporting activity across all sections of the community. | S | + | The vision and policies of the plan are very compatible with this SA objective. A large number of the CS and DM policies are relevant to this objective which seeks to protect the historic and natural environment, improve urban areas, transport links and housing. High quality design is promoted. Strategic sites at the north of the borough will aid this objective for people within particularly deprived areas such as Leigh Park | Vibrant communities will have a positive effect on all aspects of the borough. As a place where people want to live and work, the economy will grow, providing further opportunities for improvement. Residents who enjoy where they live and take pride in their surroundings are more likely to become healthier enabling greater attainment in education and employment. | Policies must ensure that this objective is met borough-wide to avoid existing inequalities becoming wider. |
| | M | + | | | |
| | L | ++ | | | |
| Accessibility / Transport: To improve accessibility to all services and facilities and to improve travel choice and increase the proportion of | S | + | CS16 specifically supports this objective, as do the DM policies which seek to encourage sustainable travel and provide suitable parking | Considered transport policies should make the borough more attractive to business, having a positive effect on | Improving transport links may result in pressures on the natural environment, particularly where new infrastructure is required. A co- |
| | M | + | | | |
| | L | + | | | |

| SA Objective | Time scale | Effect | Impacts of plan on objective | Cumulative / secondary effects | Mitigation / recommendations |
|--|------------|--------|--|---|---|
| journeys made by public transport, bicycle and foot (relative to those taken by car / lorry) | | | and storage. Other policies such as strategic sites will deliver development to areas which have or can incorporate sustainable travel. | economic growth. | ordinated approach is required to ensure impacts are kept to a minimum. |
| Flooding: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment. | S | + / - | The plan is focused on delivering a certain amount of growth, including 6,300 new homes, employment sites and infrastructure. The Strategic Flood Risk Assessment (SFRA) has been used to steer development away from areas at risk. Additionally, policies exist which ensure that flood risk is considered as part of the development process and development in high risk areas will be resisted. | In the long term, the amount of new development in areas at risk from flooding will be minimised, bringing about social and environmental benefits. | Flood risk assessments will be required for almost all types of new development. Where mitigation measures are not adequate to reduce the effects of flooding, planning permission will not be granted. Strategic sites at Brockhampton West, Hayling Island have been assessed for coastal flooding and Dunsbury Hill Farm from fluvial flooding against the SFRA 2115 risk projections. Avoidance rather than mitigation in order prolong the life of development and prevent costly defence |
| | M | + / - | | | |
| | L | + / - | | | |
| Regeneration and land use: To improve efficiency in land use through the re-use of previously developed land and existing buildings and to encourage urban renaissance | S | + | This objective is also one of the key themes of the core strategy, making them highly compatible. The plan also encourages the prudent use of resources through the reuse of | Regeneration, particularly in the priority areas will have positive effects on the borough as a whole, both socially and economically, making it a | Regeneration of priority areas, whilst benefiting the image of the borough as a whole, must not be at the cost of other areas, particularly marginal areas, which could lose out and |
| | M | + | | | |
| | L | ++ | | | |

| SA Objective | Time scale | Effect | Impacts of plan on objective | Cumulative / secondary effects | Mitigation / recommendations |
|---|------------|--------|--|--|---|
| <p>and stimulate economic revival in priority regeneration areas.</p> | | | <p>land/buildings and infrastructure.</p> <p>Almost a third of employment space is to be located near to areas most deprived (Dunsbury Hill Farm) This efficient use of the land for multiple uses makes the MDA site very sustainable both economically and socially.</p> | <p>more attractive place to live and work. This should increase prosperity throughout the borough. Efficient land use will help relieve pressure elsewhere.</p> <p>The creation of such jobs at Dunsbury Hill Farm has the ability to attract local people and therefore make a positive contribution to social, equality, poverty and social inclusion objectives. Long term the expectation of a local job for school leavers, can have positive effects on school attainment and achievement, crime levels and the perception of crime.</p> <p>The location of the MDA site and its elongated elevation north to south does have the potential to reduce economic disparities and allow for</p> | <p>become new areas of deprivation. Regeneration should be viewed in broad terms to provide appropriate facilities</p> <p>Regeneration at South Hayling should include a green travel plan and ways to mitigate against increased congestion on and off the island.</p> |

| SA Objective | Time scale | Effect | Impacts of plan on objective | Cumulative / secondary effects | Mitigation / recommendations |
|---|------------|--------|--|---|--|
| | | | | efficient economic movement between most areas of the borough | |
| Air Quality: To reduce air pollution and improve air quality. | S | + / - | The vision for the plan states that in 2026, Havant will be a cleaner place. DM policies exist to reduce pollution and CS policies ensure the efficient use of resources. The CS also seeks to reduce the use of the car. However, the CS does promote growth and the creation of employment opportunities, housing and infrastructure could conflict with the single objective of improving air quality, particularly in urban areas where air quality is already poor. | An improvement in air quality will improve the living environment for all. It will also have positive effects on the natural and historic environment, helping to preserve features. The provision of employment within the borough has the potential to reduce out commuting and encourage people to both live and work within the community, this can be particularly important within deprived areas where accessibility and less reliance on car ownership and public transport are key. However, development in the wrong locations could encourage further car use, having a secondary effect on air quality. | Mitigation against adverse impacts on air quality needs to be either preventative (e.g. reducing the reliance on the car) or in the form of offsetting the adverse impact of new development through, for example, tree planting. Consideration should be made to walkways and cycle routes to ensure car travel for short unnecessary journeys is kept to a minimum. Mitigation should also be provided for any reduction to air quality as a result of an increase in tourism on and off of Hayling Island. |
| | M | + / - | | | |
| | L | + | | | |
| Climate change: To minimise | S | + / - | The plan encourages | The cumulative impact of | New developments will need to |

| SA Objective | Time scale | Effect | Impacts of plan on objective | Cumulative / secondary effects | Mitigation / recommendations |
|---|------------|--------|--|--|--|
| the contribution of greenhouse gas emissions and seek to minimise and manage the adverse effects. | M | + / - | development in accessible locations where the need to travel is reduced, thus reducing carbon emissions. In the long term, as sites become more scarce, it may be necessary to rely on less accessible sites to meet, for example, housing demand. However, specific policies exist to encourage sustainable construction and protect the natural environment (e.g. trees and hedgerows) which should help mitigate against some of the effects of growth. | new development, infrastructure and associated transport can quickly mount and must be considered. | include mitigation measures to reduce or offset their carbon emissions. Meeting the requirements of policy CS12 should assist with this. |
| | L | + | | | |
| Biodiversity: To conserve and enhance the boroughs natural habitats and wildlife. | S | + / - | The plan focuses new development in urban areas and this will help protect more rural areas, rich in biodiversity. However, even in urban areas, biodiversity can flourish and can be disturbed by new development. | In the long term, the cumulative loss of biodiversity can have a severe effect on an area, reducing the quality of the environment. The creation of Havant Thicket Reservoir has the potential to form new wildlife habitats and become a centre for wildlife conservation. | Mitigation measures should ensure that on previously developed land, any biodiversity is preserved in situ or if absolutely necessary, relocated so as to preserve it and still enable appropriate development. Mitigation and avoidance should be strongly considered in regards to the Brockhampton Strategic Site, and |
| | M | + / - | | | |
| | L | + / - | | | |

| SA Objective | Time scale | Effect | Impacts of plan on objective | Cumulative / secondary effects | Mitigation / recommendations |
|--|------------|--------------|--|--|---|
| | | | | | regeneration at South Hayling. Initial disturbance at Havant Thicket and ways to mitigate extensive loss should be informed. |
| Natural landscape: To conserve the distinctive natural landscape of the borough. | S | + | The plan focuses new development in urban areas and this will help protect more rural areas, avoiding the loss of natural landscape. | Protection of the natural landscape has positive effects on issues such as air quality, biodiversity and climate change as features such as trees and hedgerows provide habitats and mitigate against pollution. | Where a development does impact on the natural landscape, measures should be incorporated to retain as many natural features as possible, eg ponds and trees. Mitigation and avoidance should be strongly considered in regards to the Brockhampton Strategic Site, and regeneration at South Hayling. Partnership working is key to implementing this objective. |
| | M | + | | | |
| | L | + | | | |
| Built and historic environment: To protect and enhance the boroughs built and historic landscape (including architectural distinctiveness, townscape/landscape and archaeological heritage). | S | + | As new development will be concentrated in the urban areas, over time, development may result in the loss of urban character. | As “impacts of plan on objectives”. | Full use should be made of conservation area appraisals to ensure the character of these areas is preserved. |
| | M | + | | | |
| | L | + / - | | | |
| Waste and natural resources: To reduce waste generation, disposal and consumption of | S | + / - | As part of the vision, prosperity (partly through growth) is likely to put more pressure on waste | Provided appropriate waste management facilities are provided | Planning applications should show provision for waste management at the outset so |
| | M | + / - | | | |

| SA Objective | Time scale | Effect | Impacts of plan on objective | Cumulative / secondary effects | Mitigation / recommendations |
|---|------------|--------|--|---|---|
| resources and increase reuse, recycling and recovery rates. | L | + | management and recycling resources. However policies exist in the plan to ensure the efficient use of resources (CS12) so that new development makes provision for waste management. | alongside new development, the plan should in the long term provide for better opportunities to reduce waste, which should have a positive effect across the borough. Once resources are in place, it should be possible to share these throughout the borough. | that it is integrated into the scheme. The Site Waste Management Plan requirements need to be monitored. |
| | | | | | |
| Water quality and quantity: to maintain and improve the water quality of the boroughs rivers, coasts and groundwater and to achieve the wise management and sustainable use of water resources. | S | - | The provision of new housing and associated infrastructure, together with retail and commercial premises will increase the amount of permeable land unless concentrated wholly on previously developed land. This will increase surface water run-off. New development will also increase demand for water supply and waste water treatment. | The cumulative effect of increased surface water runoff is localised flooding where capacity has already been reached. | The planning application process should be used to ensure mitigation measures are required for water issues on new developments, eg SUDs. Policy CS13 addresses this. The Code for Sustainable Homes standards will reduce water useage in new homes. |
| | M | + / - | | | |
| | L | + | | | |
| Energy: to increase the energy efficiency and the proportion of energy generated from renewable | S | + / - | Policy CS12 requires a contribution to be made towards renewable energy and states that new | In the first instance we need to reduce the need for energy and then use the most effective means | Ensuring that new homes/commercial developments meet the Code for Sustainable |
| | M | + / - | | | |

| SA Objective | Time scale | Effect | Impacts of plan on objective | Cumulative / secondary effects | Mitigation / recommendations |
|--|------------|--------|---|---|--|
| sources in the borough. | L | + | homes/commercial development must meet Code for Sustainable Homes/BREEAM standards. The plan is therefore supportive of this objective. | to produce the energy we need. Increasing the amount of renewable energy will make positive contributions towards air quality and the efficient use of resources, impacting on the health and well-being of the borough. Concentrating development in the urban area allows resources to be shared and consumption reduced. | Homes/BREEAM standards set in policy CS12 will help meet this objective. |
| Economy, opportunity and innovation: to encourage a strong, diverse and stable economy which promotes innovation and encourages opportunity for all. | S | + | This is a principle theme of the core strategy and is therefore very compatible with this objective. | New development for employment and tourism purposes will generate economic growth and prosperity which will have the secondary effects of encouraging innovation, diversification and adaptability to economic pressures and instabilities. | It is recognised that the promotion of a strong economy can sometimes conflict with the protection of the landscape and natural resources. When considering development, this needs to be carefully balanced, particularly at sites such as Brockhampton West.. A prosperous local economy will only occur where the natural environment is cared for and invested in and that is the long term vision of the Core Strategy. |
| | M | + | | | |
| | L | ++ | | | |

Recommendations and Conclusions

- 5.7 The Havant Borough Draft Core Strategy is, overall, a sustainable strategy, with each policy having predominantly positive effects on the Sustainability Framework (SA Objectives) and, where negative impacts do arise there are appropriate mitigation proposals that will counter the negative effects. Therefore, because there are no major deficiencies in the sustainability of the Draft Core Strategy, public consultation on the report can proceed.
- 5.8 In regards to the natural environment the aims of the Core Strategy had both positive and negatives effects on the SA objectives.
- 5.9 In the short to medium term the impacts are relatively negative. The potential loss of open space and supporting wildlife habitats as a result of development on greenfield locations such as Brockhampton West, Dunsbury Hill Farm and Cabbagefield Row is significant when viewed cumulatively. This will have a negative impact from the outset creating conflict with those SA objectives which seek to promote open space, wildlife habitats and the connectivity of green infrastructure. The resultant loss of greenfield sites and open space should be replaced or compensated for and the use of PDL should be considered first prior to the use of greenfield. Open space for recreational purposes lost to development should be reincorporated into new plans through effective design to promote access to green infrastructure and encourage biodiversity into the urban area.
- 5.10 The use of policies CS1 (Employment), CS5 (Tourism) and CS8 (Housing) should be used in conjunction with policies CS9 to CS14 to ensure the protection of the natural environment is taken fully into account when making a planning application. The increased use of car travel and emissions from industry processes as a result of employment and housing sites may have a negative impact on air quality. However, in the long term emissions are likely to be reduced as the location of housing sites in relation to employment sites becomes more accessible by either walking and cycling or improvements to infrastructure. The generation of waste and the use of natural resources such as water is also likely to increase, however in the long term, sustainable construction methods, the development of Havant Thicket Reservoir and an increase in recycling knowledge should compensate this.
- 5.11 Flooding remains an issue for the borough and with increased pressure on available land combined with the effects of climate change this is likely to become an increasing problem in the long term. Strategic sites such as Brockhampton West and South Hayling will be particularly at risk from increasing sea levels and this should be a consideration from the outset. Long term coastal defences will prove costly and unsustainable, therefore avoidance/adaptation rather than mitigation would be preferable. Increased development will also lead to an increase in the amount and the frequency of surface water run off promoting fluvial flooding as a problem. The Core Strategy should seek to include further policy and guidance relating to the issue of fluvial flooding particularly relevant to development in and around the Hermitage Stream corridor.
- 5.12 Some negative impacts are predicted in the long term for the built and historic environment. The plan's focus on growth, particularly housing growth, could have a significant impact on the established character of the urban areas. However, other

policies within the plan which focus on high quality design and conditions attached to planning permissions, taking into account the Havant Townscape, Landscape and Seascape Character Assessment should be able to mitigate this to a large extent.

- 5.13 Further conflict does also arise between the natural environment and the social SA objectives such as Health and Wellbeing. Encouraging people out into the open space or to European designated sites could lead to disturbance, loss of habitat and will influence the location of breeding grounds. This will remain an issue, as the use of CS policies and DM policies will provide protection of sensitive areas in terms of development, it will however, be a major challenge to manage and educate people visiting the areas to minimise their impact. This is a long term issue, particularly with an increase in tourism to the area as a result of the Strategic Site at Hayling Island and employment at Brockhampton West. The development of Havant Thicket and associated wildlife centre may go some way to dissipating some of the disturbance as this site becomes an alternative to the sensitive coastline.
- 5.14 Despite this there is also a positive relationship between the SA environmental objectives and the aims of the Core Strategy. The CS policies aim to ensure that the natural environment is well considered and the use of open space within developments is encouraged through effective design. Other policies seek to concentrate development into the urban area and so actively seek to steer development away from sensitive areas and greenfield locations and encourage the prudent use of resources through the reuse of land/buildings and infrastructure.
- 5.15 Through the provision of open space and local health facilities residents have the opportunity to feel healthier, safe and have a sense of pride about their local community. This in turn will also have a positive effect on reducing economic disparities as people are more able to participate in education, economic activity and employment promoting opportunity and innovation within a vibrant community.
- 5.16 The addition of a green infrastructure policy provides an opportunity to deliver high quality open space that will enhance local environmental quality and help develop a 'sense of place'. The implementation of policy CS10 is likely to enhance the quality of life and wellbeing of the local residents. There are also likely to be positive effects on biodiversity as connectivity allows wildlife habitats and wildlife corridors to thrive. Long term functional integrity will also be maintained through enhancements and green infrastructure management which will create jobs.
- 5.17 Socially, there is an overall positive relationship between the Core Strategy policies and the SA objectives. The Core Strategy aims to provide opportunity for the residents of Havant Borough. The implementation of housing, employment and regeneration is considered to be a primary means of achieving this aim by enabling people to both live and work within the borough.
- 5.18 The encouragement of knowledge based industries will help to achieve SA objectives 4 (Education and Skills), 6 (liveability and Sense of Place), 18 (Economy, Opportunity and Innovation). Diversification within the borough will attract a wider skills base, and give school leavers greater aspirations for job opportunities in and around where they live. Secondary effects of this may lead to a reduction in crime, as people aspire to do different things and higher wages associated with knowledge based industries may encourage greater expenditure within the borough. However, this is by no means certain given the location of the Havant Borough in relation to Portsmouth and Southampton and competition for such firms. However, in order to avoid a local skills deficit particular care should be made to ensure that these jobs are attainable for

local people through greater investment in education and skills and prevent in-commuting from outside of the borough.

- 5.19 Other policies such as CS16 and sites such as Havant Public Services Village, Dunsbury Hill Farm, Havant Thicket and Cabbagefield Row seeks to prevent social exclusion by encouraging, through partnership working, cross borough initiatives. The provision of a cross borough public transport route from east to west ensures that employment sites are accessible to areas in the north of the borough such as Leigh Park and therefore has long term benefits on regeneration and opportunities objectives. Housing policies seek to promote mixed communities across the borough and ensure sites with a variety of housing types, sizes and tenure in a safe environment. Particular care is also placed on vulnerable groups such as the elderly and the needs of local people.
- 5.20 There are very few negative relationships to the social SA objectives. However, in order to ensure this remains the case, long term consideration should be made as to how sites will be made accessible and what type of facilities will be provided. Careful consideration should also be made to spreading employment sites throughout the borough which will reduce economic disparities, however in order to achieve long term benefits and aid social SA objectives particular care should be made to the location of employment sites and the most deprived areas of the borough such as Leigh Park. There is the concern that new employment opportunities may have a tendency to locate near the south of the borough due to transport networks and accessibility. This will not address issues within Leigh Park or South Hayling and may increase commuting for those in the north. New development needs to be managed so as to bring the right sort of economic development to the right locations and so maximise the benefits for all.
- 5.21 The impact of the plan on the economic SA objectives is generally positive. The core strategy vision states that by 2026 Havant will be a, “more prosperous place” and there are core strategy and development management policies in place to help achieve this, as well as themes and objectives. The success of this objective will be particularly evident in the long term as employment opportunities can take time to develop and the 6,300 homes are not expected to be completed until the end of the period. Therefore, the full benefit of this economic growth will not be felt initially.
- 5.22 The provision of employment within the borough has the potential to reduce out commuting and encourage people to both live and work within the community, this can be particularly important within deprived areas where accessibility and less reliance on car ownership and public transport are key. Policies seek to promote local employment notably within town centres and previously developed land and safeguard existing employment sites from non employment purposes.
- 5.23 Policies also seek to address unemployment by supporting those initiatives that address barriers that prevent people returning back to work, such as the provision of childcare. Therefore a broad section of the community has been considered, particularly those in deprived areas such as Leigh Park and South Hayling where access to employment is high on the agenda, working in tandem with the SA objectives.
- 5.24 Encouraging development within existing town, district and local centres, ensures that facilities are concentrated within the most sustainable locations for example a higher concentration of services in one location reducing the need or requirement for multiple journeys across the borough. Therefore this policy makes a positive contribution to the environmental SA objectives. A vibrant community with less

vacant units has the ability to reduce crime and create a sense of place and local distinctiveness. Concentrating development within the existing urban area allows for existing infrastructure to be utilised and enhancements to be made the existing built environment, without compromising the natural environment.

- 5.25 Overall, the themes, objectives and policies of the core strategy can be said to have a positive and sustainable impact on the borough and where there are negative effects, these can be mitigated for. However, to ensure the maximum benefit and positive sustainability impact, the implementation of development should be managed carefully to ensure these improvements are borough-wide and that where negative impacts are predicted, mitigation measures are put in place.

Table 5.2 Recommendations and Mitigation

| Recommend Changes to Policy / Site | Conflict with SA Objective | Recommendations to Reduce, Avoid or Mitigate Conflict |
|---|--|---|
| <p>CS1, CS2, CS6, and CS8</p> <p>6.Cabbagefield Row 7.Dunsbury Hill Farm</p> | <p>2. Health and Wellbeing 7. Accessibility / Transport 10. Air Quality</p> | <p>Encouraging people to walk and cycle through improvements to cycle and walking routes will provide an alternative to the use of the car and therefore contribute towards the SA objective regarding air quality and reducing emissions. However, this is only effective and sustainable if routes are highly accessible to employment, housing and regeneration sites, lack of connectivity between the two will lead to disuse, and force people back into their cars. Specific reference could be made to the importance of sustainable transport within housing, employment and regeneration policies and cross referencing made to CS16 and CS17 which will aid applicants and help meet the SA objective.</p> <p>Sites 6 and 7 are currently attainable by public transport, however the location in the north of the borough and distance from town centres is likely to result in some reliance on car ownership, which may have a negative impact on air quality. Green travel plans and how the council plans to incorporate walk and cycle ways should be discussed.</p> |
| <p>CS1</p> <p>1. Brockhampton West</p> | <p>10. Air Quality 11. Climate Change 12. Biodiversity 13. Natural Landscape</p> | <p>As part of this policy, standards and mitigation methods should be considered to regulate emissions and resultant effects of climate change in sensitive areas and for those who live along existing route networks. Other policies should also work to protect, enhance and replace where necessary ecological values as these will be subject to increased stress and potential loss from increased development and disturbance – particularly recognised in the south of the borough at the Brockhampton West site. Clarity of plan could be enhanced in terms of the need to read the document as a whole to ensure that development proposals are considered against all the relevant social and environmental requirements of the other policies of the plan. – e.g. in CS1 to ensure applicants consider CS9 – CS14.</p> |
| <p>CS1</p> | <p>12. Biodiversity 13. Natural Landscape</p> | <p>Encouraging residents to utilise their local open space and green infrastructure within CS1 does provide an element of conflict between CS9 (Protecting and enhancing the Special Natural Environment), therefore creating conflict with SA objectives 12 and 13. Possible mitigation methods to prevent disturbance or a loss in wildlife habitats could be referred to in the supporting text. Clarity of plan could be enhanced in terms of the need to read the document as a whole to ensure that development proposals are considered against all the relevant social</p> |

| Recommend Changes to Policy / Site | Conflict with SA Objective | Recommendations to Reduce, Avoid or Mitigate Conflict |
|---|---|--|
| | | and environmental requirements of the other policies of the plan. – e.g. in referring applicants to consider points raised in CS9. |
| CS2, CS3 | 18. Economy, opportunity, innovation 4. Education and Skills | Consideration could be made as to how knowledge based industries will be attracted to the borough, and what incentives will be available i.e. appropriately skilled workforce, infrastructure and encourage firms into Havant rather than nearby Portsmouth or Southampton. Reference should be made to the Public services Village site as a centre point for education in conjunction with Havant College and Havant Thicket as a location education surrounding wildlife conservation There is also no mention of education surrounding reuse and recycling during the course of the plan. Consideration could be made to incorporate this into policies CS3 and CS12. |
| CS2 | 18. Economy, opportunity, innovation 4. Education and Skills | This policy relies heavily on partnership working and having the employment sites available to take on higher skilled local employees. Without effective partnership working the ability to deliver both CS2 and CS3 will prove problematic. Policy CS2 could discuss further the importance of education within the borough to prevent in/out commuting and how partnership working can resolve such issues. |
| CS4 | 9. Regeneration and Land Use 18. Economy, opportunity, innovation | Assumptions made regarding the ability to influence market forces in terms of attracting new retailers, employers and service providers. However retailers are more likely to be attracted to centres which are thriving and with attractive footfall levels, and are unlikely to take on a centre which is seen to be in decline or suffering from poor patronage. As a result of the hierarchy, smaller centres, and those in need of regeneration may prove difficult to attract investment and generate demand for goods and services within smaller catchments. Consideration could be made as to how the hierarchy will be maintained in order to achieve the SA objectives. |
| CS5, CS6 1. Brockhampton West 3. Hayling Island Seafront | 8. Flooding 9. Regeneration and Land Use 10. Air Quality 11. Climate Change 12. Biodiversity 13. Natural Landscape | Environmentally, tourism within the Havant Borough is a challenge. Sites such as those on Hayling Island and Emsworth are key centres for tourism, but however share their locality with several SPA's, SAC's, and Ramsar's. As a result this policy conflicts with several SA objectives relating to the environment. Increased investment as a result of small scale initiatives could increase visitor numbers to the sites and place increasing pressure on sensitive areas resulting in disturbance and a loss of supporting habitats. It is imperative that such investment incorporates effective visitor management and education to mitigate the impacts. Tourism and |

| Recommend Changes to Policy / Site | Conflict with SA Objective | Recommendations to Reduce, Avoid or Mitigate Conflict |
|---|--|---|
| | <p>15. Waste and Natural resources 16. Water Quality and Quantity</p> | <p>regeneration concentrated within this low lying area is also likely to exacerbate the effects of climate change over the course of the plan and force the requirement for coastal defence. Clarity of plan could be enhanced in terms of the need to read the document as a whole to ensure that development proposals are considered against all the relevant social and environmental requirements of the other policies of the plan. – e.g. CS9 – CS14 to ensure applicants consider the natural environment. Rewording of policy to show support for other less damaging site than Chichester and Langstone Harbour, and mitigation methods including regarding the disposal of waste and increased litter.</p> |
| <p>CS5, CS6 3. Hayling Island Seafront</p> | <p>7. Accessibility / Transport 10. Air Quality</p> | <p>Further considerations should be made to access to Hayling Island. CS5 states that tourism initiatives in and around the harbours will be generally supported, therefore ways in which to mitigate against increasing tourist levels to the island should be considered in order to reduce any impact to air quality. The regeneration of South Hayling will also lead to an increase in car travel without a green travel plan, reference to DM28 – DM29 should therefore be included</p> |
| <p>CS6 8. Waterlooville MDA</p> | <p>3. Equality, Poverty and Social Inclusion</p> | <p>Clarity of plan could be enhanced in terms of the need to read the document as a whole to ensure that development proposals are considered against all the relevant social and environmental requirements of the other policies of the plan. – e.g. to CS14 to ensure integration is successful between the existing and new communities. Design principles in regards to density and layout are therefore key to implementation in order to prevent social exclusion.</p> <p>The successful implementation of this site is reliant on extremely high standards of design and spatial planning. Integration of the existing community with the new community is likely to be the most contentious and the most problematic aspect of this site. The ability of the site to fully meet the social objectives of the SA is reliant on the provision of extensive services, these services should be available to all in order to prevent social and economic disparities between the old and the new. The importance of this should be outlined in the proforma,</p> |
| <p>CS2, CS8 1. Brockhampton West 6. Cabbagefield</p> | <p>12. Biodiversity 13. Natural Landscape</p> | <p>The policy states that previously development land (PDL) should be in proportion to greenfield, however it does not state how this will be achieved, or how greenfield land should be a secondary consideration over PDL when making an application. It should also be stipulated that PDL land should consist of higher density developments in order to make the most effective</p> |

| Recommend Changes to Policy / Site | Conflict with SA Objective | Recommendations to Reduce, Avoid or Mitigate Conflict |
|---|--|--|
| <p>Row 5.Havant Thicket 6.Cabbagefield Row 7. Dunsbury Hill Farm 8.Waterlooville MDA</p> | | <p>use of the land within sustainable locations. Mitigation methods should be discussed where housing sites/employment sites are planned for greenfield locations. Loss to supporting habitats should be compensated or avoided and should be outlined in supporting text and reasoned justification. Clarity of plan could be enhanced in terms of the need to read the document as a whole to ensure that development proposals are considered against all the relevant social and environmental requirements of the other policies of the plan. – e.g. in policy CS14 and CS15. Particular care should be added to wording of the Brockhampton West site and its importance as a Brent Goose breeding ground.</p> |
| <p>CS10</p> | <p>No Conflict</p> | <p>The successful implementation of the policy will be through financial contributions, but however, should also look to design principles and sustainable construction methods of surrounding development. Particularly at Havant Thicket, Dunsbury Hill Farm and Cabbagefield Row, outlining how these sites will be interconnected through the use of GI.</p> |
| <p>CS11</p> | <p>5. Safety and Security 15. Waste and Natural Resources</p> | <p>Consideration should be made to existing design principles so as not to detract from the character of neighbouring development. Density versus demand for services and infrastructure should also be considered so that facilities are not over stretched and overcrowding does not result in unsustainable social issues and crime. Waste management is referenced in CS17 to ensure waste provision i.e. litter bins etc.</p> |
| <p>CS12</p> | <p>17. Energy</p> | <p>Consideration could be given to the inclusion of wording which highlights the need to maximise on site regeneration which will help to ensure that where resource is available developers seek to maximise the onsite energy generation capacity.</p> |
| <p>CS13</p> | <p>14. Built and Historic Environment</p> | <p>Considerations should still be made to the existing character and sense of place through the successful implementation of design principles which help to mitigate against the impacts of flooding. Success relies heavily on partnership working with neighbouring authorities and key stakeholders to implement coastal policy zones in the North Solent Shoreline Management Plan and areas shown to be at risk within the Strategic Flood Risk Assessment. CS13 may conflict with Brockhampton and Hayling Strategic Sites.</p> |
| <p>6.Cabbagefield</p> | <p>4. Education and Skills</p> | <p>Provision of education relative to anticipated demand would need to be determined as a result</p> |

| Recommend Changes to Policy / Site | Conflict with SA Objective | Recommendations to Reduce, Avoid or Mitigate Conflict |
|--|--|---|
| Row | | of the increase in population to the area. Delivery of this should be outlined within the site profile |
| 1.Brockampton West 3.South Hayling Seafront 7.Dunsbury Hill Farm | 8.Flooding | Avoidance of development within the coastal or fluvial flood plain should be considered in order to prevent costly mitigation methods and prolong the life of development. These sites are ‘mission critical’ which means mitigation is likely to be the only answer. With the onset of the effects of climate change, it must be discussed how and when mitigation methods will be employed. |
| 4.Leigh Park District Centre 5.Havant Thicket 6.Cabbagefield Row 7.Dunsbury Hill Farm | Uncertainty | Further clarification needed in order to meet SA objectives The deliverability of four sites which are so interconnected is will be critical to maximising their regeneration benefits. Phasing would need to be established in partnership over the course of the plan. It is unclear how these sites will be interconnected through the use of GI and walkways and cycle ways , ways to include should be discussed |
| 9.Woodcroft Farm | Uncertainty | Further clarification needed in order to meet SA objectives. Provision of sustainable transport, rewording and further consideration of the proforma is required to successfully integrate this site into the existing community. |
| DM policies | 3.Equality, Poverty and Social Inclusion 4.Education and Skills 7.Accessibility / Transport 15. Waste and Natural Resources 16.Water Quality and Quantity 17.Energy | No overall relationship exists between the DM policies and these SA objectives. This is not necessarily a negative or conflicting attribute of the DM policies as this will have generally been covered at a strategic level through the allocation of employment sites and skills centres. Clarity of plan could be enhanced in terms of the need to read the document as a whole to ensure that development proposals are considered against all the relevant social and environmental requirements of the other policies of the plan. – e.g. in at this level to reduce waste generated as a result of tourism, employment or retail. For example DM12 must consider waste generated as a result of the change of use. |

| Recommend Changes to Policy / Site | Conflict with SA Objective | Recommendations to Reduce, Avoid or Mitigate Conflict |
|---|---|---|
| DM8, DM10 | 8. Flooding | DM policies outline restricts for development in the coastal plain and DM10 working to provide actual defence. However neither of these policies refers to fluvial flooding. Amendments should be considered to control development which could be directed near or within stream corridors such as the Hermitage Stream. |
| DM15, DM22, DM23 | 12. Biodiversity 13. Natural Landscape | DM15 has been amended as a result of the HRA process to reduce the occupancy duration in order to avoid the winter nesting season. Consideration should be in place to review this duration if there are changes to bird migration over the course of the 20 year plan. Policies may disrupt connectivity of GI, mitigation methods should be in place during sensitive times of the year for biodiversity. |

Difficulties Encountered

- 5.26 The key difficulty encountered in undertaking the sustainability appraisal of the Draft Core Strategy Report was one of identifying future policy impacts and their relative significance because of the strategic nature of the document. The inclusion of the detailed Development Management policies has given some indication of certainty.
- 5.27 To respond to this difficulty, it was assumed that the policies would be fully implemented but where there were tensions between different aspects of a policy or between policies and sites or where it appeared clear that there might be difficulties implementing a policy in full these issues have been highlighted and taken into account in the appraisal.
- 5.28 In addition, the appraisal drew in baseline data wherever possible, particularly that set out in the Scoping Report, and was undertaken, as far as was possible given the time scales by several people working together, so as to enable discussion and a collaborative approach in order to be more thorough in taking account of all potential issues that may arise.

6 Monitoring the Significant Effects of Implementing the DPD (B6)

Introduction

- 6.1 The SEA Directive includes a specific requirement for monitoring the significant environmental effects of plans and programmes and the Environmental Report should include a description of measures envisaged for monitoring the plan. In addition, under the Planning and Compulsory Purchase Act 2004, every local planning authority must prepare an Annual Monitoring Report (AMR) which should include the extent to which the policies set out in the DPDs and SPDs are being achieved. The SEA Directive says;

“Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, *inter alia*, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1).

The Environmental Report shall include “a description of the measures envisaged concerning monitoring in accordance with article 10” (Annex I (i)).

- 6.2 Monitoring enables the actual significant effects of implementation of the Plan to be tested against those predicted in the SA, and can therefore ensure that problems can be identified and future predictions made more accurately. Monitoring data can also be used to inform the baseline information of future Plans. Monitoring should indicate sustainability impacts of the plan and success against the plans objectives.
- 6.3 The Government has published the document, *Local Development Framework Monitoring: A Good Practice Guide*, which proposes three types of indicators for monitoring development frameworks. These are;

Contextual Indicators

- 6.4 The purpose of contextual indicators is to provide a backdrop against which to consider the effects of the plan. Government guidance advises that these indicators are drawn from existing sources to establish the social, economic and environmental baseline position in the area. Six broad issues have been identified to guide authorities choices of contextual indicators. These are:

| | |
|------------------------------------|--|
| Demographic structure | Population size, household types, ethnic composition and social groups |
| Socio cultural issues | Crime rates, unemployment level and deprivation |
| Economy | Economic activity rates, household income, house prices, productivity and employment |
| Environment | Key assets in the natural environment |
| Housing and built environment | Housing stock conditions, quality and assets of the built environment |
| Transport and spatial connectivity | Transport accessibility, regional hub, spatial inequality, uneven distribution of activities |

Output Indicators

6.5 The main purpose of output indicators is to measure the quantifiable physical activities that are directly related to, and a consequence of, the implementation of planning policies. Core output indicators are those which must be monitored by all local planning authorities and include new employment floorspace and housing completion figures, whilst local output indicators should address policy not covered by the core indicators. This could include air quality or waste collection.

Significant Effects Indicators

6.6 Significant effects indicators should be linked to the SA and the Government advises that sufficient numbers of these indicators should be developed, together with the core and local output indicators, to ensure a robust assessment of policy implementation.

6.7 The Scoping Report identified a number of possible indicators that could be used for monitoring the sustainability impacts of Havant Borough Council's preferred option. A list of indicators has been developed from the baseline information, which is then used to monitor the implementation of the Core Strategy. These indicators are shown below in Table 6.1. Where possible the indicators and targets in the monitoring strategy will be reported on an annual basis through the Council's AMR. This strategy will itself be subject to regular review and indicators and targets may be added or amended as appropriate to help measure the effectiveness of the Core Strategy. Any changes will be reported and explained through the AMR.

Table 6.1: Monitoring Indicators

| SA Objectives and Detailed Criteria | Possible Indicators | Source |
|---|---|--------------------------------|
| <p>1. Housing: To ensure that everyone has the opportunity to live in a good quality, sustainable constructed and affordable home.</p> <ul style="list-style-type: none"> ▪ Will it increase the range and affordability (both upfront and over its lifetime) of housing (taking into account different requirements and preferences of size, location, type and tenure)? ▪ Will it ensure that appropriate services and facilities are in place to serve additional dwellings? ▪ Will it provide the housing that ensures a good standard of living and promotes a healthy lifestyle? ▪ Will it increase use of sustainable design, improve the quality of the housing and use sustainable building materials in construction? ▪ Will it improve energy efficiency | <ul style="list-style-type: none"> ▪ ODPM Core Output Indicator 2d – Affordable housing completions | Annual Monitoring Report |
| | <ul style="list-style-type: none"> ▪ ODPM Core Output Indicator 2a (i) – net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer; | Annual Monitoring Report |
| | <ul style="list-style-type: none"> ▪ ODPM Core Output Indicator 2a (ii) – net additional dwellings for the current year; | Annual Monitoring Report |
| | <ul style="list-style-type: none"> ▪ ODPM Core Output Indicator 2a (iii) – projected net | Annual Monitoring Report |
| | <ul style="list-style-type: none"> ▪ Additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; | |
| | <ul style="list-style-type: none"> ▪ ODPM Core Output Indicator 2a (iv) – the annual net additional dwelling requirement; | Annual Monitoring Report |
| | <ul style="list-style-type: none"> ▪ ODPM Core Output Indicator 2a (v) – annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performance. | Annual Monitoring Report |
| | <ul style="list-style-type: none"> ▪ The average property price compared to the average household income | Office for National Statistics |

| SA Objectives and Detailed Criteria | Possible Indicators | Source |
|---|---|--|
| <p>and insulation in housing to reduce fuel poverty and ill health?</p> <ul style="list-style-type: none"> ▪ Will it provide housing that encourages a sense of community and enhances the amenity value of the community? ▪ Will it improve the wider built environment and sense of place? | <ul style="list-style-type: none"> ▪ Number of applicants on the Housing Register ▪ Annual shortfall in affordable housing ▪ Affordable housing as a % of new development ▪ % of homes meeting the Decent Homes Standard ▪ % of housing by tenure (i.e. owner-occupied, Local Authority tenancies, housing association tenancies and private sector rental) ▪ % of housing by type (i.e. detached, semi-detached, terraced, flats) ▪ % of unfit homes and % of unfit homes made fit or demolished as a result of LA Action ▪ % of houses with no central heating or without sole use of a bath/shower and toilet ▪ Number of properties empty for more than 6 months ▪ % of private sector vacant dwellings returned into occupation or demolished as a result of action by the Council | <p>Havant Borough Council</p> <p>Havant Borough Council</p> <p>Havant Borough Council</p> <p>English Housing Condition Survey</p> <p>Office of National Statistics</p> <p>Office of National Statistics</p> <p>Havant Borough Council (BVPI)</p> <p>Havant Borough Council</p> <p>Havant Borough Council</p> <p>Havant Borough Council</p> |
| <p>2. Health and Well-being: To improve the health and well-being of the population and reduce inequalities in health.</p> <ul style="list-style-type: none"> ▪ Will it reduce health inequalities and improve health and well-being? ▪ Will it improve access to high quality public services (including health services and facilities)? ▪ Will it promote health lifestyles? | <ul style="list-style-type: none"> ▪ Death rate by cause (standardised mortality ratio – a method of comparing death rates between different sections of the population) for every 100,000 people in the following categories. <ul style="list-style-type: none"> ▪ Cancer in the under 75s ▪ Circulatory diseases in the under 75s ▪ Suicide and undetermined injury - all ages ▪ All accidents - all ages ▪ % of cigarette smokers, overweight people and people who drink above 'sensible' weekly limits. ▪ By 2020 50% of the population should be undertaking 30 minutes of exercise or physical activity 5 times a week Sport England have produced interim results of the 'Active Life Survey' see below. ▪ The % of population who live within 20 minutes of 3 different sports facility types. ▪ The % of population participating in sport and physical activity ▪ Access to green space | <p>Community Strategy Primary Care Trust</p> <p>Primary Care Trust</p> <p>Sport England (www.sportengland.org)</p> <p>Audit Commission</p> <p>Audit Commission</p> <p>English Nature Accessible Natural Greenspace Standards</p> |
| <p>3. Equality, Poverty and Social Inclusion: To increase equality and social inclusion while reducing poverty by closing the gap between</p> | <ul style="list-style-type: none"> ▪ Employment in most deprived wards ▪ Percentage of households with access to the internet | <p>Office for National Statistics</p> <p>Ofcom/Internet providers</p> |

| SA Objectives and Detailed Criteria | Possible Indicators | Source |
|---|---|--|
| <p>the most deprived areas in the Borough and the rest of the Borough.</p> <ul style="list-style-type: none"> ▪ Will it improve equal access to opportunities, services and employment? ▪ Will it promote a culture of equality, fairness and respect for people and the environment? <p>4. Education and Skills: To raise educational achievement levels across the Borough and develop the opportunities for everyone to acquire the skills needed to find and remain in work.</p> <ul style="list-style-type: none"> ▪ Will it increase the opportunities for educational and vocational goals to be achieved through employment and entrepreneurial opportunities? ▪ Will it increase the levels of participation and attainment in education? ▪ Will it improve the employee education/training programmes? ▪ Will it improve the skills and qualifications of the population? ▪ Will it promote the voluntary sector, lifelong learning and life skills? <p>5. Safety and Security: To enhance safety by reducing crime, anti-social behaviour and the fear of crime.</p> <ul style="list-style-type: none"> ▪ Will it provide opportunities to use design and development layout to reduce the opportunity for crime? ▪ Will it reduce the fear of crime? | <ul style="list-style-type: none"> ▪ Ranking in the Index of Multiple Deprivation | CLG (formerly ODPM) |
| | <ul style="list-style-type: none"> ▪ Number of income support claimants | Office for National Statistics |
| | <ul style="list-style-type: none"> ▪ Percentage of population attaining levels of qualifications NVQ1, NVQ2, NVQ3, NVQ4 etc. | Office for National Statistics |
| | <ul style="list-style-type: none"> ▪ Percentage and age of population entering Higher or Further Education | Office for National Statistics |
| | <ul style="list-style-type: none"> ▪ Violent offences (for 1000 households) | Office for National Statistics |
| | <ul style="list-style-type: none"> ▪ Vehicle crimes (for 1000 households) | Office for National Statistics |
| | <ul style="list-style-type: none"> ▪ Domestic burglaries (for 1000 households) | Office for National Statistics |
| <p>6. Liveability and Sense of Place: To create and sustain vibrant communities and to increase engagement in cultural, recreational and sporting activity across all sections of the community.</p> <ul style="list-style-type: none"> ▪ Will it help to create a favourable image of the | <ul style="list-style-type: none"> ▪ Percentage of population participating in sport and physical activity | Audit Commission |
| | <ul style="list-style-type: none"> ▪ Percentage of population who live within 20 minutes of sport facilities | Audit Commission |
| | <ul style="list-style-type: none"> ▪ Access to green space | English Nature Accessible Natural Greenspace Standards |

| SA Objectives and Detailed Criteria | Possible Indicators | Source |
|---|---|---|
| <p>Borough to both residents and visitors?</p> <ul style="list-style-type: none"> ▪ Will it improve the quality of the environment? ▪ Will it help to create a sense of place and add to the distinctiveness of the different settlements in the Borough? ▪ Will it encourage sporting and recreational events and promote participation by all? ▪ Will it encourage cultural events and promote participation in the arts by all? ▪ Will it encourage an appreciation of the heritage of the Borough and its local communities? | <ul style="list-style-type: none"> ▪ Number of visitors to the area's museums at Havant and Emsworth | Havant Borough Council/Emsworth Maritime and Historical Trust |
| | <ul style="list-style-type: none"> ▪ Number of visitors to the Havant Arts Centre | Havant Borough Council |
| <p>7. Accessibility/Transport: To improve the accessibility to all services and facilities and to improve travel choice and increase the proportion of journeys made by public transport, bicycle and foot (relative to those taken by car/lorry).</p> <ul style="list-style-type: none"> ▪ Will it reduce the need to travel? ▪ Will it help to improve accessibility within the Borough? ▪ Will it increase the proportion of journeys made by public transport? | <ul style="list-style-type: none"> ▪ Distance to work and mode of transport used | Office for National Statistics |
| | <ul style="list-style-type: none"> ▪ Car ownership – percentage of households owning one or more car/van | Office for National Statistics |
| | <ul style="list-style-type: none"> ▪ Percentage of schools with a School Travel Plan | Havant Borough Council |
| <p>8. Flooding: To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.</p> <ul style="list-style-type: none"> ▪ Will it help to reduce flood risk to existing and new developments? ▪ Will it help to reduce the risk of coastal and fluvial flooding? | <ul style="list-style-type: none"> ▪ Percentage of Local Authority buildings open to the public in which all areas are suitable for accessible to disabled people (BV 156) | Havant Borough Council |
| <p>9. Regeneration and Land Use: To improve the efficiency in land use through the re-use of previously developed land and existing buildings and to encourage urban renaissance and stimulate economic revival in priority regeneration area.</p> <ul style="list-style-type: none"> ▪ Will it improve efficiency in land use through the re-use of | <ul style="list-style-type: none"> ▪ Area of developed land on floodplain | Environment Agency |
| | <ul style="list-style-type: none"> ▪ The requirement for all new major developments and any development in a flood risk area to provide a Flood Risk Assessment and Drainage Impact Assessment as an integral part of all applications | Havant Borough Council |
| | <ul style="list-style-type: none"> ▪ Percentage of contaminated land remediated | Havant Borough Council (BV 216) |
| | <ul style="list-style-type: none"> ▪ Percentage of new and converted dwellings on previously developed land | CLG (ODPM) Core Output Indicator 2b |
| | <ul style="list-style-type: none"> ▪ Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; (iii) above 50 dwellings per hectare | CLG (ODPM) Core Output Indicator 2c |

| SA Objectives and Detailed Criteria | Possible Indicators | Source |
|--|---|--|
| <p>previously developed land and existing buildings?</p> <ul style="list-style-type: none"> ▪ Will it promote the vitality and viability of the Borough's town, district and local shopping centres? ▪ Will it maximise the efficient use of land by such measures as higher density development and mixed use etc.? ▪ Will it enable the remediation of historically contaminated land? | <ul style="list-style-type: none"> ▪ Number of mixed use developments | Havant Borough Council |
| <p>10. Air Quality: To reduce air pollution and improve air quality.</p> <ul style="list-style-type: none"> ▪ Will it reduce current air pollution? ▪ Will it reduce odour nuisance? ▪ Will it prevent the production of any new sources of air pollution? | <ul style="list-style-type: none"> ▪ Levels of air pollutants (National Air Quality Objectives) | Havant Borough Council; National Air Quality Archive |
| <p>11. Climate Change: To minimise the contribution of greenhouse gas emissions and seek to minimise and manage the adverse effects.</p> <ul style="list-style-type: none"> ▪ Will it reduce the emission of greenhouse gases and help to meet regional and national targets? ▪ Will it avoid exacerbating the local effects of climate change? ▪ Will it help to protect Havant Borough from the effects of climate change? | <ul style="list-style-type: none"> ▪ Odour complaints ▪ CO₂ emissions | Havant Borough Council BERR (DTI) |
| <p>12. Biodiversity: To conserve and enhance the Borough's natural habitats and wildlife.</p> <ul style="list-style-type: none"> ▪ Will it improve the quality and extent of designated and non-designated sites? ▪ Will it seek to enhance the quality of 'wildlife corridors'? ▪ Will it promote sustainable and responsible access to areas of biodiversity interest? | <ul style="list-style-type: none"> ▪ Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality ▪ Changes in areas and populations of biodiversity importance, including change in priority habitats and species (by type); and change in areas designated for their intrinsic environmental value including sites of international, national, regional and sub-regional significance | Havant Borough Council Havant Borough Council (Core Output Indicator 8); English Nature; Hampshire Wildlife Trust |
| <p>13. Natural Landscape: To conserve the distinctiveness and quality of the Borough's natural landscape, especially the Area of Outstanding Natural Beauty.</p> | <ul style="list-style-type: none"> ▪ Percentage of SSSI in favourable condition ▪ Number of hectares of landscape positively improved ▪ Number of open spaces meeting green flag award standards | English Nature Havant Borough Council Green Flag Award |

| SA Objectives and Detailed Criteria | Possible Indicators | Source |
|---|---|--|
| <ul style="list-style-type: none"> ▪ Will it protect and enhance the distinctive natural landscape of the Borough? ▪ Will it protect and enhance areas of open space both within and outside the urban areas? | <ul style="list-style-type: none"> ▪ Amount of open space lost to development | Havant Borough Council |
| <p>14. Built and Historic Environment: To protect and enhance the Borough's built and historic landscape (including architectural distinctiveness, townscape/ landscape and archaeological heritage).</p> <ul style="list-style-type: none"> ▪ Will it protect and enhance features and areas of historical, archaeological and cultural value? ▪ Will it promote high quality design and enhance the built environment? | <ul style="list-style-type: none"> ▪ Percentage of land covered by conservation areas ▪ Number of listed buildings and listed buildings at risk | Havant Borough Council English Heritage |
| <p>15. Waste and Natural Resources: To reduce waste generation, disposal and consumption of resources and increase reuse, recycling and recovery rates.</p> | <ul style="list-style-type: none"> ▪ Waste going to landfill ▪ Percentage of waste recycled | Waste Dataflow Statistics DEFRA/Waste Dataflow Statistics |
| <ul style="list-style-type: none"> ▪ Will it minimise the production of waste? ▪ Will it help to meet regional targets for recycling? ▪ Will it reduce the demand for natural resources and raw materials? ▪ Will it encourage the efficient use of natural resources and encourage the use of sustainable and locally sourced products? | <ul style="list-style-type: none"> ▪ Amount of waste collected | DEFRA/Waste Dataflow Statistics |
| <p>16. Water Quality and Quantity: To maintain and improve the water quality of the Borough's rivers, coasts and groundwater and to</p> | <ul style="list-style-type: none"> ▪ Coastal bathing water quality ▪ Amount of water consumed per person | Environmental Agency Ofwat |

7 What Happens Next?

Introduction

- 7.1 To enable the community and other stakeholders to continue to contribute to the LDF, there is now a period of formal consultation on the Draft Core Strategy. One of the purposes of this consultation is to ensure that the Council produces a sound development plan document and whether it contains the right subjects for a core strategy.
- 7.2 Following the consultation, the council will draw up the Core Strategy into a form that it considers to be a sound document. This will be subject to the full consideration of the Council committee process. The document will then be known as the pre-submission version which will be published for a period of 6 weeks during which time representations can only be made on the soundness of the document. The Core Strategy will then be submitted to the Government. There will then be an independent examination by a planning inspector of the submitted document who will consider the representations that have been made.

Taking the appraisal and consultation into account

- 7.3 Following the receipt of comments from the public and the SEA Consultation bodies (Natural England, English Heritage and the Environment Agency), the comments and the findings of the appraisal will be further taken into account by the Council in drawing up the pre-submission/submission version of the Core Strategy.

Under the SEA Directive:

“The environmental report.... [and] the opinions expressed [through the consultation]...shall be taken into account during the preparation of the plan or programme and before its adoption...’
(Article 8)

Have Your Say

This document is being issued for consultation and the council would like to hear your views on the Core Strategy, Sustainability Appraisal and about the subject matter it contains or should be included. All comments must be received by 5pm on 24th July 2009.

A questionnaire is available online (www.havant.gov.uk) and also from the Civic Offices and libraries throughout the borough.

This is your chance to comment on the development of the borough over the next 20 years. Please take this opportunity to make your views count by completing a questionnaire or writing to us.

Comments can be submitted online at: www.havant.gov.uk

Alternatively you may wish to write to:
Planning Policy and Urban Design Team
Havant Borough Council
Civic Offices
Havant
Hampshire
PO9 2AX.
email: policy.design@havant.gov.uk
telephone: 023 9244 6539

Please note that comments received cannot be treated as confidential as all comments must be publicly available in accordance with Government regulations. Please ensure your name and address is included in all correspondence, as the council is unable to consider anonymous submissions. If you would like to correspond by email please include your email address.

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

Glossary

Affordable Homes: Housing built (usually by a Housing Association) for sale or rent at a price level below market rate and kept in this use. It is provided to eligible households whose needs cannot be met by the market.

Annual Monitoring Report: This document is produced on an annual basis and it monitors achievements and progress against a number of indicators including housing delivery and progress on the *HBLDF*. It is usually published in December of each year.

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.

Area of Outstanding Natural Beauty (AONB): Is an area of countryside with significant landscape value that has been designated by Natural England under the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000.

Biodiversity: The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

BREEAM: Building Research Establishment Environmental Assessment Methodology.

Buildings of Local Interest: Buildings which are regarded as being of particular local interest, although not of a standard to be included in the Statutory List but which have architectural merit, are local landmarks, have literary or historical associations, make significant contributions to the townscape or reflect the historical development, economic activity and civic functions of the borough.

Catchment Flood Management Plan (CFMP): Describes how the risk of flooding within a catchment will be managed over the next 50 to 100 years. The main aims are to understand the factors that contribute to flood risk both now and in the future and to recommend the best ways of managing the risk of flooding within the catchment over the next 50 to 100 years

Census: The census is a survey carried out by the Office for National Statistics of all people and households in the country. It provides essential information from national to neighbourhood level for government, business and the community.

Coastal Squeeze: The term 'coastal squeeze' is applied to the situation where coastal margin (such as salt marsh) is squeezed between the fixed landward boundary (such as a sea wall) and the rising sea level. In such cases the coastal habitat is unable to move landward owing to the presence of built development and consequently over time the area of habitat is reduced as sea levels rise.

Comparison Floorspace: The amount of floorspace given over to the sale of Comparison Goods. The floorspace figure is usually provided in square metres.

Comparison Goods: Goods sold by durable goods retailers which include clothing and footwear; household goods; DIY; recreational goods such as electrical and sports; and other goods such as pharmaceutical products and jewellery.

Comprehensive Area Assessments (CAA): Have been carried out and will be delivered jointly by the main public sector inspectorates (including The Audit Commission). They will reflect the new era of public sector partnership working. This new assessment framework will provide a snapshot of how effectively local partnerships are working together to deliver local people's priorities.

Conservation Area: An area which is of special historic or architectural character and is worthy of preservation designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Convenience Floorspace: The amount of floorspace given over to the sale of Convenience Goods. The floorspace figure is usually provided in square metres.

Convenience Goods: Convenience goods are those consumer goods purchased on a regular basis, including food and groceries and cleaning materials.

Core Strategy: A *Development Plan Document* that sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision.

DCLG: Department for Communities and Local Government.

Defensible: Public and semi-public space that is 'defensible' in the sense that it is surveyed, demarcated or maintained by somebody. Derived from Oscar Newman's 1973 study of the same name, and an important concept in securing public safety in urban areas, defensible space is also dependent upon the existence of escape routes and the level of anonymity which can be anticipated by the users of the space.

Development Plan: Section 38(6) of the Planning and Compulsory Purchase Act states that an authority's development plan consists of the relevant *Regional Spatial Strategy* (or the Spatial Development Strategy in London) and the *Development Plan Documents* contained within its *Local Development Framework*.

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*.

Development Delivery (Allocations) Development Plan: A *Development Plan Document* that will detail the allocation of land for development or land allocated for other types of uses that have not already featured in the more strategic Core Strategy *DPD*. Housing land, employment land and other forms of allocation will be identified.

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.

Greenhouse gases: Approximately 65% Carbon dioxide; 20% methane, 10% nitrous oxide and 5% others.

Green Infrastructure (GI): Is a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Greenfield Site: Land upon which no development has previously taken place.

Gross: The total amount of new homes or floorspace completed at the end of the development. The gross figure is used to calculate the net figure by subtracting the loss.

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

Habitats Regulations Assessment (HRA): The application of HRA to land use plans is a requirement of the Conservation (Natural Habitats) Regulations 1994 as amended. The process assesses the potential for a land use plan to affect the conservation objectives of any sites designated for their nature conservation importance as part of a system known collectively as the Natura 2000 network of European Sites.

Hampshire Biodiversity Action Plan (BAP): A detailed ten year programme of action for protecting and enriching nature in Hampshire.

Hampshire Local Area Agreement: The Hampshire Local Area Agreement (LAA) 2008-11 has been approved by the County Council as the responsible body and the Secretary of State for Communities and Local Government. This three year agreement between local partners and central government describes the priorities and targets for improving quality of life in Hampshire communities.

Hate Crime: Hatred is a strong term that goes beyond simply causing offence or hostility. Hate crime is any criminal offence committed against a person or property that is motivated by an offender's hatred of someone owing to their race, colour, ethnic origin, nationality or national origins; religion, gender or gender identity; or sexual orientation.

Index of Multiple Deprivation (IMD): The Index of Multiple Deprivation (IMD) combines a number of economic, social and housing issues into a single deprivation score for small areas known as Lower Super Output Areas (LSOA). This allows each area to be ranked relative to each other according to their level of deprivation. There are also district summary scores for each Local Authority area. There are 354 local authorities in England with a ranking of 1 indicating the most deprived district and 354 the least deprived district. It should be noted that any comparison is measuring deprivation relative to other areas.

Infrastructure: The basic physical and organisational structures such as roads, buildings and power supplies that are needed for the operation of society.

Knowledge-based economy: Refers to the use of knowledge technologies (such as knowledge engineering and knowledge management) to produce economic benefits.

Launch on Demand: Launch on demand relates to services for boats that allow for launch facilities on a flexible basis rather than pre-booked or high fee marinas. They typically accompany facilities for dry stacking of boats.

Listed Building: Is a building or other structure officially designated by the Department for Culture, Media and Sport as being of special architectural, historical or cultural significance.

Local Area Agreements (LAA): LAAs set out the priorities for a local area agreed between central government and Upper Tier Local Authorities and their partners. LAAs simplify some central funding, help join up public services more effectively and allow greater flexibility for local solutions to local circumstances.

Local Development Document (LDD): The collective term for *Development Plan Documents (DPD)* and *Supplementary Planning Documents (SPD)*.

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*.

Local List of Historic Buildings: Buildings on the Local List of Historic Buildings are offered a degree of protection against unnecessary and/or damaging development owing to their local interest. Such buildings will not enjoy the full protection of those buildings of national public interest which are likely to feature on the Statutory Register of Listed Buildings.

Local Strategic Partnership: In Havant the LSP is called the Havant Local Strategic Partnership and includes Hampshire Primary Care Trust, Faith groups, Hampshire Constabulary, Hampshire County Council, Havant Borough Council, Havant Business and Prosperity Network, Voluntary Sector, Portsmouth City Council, Chamber of Commerce and Industry and the six area Community Boards.

Multi Area Agreements (MAA): MAAs are similar to LAAs but mean that strategic partners across boundaries can agree targets and pooling of funding arrangements with Government. They bring together key players in flexible ways to tackle issues that are best addressed in partnership – at a regional and sub-regional level.

Natural England: Is a government advisor on the natural environment. Its aim, as defined under the Natural Environment and Rural Communities Act 2006, is to ensure that the natural environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Net: The total amount of new homes or floorspace completed minus the loss of existing dwellings or floorspace. The net figure is calculated by subtracting total losses from the gross completion.

Open Book Approach: An open book approach is where a developer makes their costings and financial figures associated with the development 'open' (i.e. available for view). An open book approach allows the Council to assess any case put forward by the developer that the contributions and requirements being sought, such as affordable housing provision, make the site unviable for development.

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).

Primary Frontage: The core of the main shopping area where the highest Zone A rental levels are achieved and where retail uses dominate.

Proposals Map: The Proposals Map will identify areas of protection, areas at risk from flooding, allocate sites for development and set out areas to which specific policies apply. This map will be effectively added to and amended as individual documents of the LDF are adopted.

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.

PUSH: The Partnership for Urban South Hampshire is a formally constituted organisation comprising East Hampshire, Eastleigh, Fareham, Gosport, Hampshire County Council, Havant, New Forest, Portsmouth, Southampton, Test Valley and Winchester Councils. They have come together to improve the economic performance of South Hampshire and enhance it as a place to live and work.

Ramsar Site: Wetland of international importance designated by the Government under the terms of the Ramsar Convention.

Regional Spatial Strategy (RSS): A strategy that sets out the region's policies in relation to the development and use of land and forms part of the *development plan*

for local planning authorities. The RSS for this region is *the South East Plan*. The RSS replaces the Regional Planning Guidance.

Registered Social Landlord (RSL): An independent, not for profit, housing provider registered with the Housing Corporation under the Housing Act 1996.

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.

Secondary Frontage: Part of the main shopping area where Zone A rents are lower and where there is a greater proportion of non-retail uses.

Shoreline Management Plan (SMP): Provides a large scale assessment of the risks associated with coastal processes and presents a policy framework to reduce these risks to people and the developed, historic and natural environment in a sustainable manner.

Site of Importance for Nature Conservation (SINC): Sites within Hampshire that are of particular importance for nature conservation, containing habitats or features that are effectively irreplaceable (excluding statutory designated sites).

Site of Special Scientific Interest (SSSI): Site of Special Scientific Interest as designated by Natural England under the Wildlife and Countryside Act 1981 to afford protection to flora, fauna, geological or physiological features of special interest being of national importance.

Small Area Population Forecasts: This data looks at population forecasts on a county, district, ward or super-output area (e.g. smaller than ward) basis. The information is produced by Hampshire County Council and it takes account of expected delivery of new dwellings.

South East Plan: *The South East Plan* is the Regional Spatial Strategy (RSS) for the south east of England. *The South East Plan* looks at the development requirements for the region and apportions requirements to the sub-regional or local authority area.

Special Area of Conservation (SAC): A Special Area of Conservation recommended by the Government under the European Habitats Directive. An area considered important for its wildlife population and diversity.

Special Protection Area (SPA): Special Protection Area designated by the Government under the terms of the European Communities Council Directive 79/404/EEC on the Conservation of Wild Birds. A site of European importance for birds.

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 Environmental Assessment (SEA): A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.

Strategic Flood Risk Assessment (SFRA): This is a key part of the *evidence base* for the *Local Development Framework*. It identifies land at risk of flooding and the degree of risk of flooding from river, sea and other sources. It is a free standing assessment that contributes to the *Sustainability Appraisal of local development documents*.

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.

Strategic Sites: These are sites that are considered central to the achievement of the Core Strategy. The Havant Borough Core Strategy includes a number of strategic sites that are considered key to delivery of the strategic objectives outlined in the Core Strategy.

Super Output Area (SOA): Super Output Areas are small geographical areas within larger electoral wards. They are typically used in data analysis of small individual areas where it is beneficial to look at smaller areas than electoral wards. For instance it allows identification of pockets of deprivation that may be less likely to be identified on analysis of electoral ward data.

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.

Sustainable Community Strategy: The collective, long term vision of a Local Strategic Partnership for its area, which takes account of the needs of current communities without compromising the needs of future communities. Local Strategic Partnerships are responsible for producing sustainable community strategies to co-ordinate the actions of the local public, private, voluntary and community sectors. The Havant Local Strategic Partnership produced its *Community Strategy Forward Together* in 2008.

Sustainable Development: Development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS): Sustainable Drainage Systems are a range of management practices and control mechanisms that drain surface water in a way that mimics natural drainage and reduces the adverse impacts on river regimes and the risk of erosion, flooding and ecological damage.

Tests of Soundness: An Inspector appointed to examine in public *Development Plan Documents* will check that it complies with the legislation and determine whether the document is sound. To be sound the document should be justified, effective and consistent with national policy.

The 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.

Tree Preservation Order (TPO): Statutory protection given to an individual tree or groups of trees by the Local Planning Authority under the Town and Country Planning Act 1990 to protect and prevent the removal of trees.

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.

Wellbeing: The state of being contented and healthy.

Windfalls: Windfalls are development and redevelopment proposals which unexpectedly become available for housing. These may be sites for a number of dwellings or small changes, such as the conversion of vacant space into a flat over a shop.

Worklessness: Worklessness is used to describe those without work. It can also be deemed as unemployment claimants; those who are out of work and looking for a job; and those who are economically inactive.

Zone A Rents: The rental value of the first 6m depth of floorspace in retail units from the shop window.